



\$1.00/SF BROKER BONUS:

Any sublease that commences by 04/01/26!

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SUBLEASE

SPRING VALLEY BUSINESS PARK

1 BRAXTON WAY, GLEN MILLS, PA

SPACE PROFILE:

Premises	Suite 150
RSF	22,013 RSF
Availability	Immediate
Term	7/31/2031
Building Class	A
Submarket	Delaware County
Built/Renovated	2003/2019
Parking	5.0/1,000

FEATURES:

- Newly constructed office space
- Space includes a small warehouse with a loading dock
- Exposed ceilings with floating clouds throughout
- Abundance of natural light
- Single-story office building with high ceilings
- End unit with direct suite entry
- Furniture is included, Abundance of natural light
- Backup generator served
- Amenities include a gym, grab-n-go market, and tenant lounge
- Located in Concord Township with no EIT or business privilege taxes
- Close proximity to Route 322, Route 1, & Route 202; 10 minutes to I-95

CONTACT:



Chris Aitken
610.639.2099
caitken@cresa.com

1 BRAXTON WAY

Suite 150 - 22,013 RSF



Tenant Lounge/Grab n Go



Tenant Gym



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1 BRAXTON WAY
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cresa . . .

Cresa
1 Fayette Street, Suite 100
Conshohocken, PA 19428

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