

**187,000 SF Contiguous Block of Furnished Office, Tech,
Flex, or Pharma Space with 18' Ceiling Heights**



**2476 Swedesford Rd
Malvern, PA**

eXp Commercial



Existing Skylit Lobby Entrance

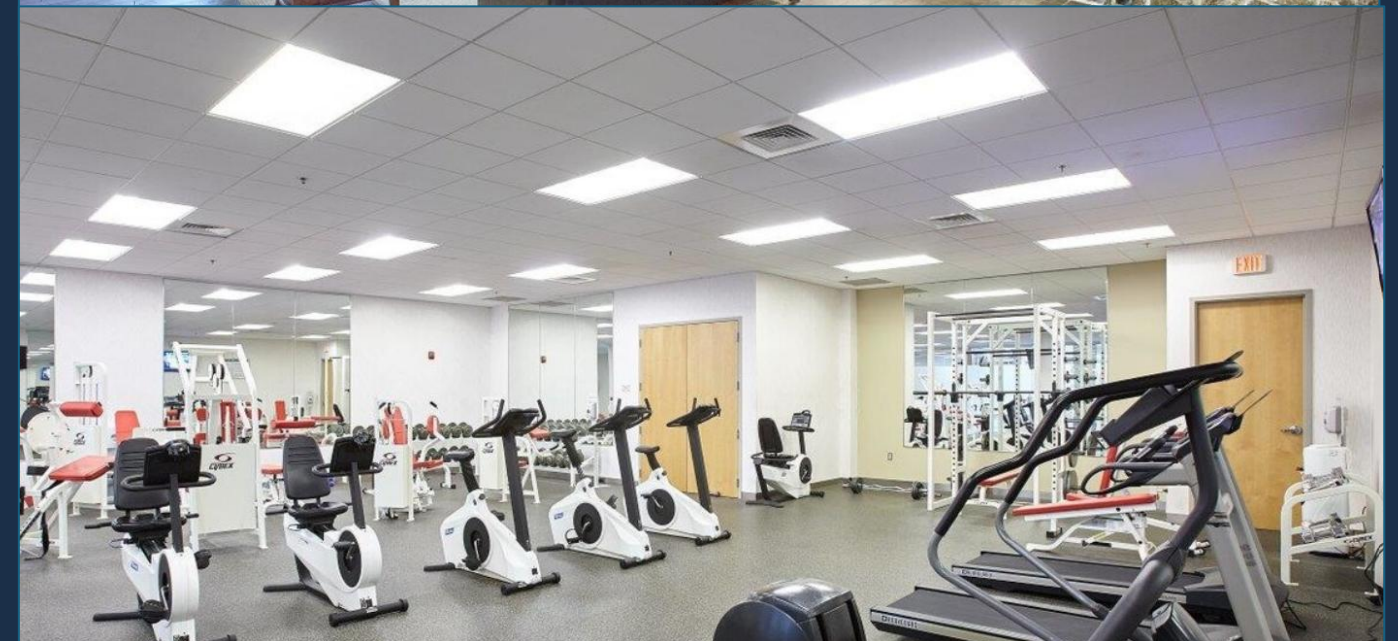


Existing Skylit Collaboration Cafe

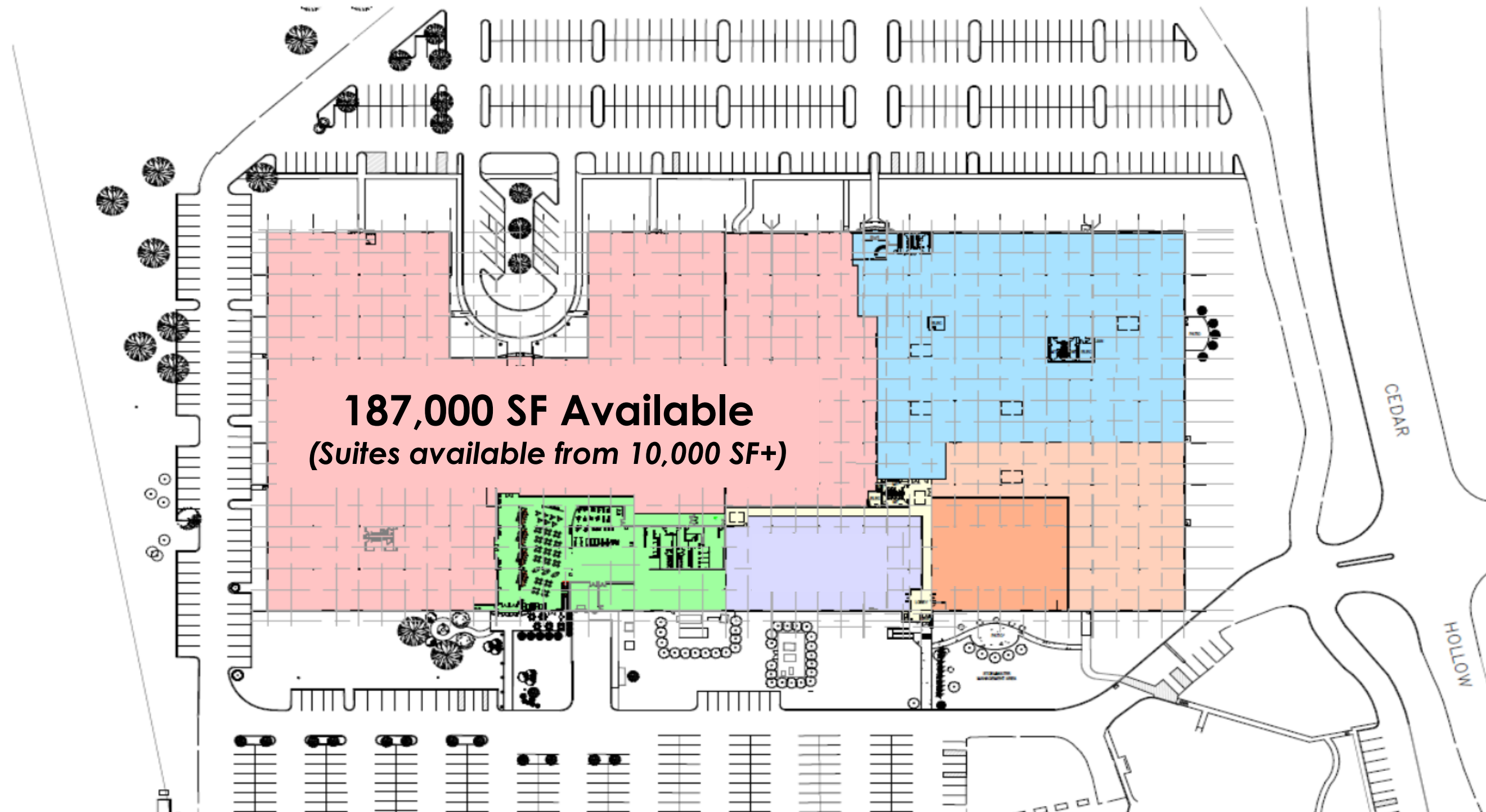


Full Building Amenities

Skylit collaboration lobby and café with on-site fitness center



Property Site Plan

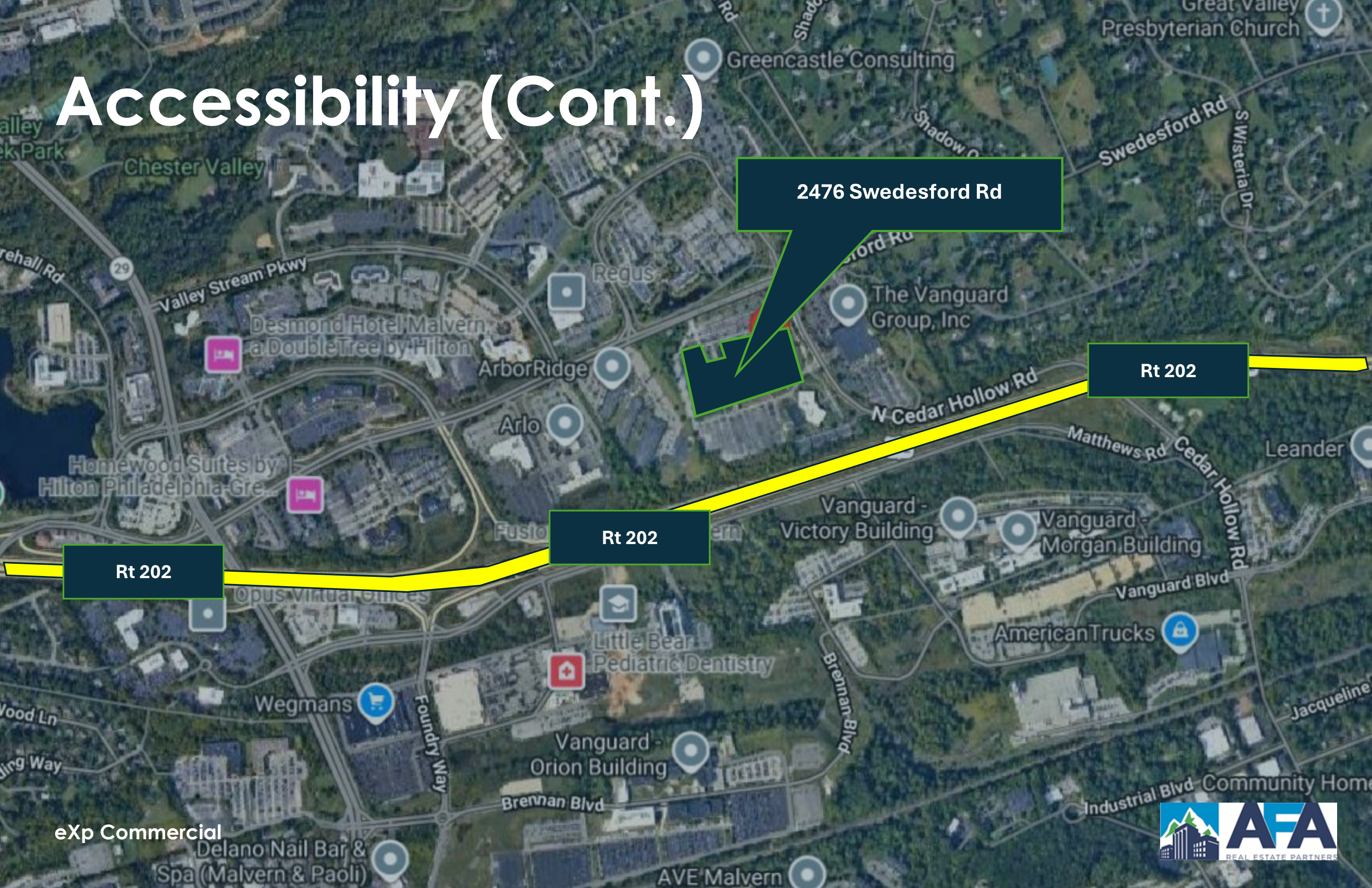


Accessibility

2476 Swedesford Rd



Accessibility (Cont.)



2476 Swedesford Rd

Rt 202

Rt 202

Rt 202

Aerial View



2476 Swedesford Rd

Vanguard

Rt 202

Building Specifications

Structure System

FOUNDATION:	Poured in place concrete footings
FRAMING:	Structural steel framing with masonry block shell
FLOOR STRUCTURE:	Constructed with 5" cast-in-place concrete floor slabs at the dock grade level
