



CUSHMAN &
WAKEFIELD

625
CLARK AVE
KING OF PRUSSIA

For Sale
7,942 SF

PRICE REDUCED!

// SPACE SPECS



PREMISES

7,942 SF OF CLINICAL & SURGERY
CENTER SPACE



FURNITURE

EXISTING FURNITURE AND
EQUIPMENT IS AVAILABLE

// SPACE FEATURES



FULLY BUILT OUT AND LICENSED
AMBULATORY SURGERY CENTER



5 EXAM ROOMS, 2 DESIGNATED
CONSULT ROOMS, 2 LABS,
CLINICAL AND ASC WAITING ROOMS,
6 ADMINISTRATIVE OFFICES,
3 BATHROOMS

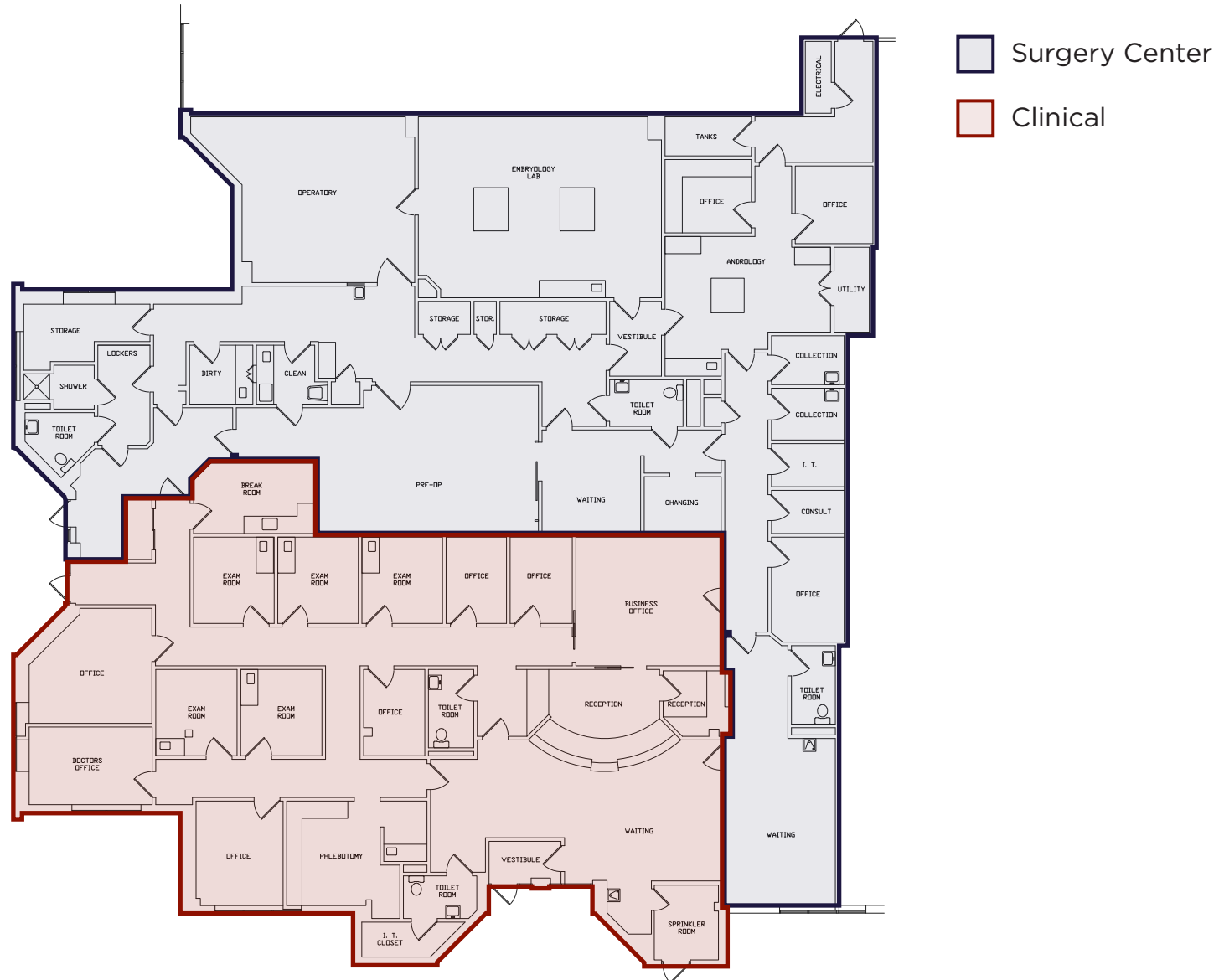
// PRICE REDUCED!

