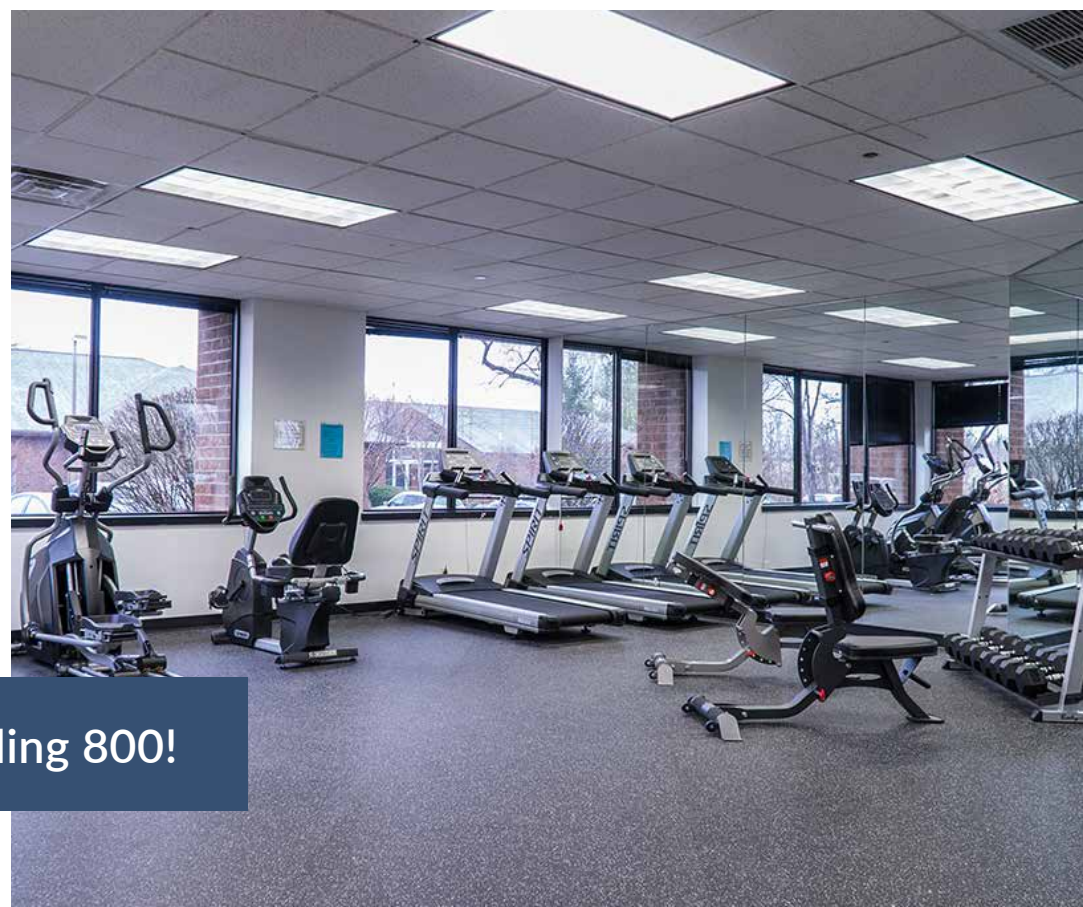


Eight Building Suburban Office Campus

435 Devon Park Drive, Wayne, PA
1,900 – 5,784 SF Space Available



Beautiful renovations just completed at building 800!



435 Devon Park Drive

PENNSYLVANIA

New York

NEW JERSEY

MARYLAND

VIRGINIA

DELAWARE

Harrisburg

Trenton

Philadelphia

Baltimore

Washington D.C.

