



**BERKSHIRE
HATHAWAY**
HOMESERVICES

FOX & ROACH,
REALTORS®
COMMERCIAL

FOR LEASE

5,700-28,592 sq. ft.

400 Lapp Road Malvern PA 19355



PROPERTY FEATURES

Leasable SQFT

5,700 sq.ft. to 28,592 sq. ft.

Price / Sq Ft

\$30.00/ sq. ft.

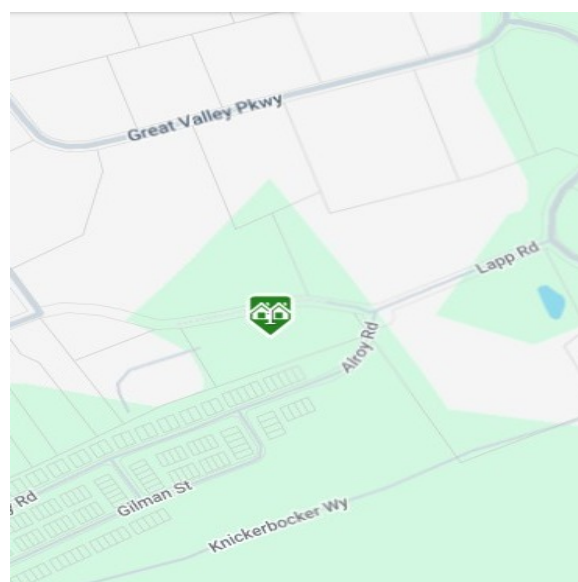
Business Use

Medical, Professional

Location

East Whiteland Twp-Chester County

MLS #:PACT2114962



Anthony Nanni

The Nanni Team

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PA Lic #: RS300538, DE Lic #: RS0022923

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400 Lapp Road Malvern PA 19355

400 Lapp Rd, Malvern, PA 19355

Commercial Office Space For Lease

Presenting a 28,592± SF Class A office building situated on a 3.6-acre lot in East Whiteland Township, Malvern, PA. This premier office property offers flexible leasing opportunities in a highly accessible and desirable suburban Philadelphia location.

Lease Rate	\$30.00/SF Gross
Tenant Responsibilities	Utilities
Building Size	28,592± SF
Lot Size	3.6 Acres
Parking	102 Spaces
Year Built	1999
Property Type	Class A Office

Property Highlights

- Flexible office configurations available
- Excellent access to Routes 29, 202, 30, and the PA Turnpike (I-76)
- Professionally maintained Class A office environment
- On-site parking with 102 spaces
- Located within close proximity to major residential and commercial developments

Location Overview

Located in East Whiteland Township within the Philadelphia Metro suburban office market, 400 Lapp Rd offers excellent regional connectivity and convenience for businesses seeking a high-quality office location.

Contact Information

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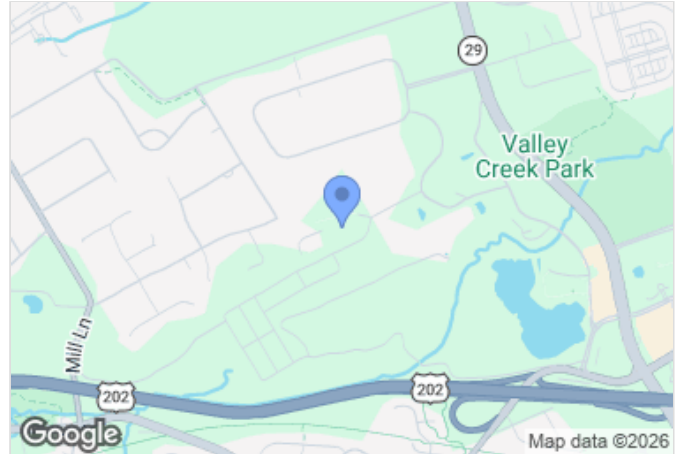
Client Full

400 Lapp Rd, Malvern, PA 19355

Active

Commercial Lease

\$30.00



MLS #: PACT2114962
Tax ID #: 42-04 -0024
Sub Type: Office
Waterfront: No

Leasable SQFT: 28,592
Price / Sq Ft: \$0.00
Business Use: Medical, Professional
Year Built: 1999

Location

County: Chester, PA
MLS Area: East Whiteland Twp - Chester County (10342)

