

# 620

ALLENDALE ROAD  
KING OF PRUSSIA, PA

VERSATILE OFFICE SPACE  
AT BELOW MARKET RENT

10,088 SF  
AVAILABLE







## LOCATION

CLOSE PROXIMITY:

KING OF  
PRUSSIA MALL

PA TURNPIKE / RT. 76

## POWER

277/480 VOLT,  
3 PHASE

800 AMP  
SERVICE

## UTILITIES

2" DOMESTIC WATER

8" SPRINKLER

NATURAL GAS

## ZONING

KING OF PRUSSIA  
MIXED USE  
DISTRICT

## HEIGHTS

FRONT:  
15' 1" CLEAR

REAR:  
22' 1" CLEAR

## SPACE

CREATIVE OFFICE

FLEX SPACE

10,088 SF

# 620 ALLENDALE ROAD, KING OF PRUSSIA, PA

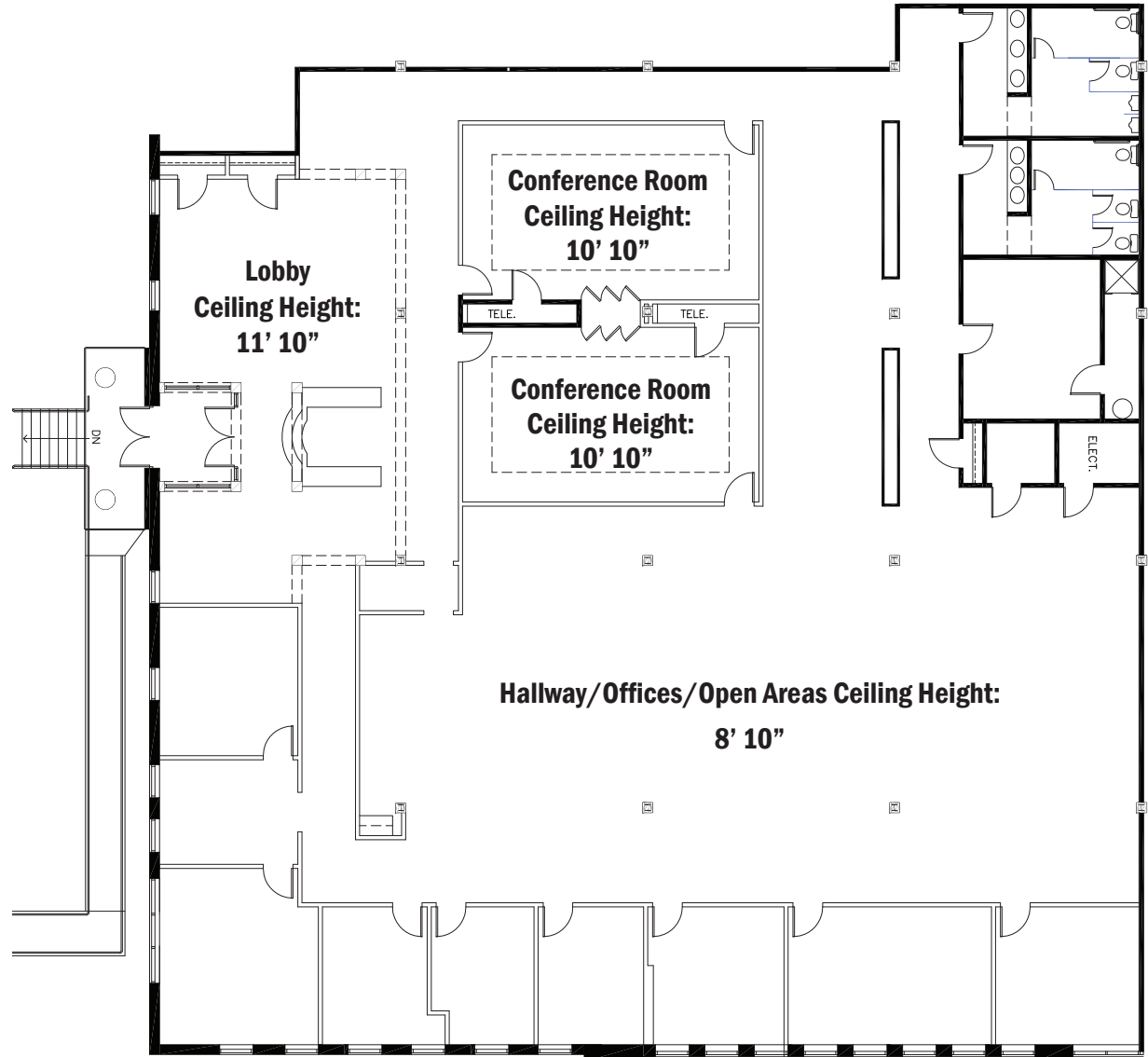
VERSATILE OFFICE SPACE AT BELOW MARKET RENT | 10,088 SF

## SPACE FEATURES

- Highly flexible, easily adaptable, creative office space
- Move-In condition
- Slab to underside of lowest I-beam: 15' 10"
- Sprinklered fire protection
- Full Kitchen and Restrooms in suite
- Two large conference rooms
- Floor to ceiling grid height:
  - Lobby: 11' 10"
  - Hallway/offices/open area: 8' 10"
  - Conference rooms: 10' 10"

## PROPERTY HIGHLIGHTS

- Located within Allendale Business Park
- Accessible to multiple regional roadways including Pennsylvania Turnpike, I-76, and US Routes 202 and 422
- SEPTA Bus Route 125 stops in front of building. Bus runs between Center City Philadelphia to King of Prussia
- Close to Valley Forge National Park
- Convenient to numerous hotel, dining, and retail options including the renowned King of Prussia Mall



For more information, please contact:

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# ALLENDALE BUSINESS PARK | 620 ALLENDALE ROAD, KING OF PRUSSIA, PA