Annapolis

Dover

Kingston

Wilkes-Barre

Williamsport

Bloomsburg

Berwick

Hazleton

Sunbury

East Stroudsburg

Ringwood

Spring Valley

Wanaque

Ramsey

Hillsdale

Yonkers

Hopatcong

Dover

Paterson

Hackensack

New Rochelle

209

81

78

476

Easton

78

78

22

95

1

South River

Keansburg

Long Branch

Eatontown

Asbury Park

Point Pleasant

Beachwood

9

Lebanon

Reading

Pottstown

Lansdale

Phoenixville

King of Prussia

276

95

195

Bristol

Moorestown

Williamstown

Pine Hill

30

206

322

9

Ephrata

Lancaster

30

222

40

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Weigelstown

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435 Devon Park Drive

Restaurants

1. Fogo De Chao
2. Ruth's Chris Steak House
3. Champps Kitchen & Bar
4. Sullivan's Steakhouse
5. Plaza Azteca
6. Chick-fil-A
7. Davio's Northern Italian Steakhouse
8. Kabab Cafe
9. Saladworks
10. McKenzie Brewhouse
11. Shangril
12. Creed's Seafood and Steaks
13. Red Lobster
14. Wegman's
15. Starbucks
16. Duck Donuts
17. Honeygrow
18. Naf Naf Grill
19. Habit Burger Grill









Hotels, Conferences and Meeting Spaces

1. Best Western Plus The Inn at KOP
2. Crowne Plaza Philadelphia/KOP
3. DoubleTree by Hilton Valley Forge
4. Extended Stay America
5. Fairfield Inn Valley Forge
6. Hampton Inn
7. Holiday Inn Express Hotel & Suites
8. HYATT House
9. Hyatt Place
10. Inn of King of Prussia
11. Motel 6
12. Sheraton Valley Forge
13. SpringHill Suites by Marriott
14. Valley Forge Casino Resort

Fun and Fitness

1. King of Prussia 16 + IMAX
2. iFly
3. LA Fitness
4. Valley Forge Casino
5. Valley Forge National Historic Park
6. Life Time Fitness
7. Escape Room Mystery

Buildings Summary

	Building	SF	Occupancy	# Floors
	100	5,854	68%	1
	200	25,000	100%	2
	300	5,633	100%	1
	400	13,682	100%	2
	500	12,840	75.6%	2
	600	29,871	100%	2
	700	18,852	100%	1
	800	30,507	90%	2

Local Lifestyle Amenities Are Unmatched

This property is located in the thriving community of Wayne in Tredyffrin Township, where residents enjoy the lowest real estate tax rate in the entire County. The region is a bustling commercial center, with the largest employment, dining, hospitality, and, of course, retail opportunities in the entire Philadelphia region.

The King of Prussia Mall is only five minutes away, while the newly-developed Village at Valley Forge and King of Prussia Town Center is across Swedesford Road (about 90 seconds), and a newly-constructed Life Time Fitness Center is adjacent from the property (about 30 seconds).

In addition to the lifestyle amenities, this location has nearby universities to support life-science users. Villanova University, Cabrini College, Haverford College and Saint Joseph's University share locations along the Main Line, all within 20 minutes of this location. Center City Philadelphia universities are all under 30 minutes away!



Providing Fantastic Amenities

Property's beautiful, recently landscaped surrounding affords tenants with a campus-like feel.

Brick facades provide a timeless appeal and offer a new owner minimal capital requirements.

Various suite sizes to accommodate expansions, contractions, and new leasing to tenants both large and small.

Property enjoys convenient major highway access to Route 202 which connects quickly to I-76 and 276 and Routes 422, 363, and 23.

Direct access to the Chester Valley Trail.

Tredyffrin Township has the lowest overall business tax burden, creating a competitive advantage over competing submarkets, such as King of Prussia, Radnor, and Conshohocken.

3.9 acre parking lot positioned along Devon Park Drive, which includes 141 parking spaces.

Exciting Renovations

Brand new landscaping for entire center.

Building 800 Improvements: complete lobby renovations featuring all new flooring, fresh paint, wall coverings, light sculptures, and addition of a gym and shared conference/training room!

Renovated monument signage throughout campus.