School District: [Great Valley](#)

Taxes and Assessment

Zoning: COMMERCIAL
Zoning Description: Office

Commercial Lease Information

Date Available: 05/31/27
Business Type: Medical, Professional

Current Use: Office
Leasable SQFT: 28,592

Building Info

Construction Materials: Steel Siding
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 3.6a / 156816sf / Estimated

Lot Size Dimensions: 0.00 x 0.00

Parking

Car Parking Spaces: 102
Total Parking Spaces: 102

Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: Other

Utilities

Utilities: Central A/C; Heating: Forced Air; Heating Fuel: Central; Hot Water: Other; Water Source: Public; Sewer: Public Sewer

Remarks

Public: AVAILABLE SQ. FT. - 7,148 sq.ft. to 28,592 sq. ft.

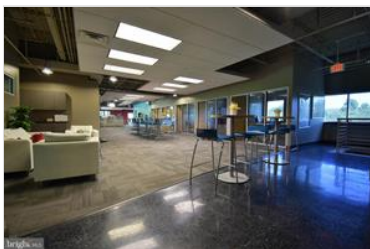
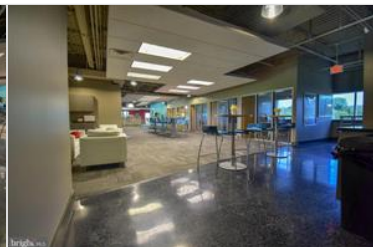
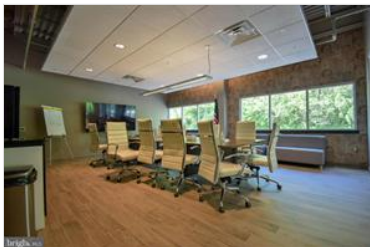
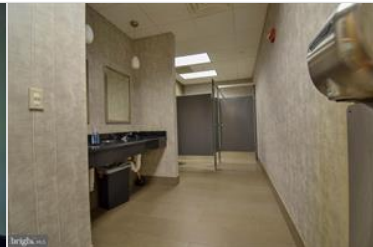
Directions

US-202 N/US-322 W/Wilmington Pike to East Whiteland Township. Exit PA-401 W. Alroy Rd to Lapp Rd.

