

# 656/676

E. Swedesford Road, Wayne, PA







## Property Highlights

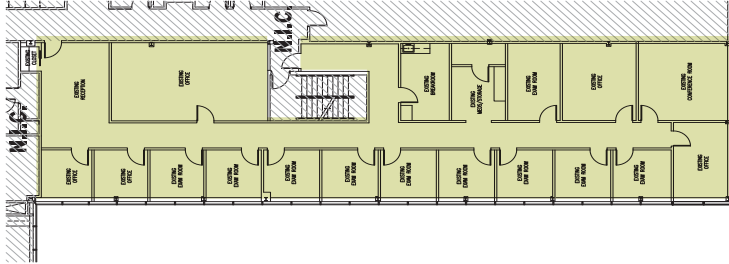
- Three-story, 146,639-sf office building located on a beautifully landscaped setting with outdoor seating
- Stunning three-story atrium with monumental staircase
- Lobby-level outdoor patio and full-service cafe
- Indoor/outdoor WiFi
- Conference center
- PA Innovation Zone Tax Credit



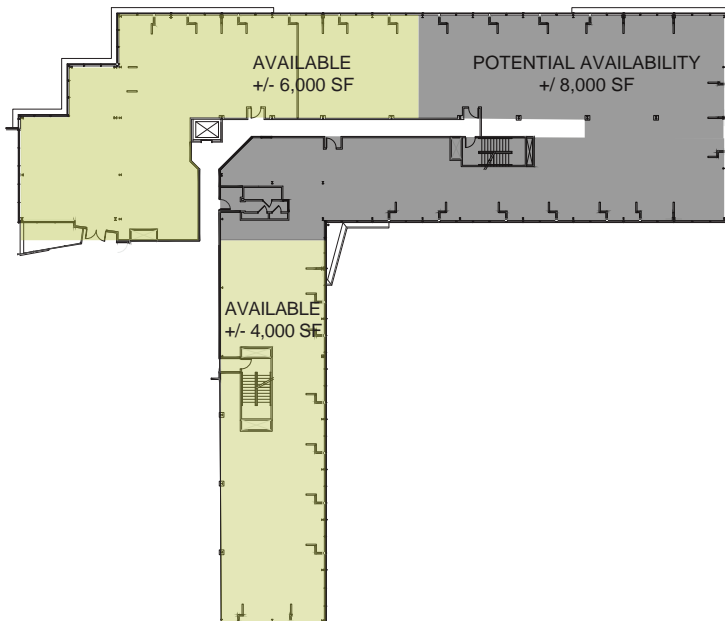
# Floorplans

## 2nd Floor

5,452 RSF

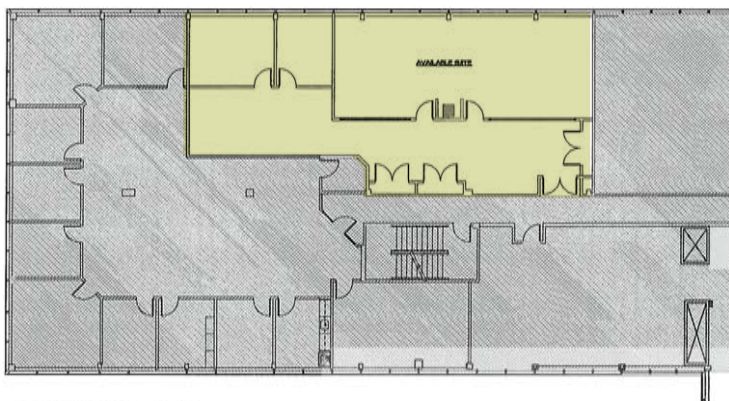


+/-18,000 RSF DIVISIBLE



## 3rd Floor

2,486 RSF





### KING OF PRUSSIA TOWN CENTER:

Ulta Beauty	City Works
Xfinity	Davio's
PNC Bank	District Taco
Mission BBQ	Dry Bar
Founding Fathers	Starbucks
HoneyGrow	LA Fitness
Nordstrom Rack	REI
Duck Donuts	Williams-Sonoma
Hair Cuttery	Verizon

### KING OF PRUSSIA MALL

### COURTYARD MARRIOTT

### WEGMAN'S

### GATEWAY SHOPPING CENTER:

Staples	Chipotle
Trader Joe's	Starbucks
Kirkland's	Five Guys
T.J. Maxx	Massage Envy
MOD Pizza	JOANN Fabrics
First Watch	Five Below

### LIFETIME FITNESS

**20 MILES**  
TO PHILADELPHIA



# In the Middle of **Everywhere**

VFOC offers immediate access to all of KOP's amenities without the KOP congestion and privilege tax. Commuters can reach VFOC in no time by train, car, bus, or bike with its unparalleled placement just off main highways and its on-site SEPTA stop. From shopping malls to world-class hospitality to limitless restaurant options, it's all only moments away from the office.

## Contact

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