24/7 Micro-Market

It will provide healthy breakfast, lunch, snack and drink options for whenever a tenant needs them with automated inventory management. It will be restocked on a daily basis at 6:00 a.m. to ensure freshness!

Building 100

1st floor 3,954 sf space



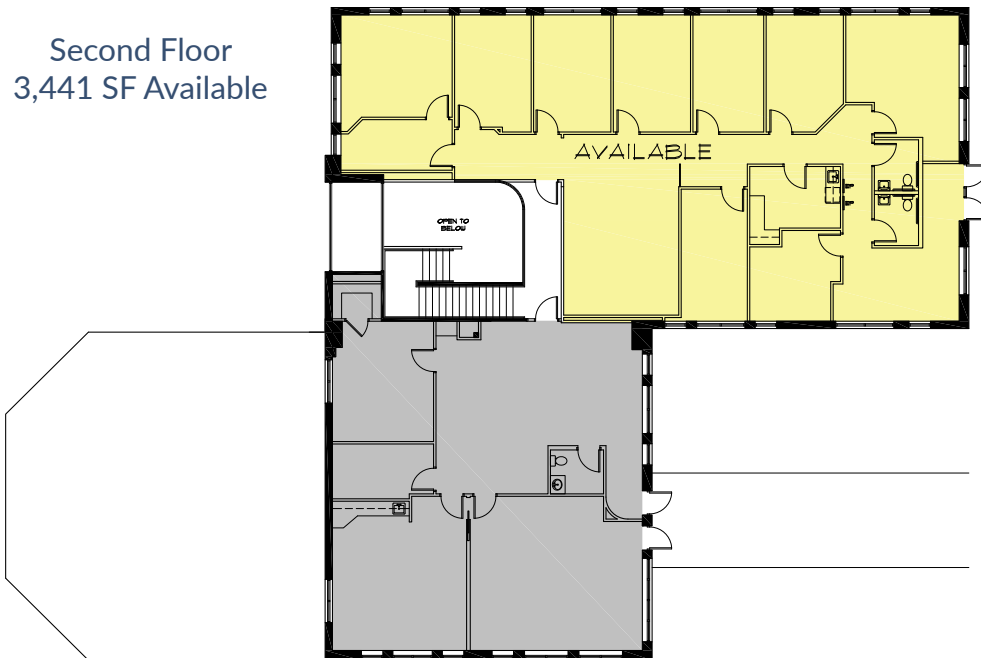


Building 500

First Floor
2,828 SF Available



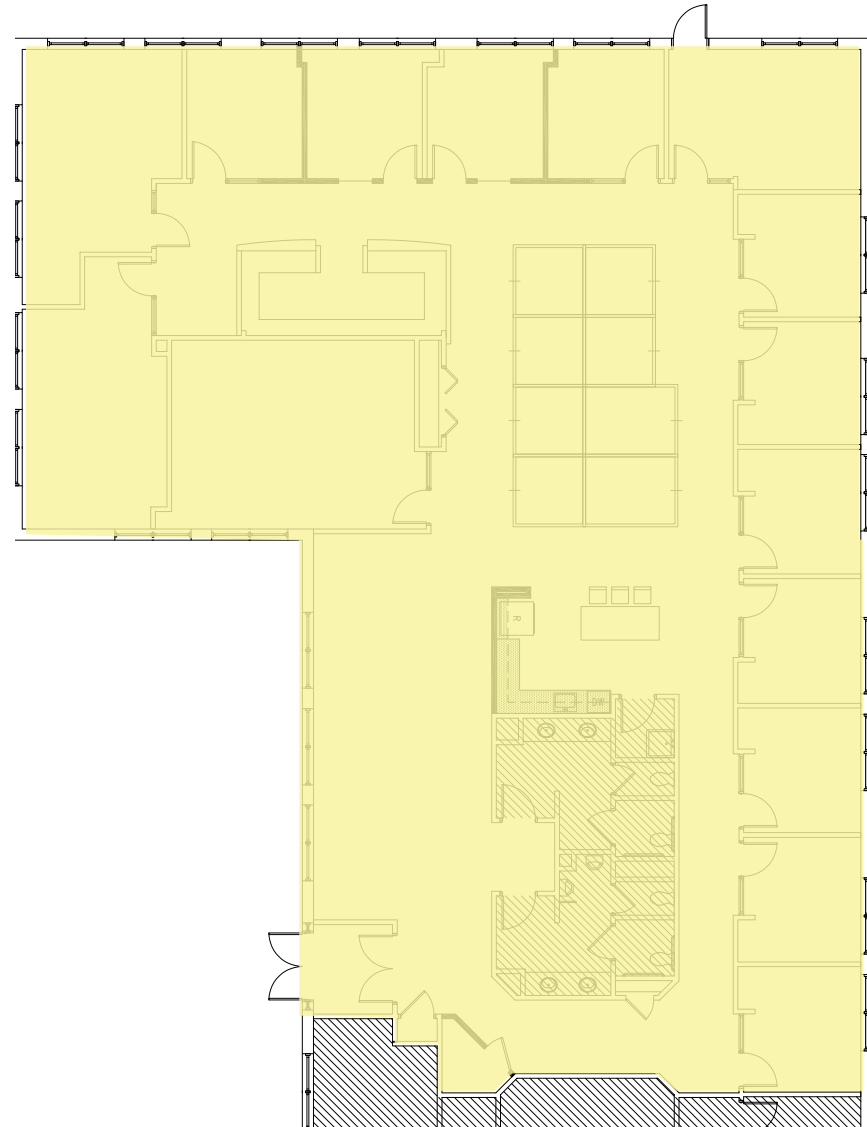
Second Floor
3,441 SF Available





Building 700

First Floor
5,784 SF Available

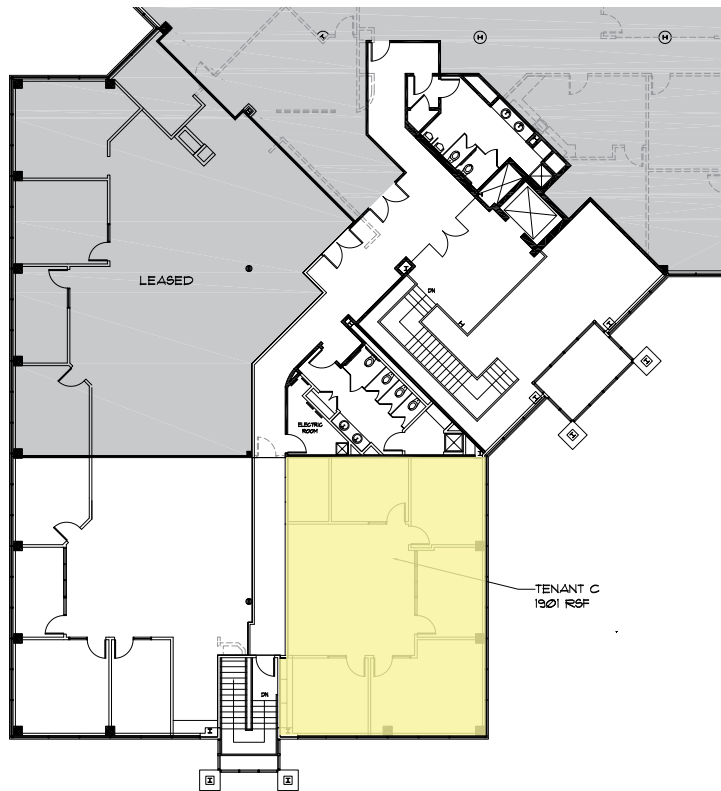


Building 800

2nd floor 1,901 sf space

Recently completed lobby renovations featuring all new flooring, fresh paint, wall coverings, and modern light sculptures.

Addition of a gym and conference/training room.



Brand New Lobby!







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Maguire Hayden is a privately held commercial real estate firm, acquiring office, industrial and mixed-use properties, improving, repositioning and professionally managing them.

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