Listing Details

Original Price: \$30.00
Listing Term Begins: 12/22/2025

DOM: 157

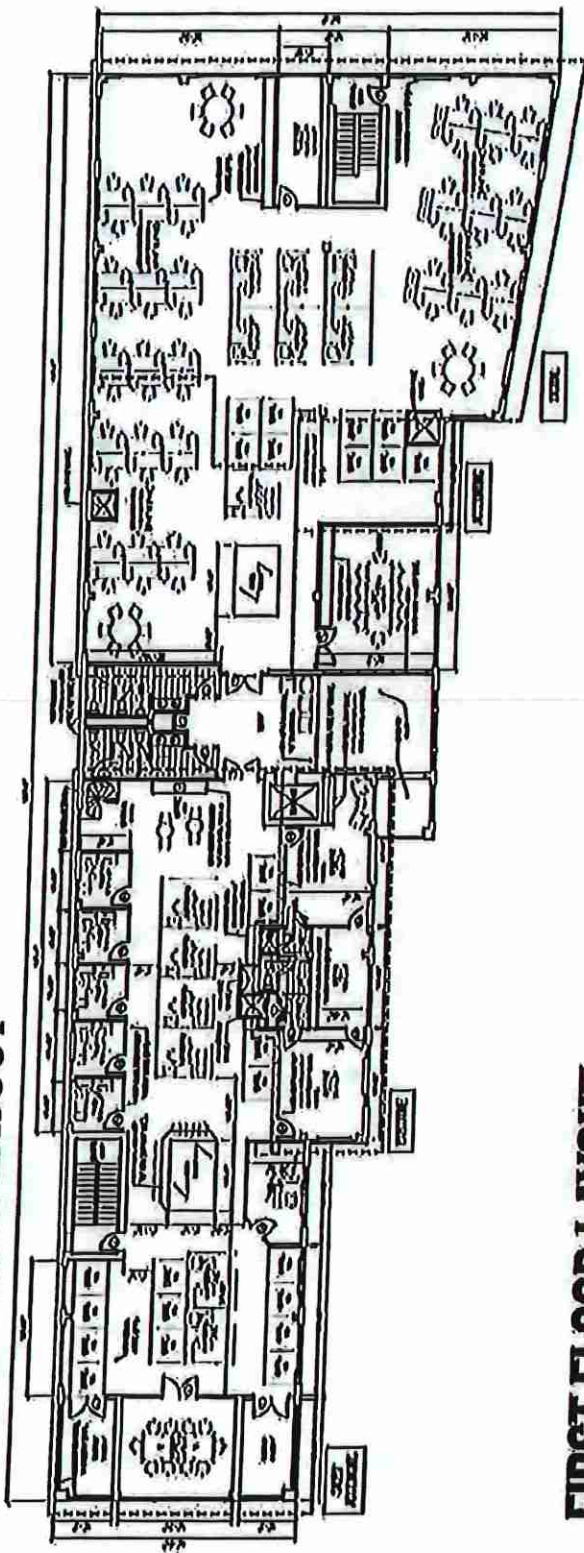




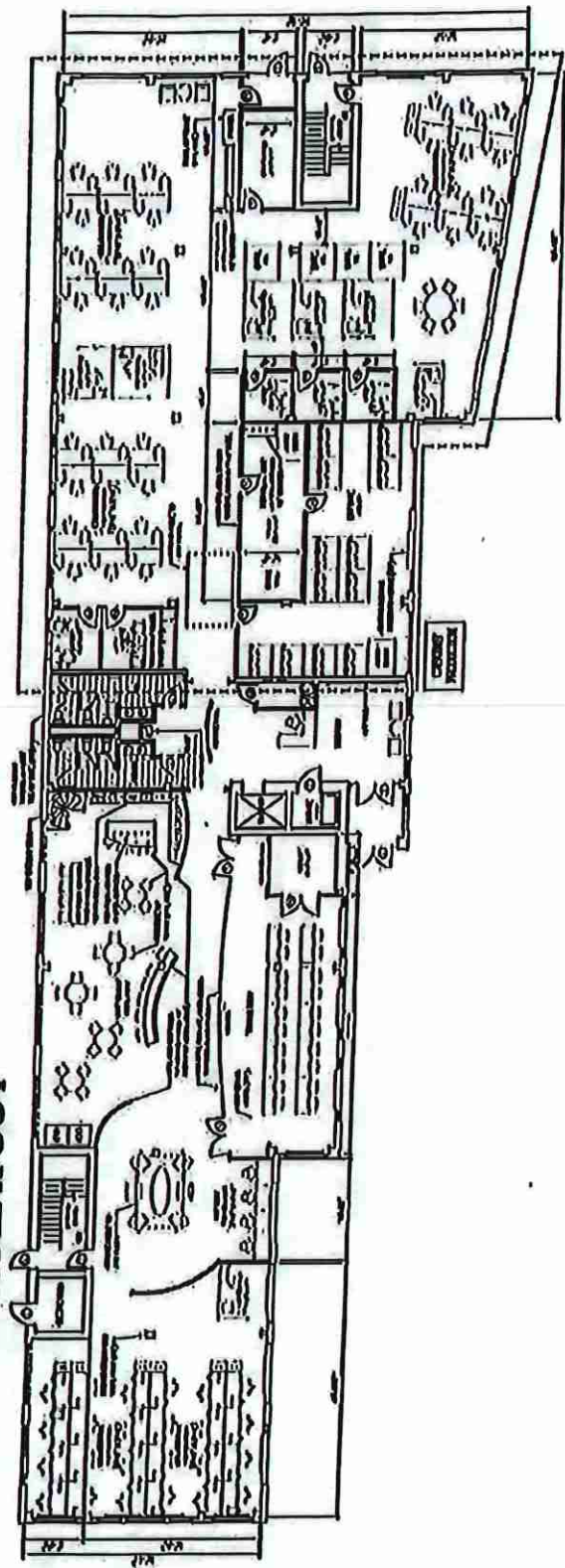
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SECOND FLOOR LAYOUT

