



135,000 SF AVAILABLE

**52** East Swedesford  
Road **MALVERN, PA**



**CBRE**



EFFICIENT 45,000 SF FLOOR PLATES



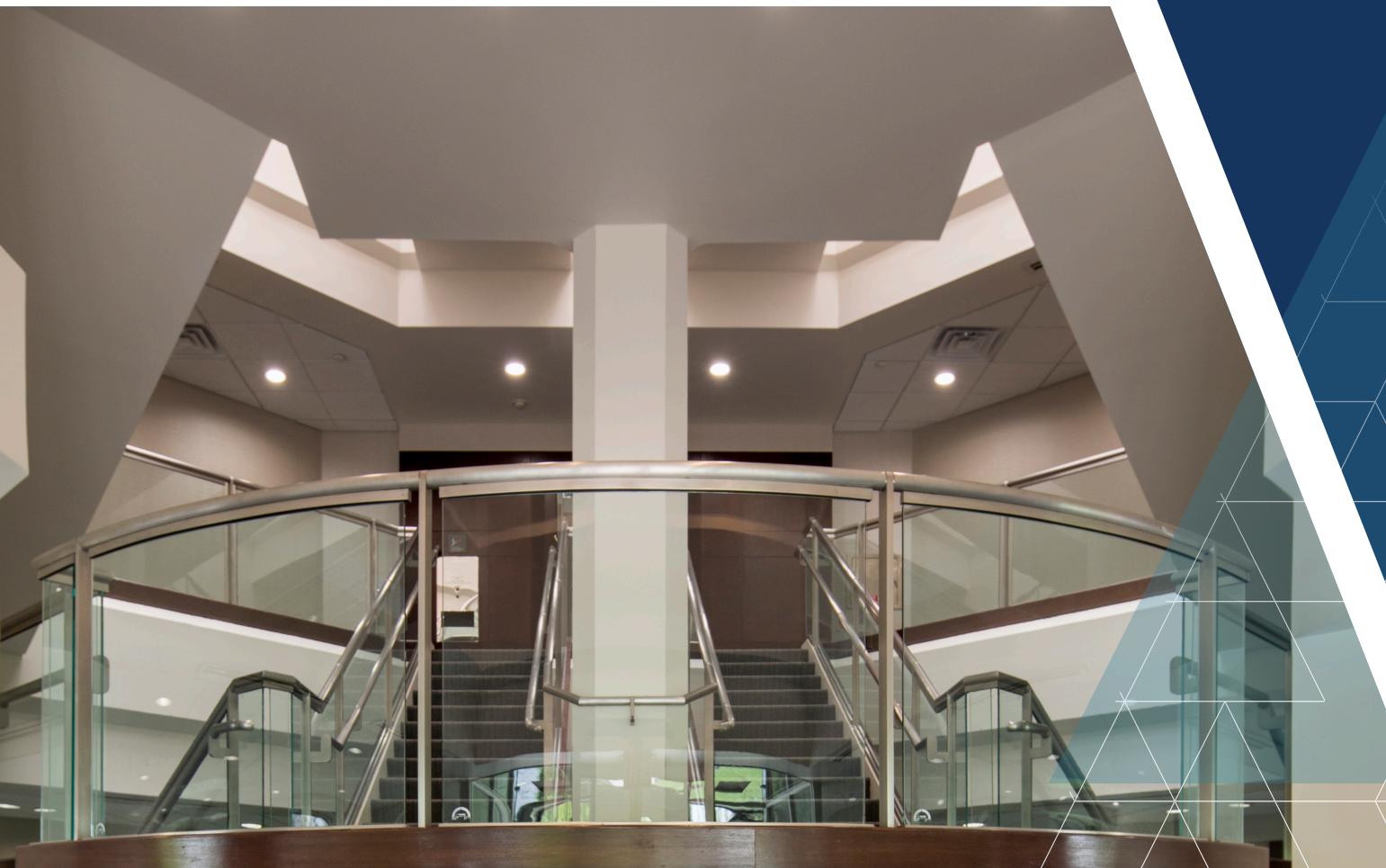
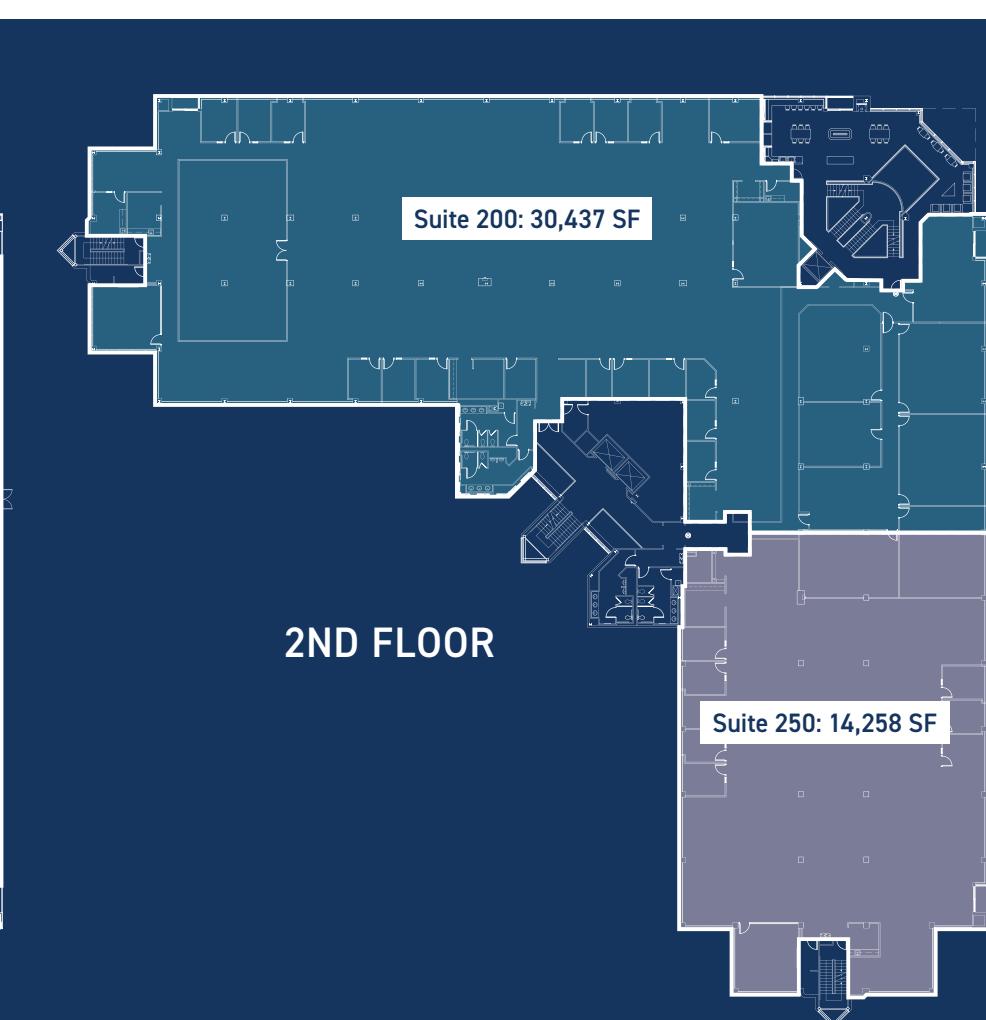
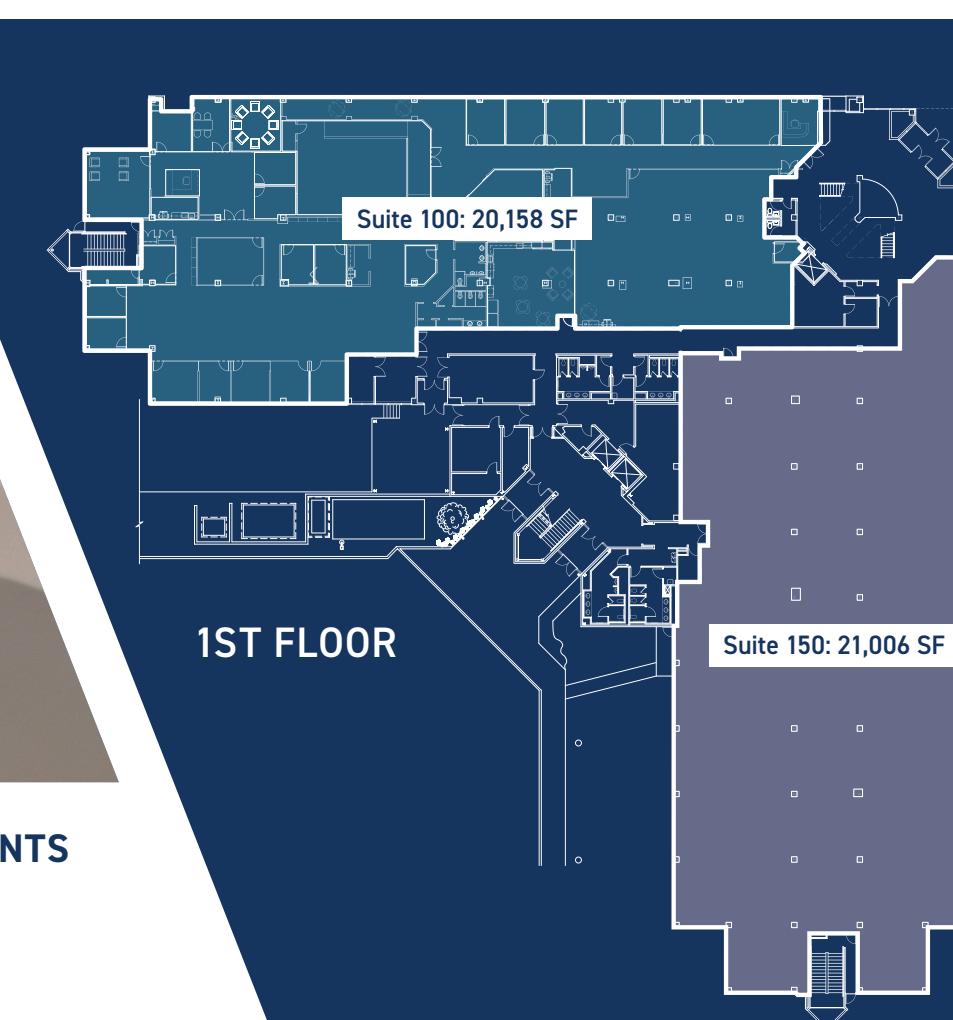


## CAPITAL IMPROVEMENTS

- HVAC upgrades
- New roof
- New outdoor patio with seating
- New landscaping/hardscaping

## PLANNED IMPROVEMENTS

- Grab and Go Café
- EV parking spaces
- Lobby renovations





- Numerous restaurants, shops and other amenities within close proximity
- Signage opportunity with visibility from Route 202
- Efficient 45,000 SF floor plates
- Private balconies to enjoy the outdoors
- Easy access to the area's major roadways





## Contact Us

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