EXTERIOR WALLS:	Combination of high pressure laminate (HPL) cladding EIFS masonry block
ROOF:	Ribbed steel deck with mechanically applied rubber roof membrane
WINDOWS:	Mixture of ribbon-style, punched and storefront windows and glass curtain walls

Interior Detail

HALLWAY FLOOR COVERING:	Mixture of painted concrete, vinyl composition tile, quarry tile and carpet
WALLS:	Painted dry-wall and some vinyl wall coverings
CEILINGS:	Acoustic ceiling tile
LIGHTING:	Suspended incandescent and flourescent lighting with some wall sconces
LOBBY:	Glass partition wall and painted dry-wall

Mechanical, Electrical & Plumbing Systems

HVAC:	The HVAC system consists of a rooftop packaged variable air volume air handling units equipped with economizers for outside fresh air intake. A medium pressure duct loop is provided for the supply air ducts and the return air system utilizes a plenum return
ELECTRICAL SERVICE:	Three (3) 2,000 amp and Two (2) 3,000 amp substations, each providing 480/270-volt service fed to individual tenant spaces
EMERGENCY POWER:	An Onan brand 70 KW emergency generator provides back-up for Unisys, while a Cummins brand generator provides back-up for DaVita
PLUMBING:	Water is supplied via a 4" domestic line and an 8" fire supply line that enter the building underground, natural gas enters the rear of the building via a 2" gas service line
LIFE SAFETY:	The building includes sprinklers and standpipes, emergency lighting, alarm and annunciation components, as well as smoke evacuation and fire separation
LANDSCAPING AND SITE IMPROVEMENTS:	Landscaping includes new site landscaping treatment including shrubs, trees and extensive flowerbeds at entranceways

Contact Info



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