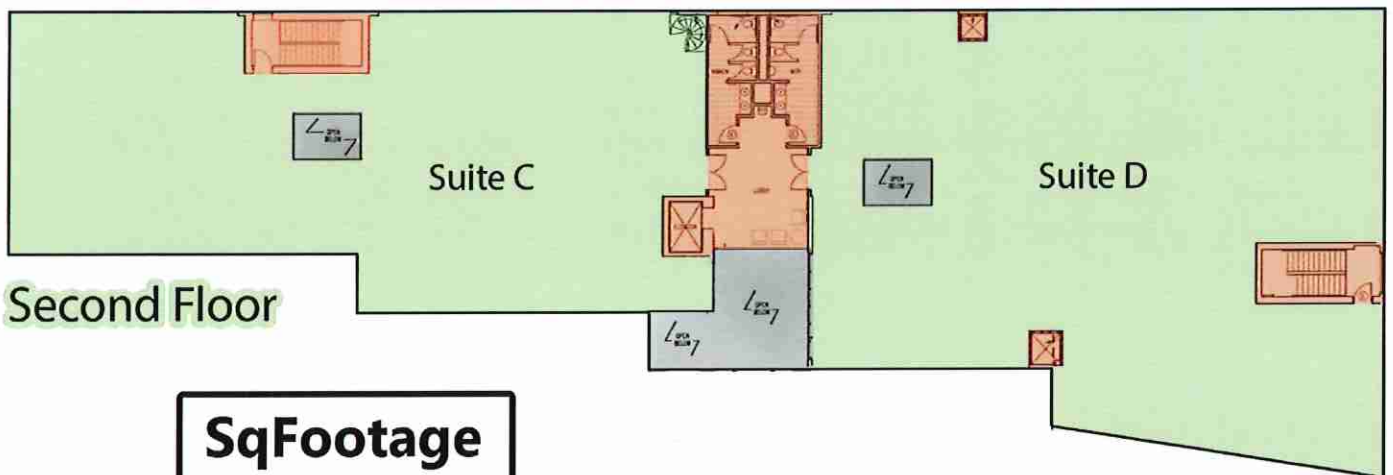
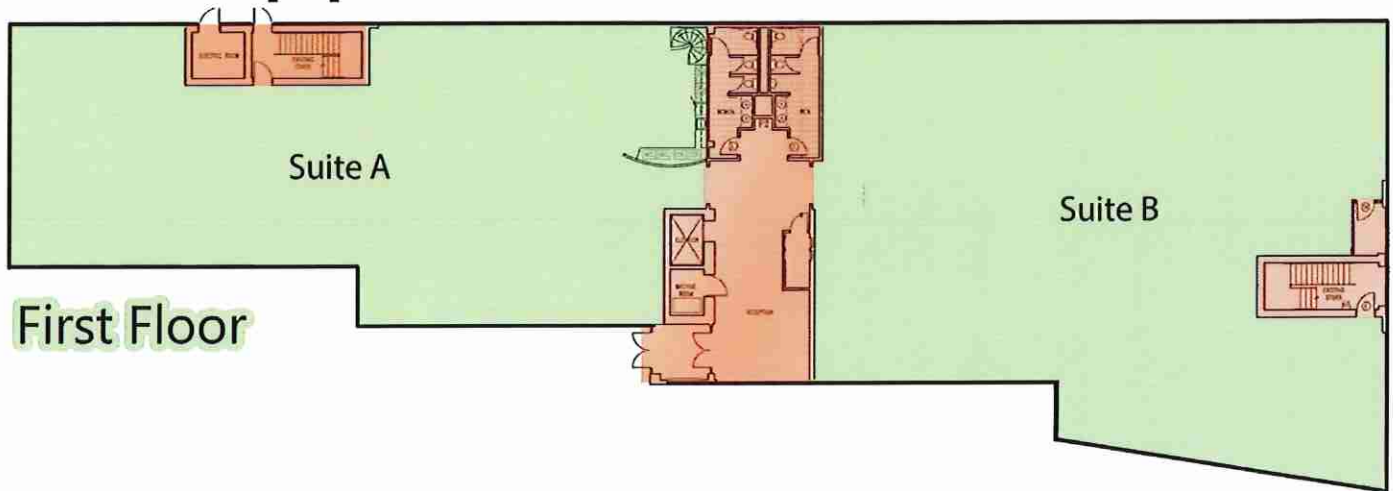


FIRST FLOOR LAYOUT



400 Lapp Road

+/- 28,592 sqft Class "A" Office Building



SqFootage

Suite A	5700
Suite B	6400
Suite C	5600
Suite D	6300
Common	4592
(16.1% Load Factor)	