\$1,350,000 (\$169.98/SF)



// **625 CLARK AVENUE**
King of Prussia, PA 19406

// CLINICAL & SURGERY CENTER FLOOR PLAN



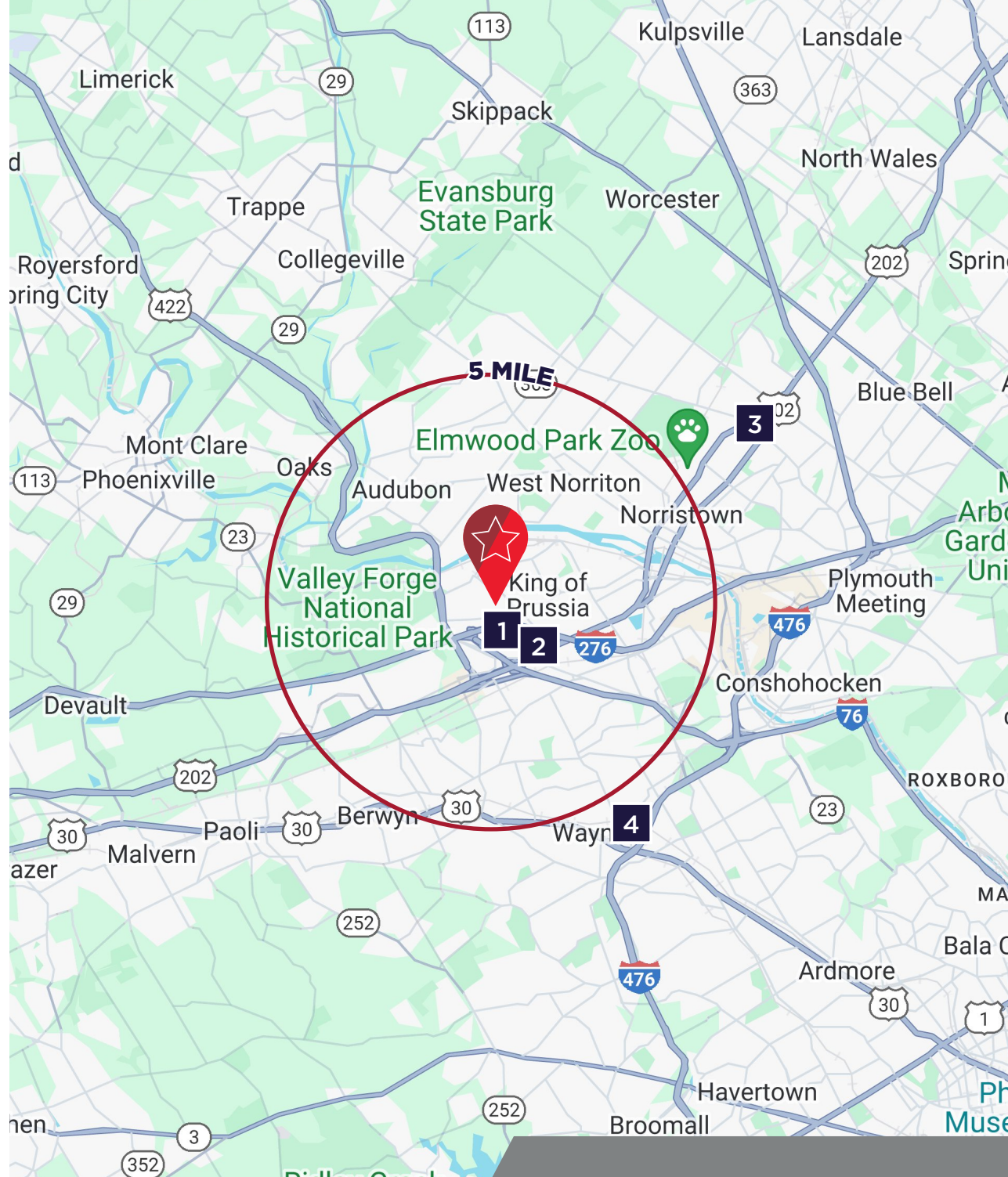
// SURVEY OF SUBURBAN HOSPITALS

HOSPITALS

- 1** CHOP KING OF PRUSSIA HOSPITAL
550 S GODDARD BLVD
- 2** JEFFERSON UNIVERSITY HOSPITAL KOP
210 MALL BLVD
- 3** SUBURBAN COMMUNITY HOSPITAL
2701 DEKALB PIKE
- 4** PENN MEDICINE RADNOR
145 KING OF PRUSSIA RD

LOCATION HIGHLIGHTS

- EASY ACCESS TO THE PA TURNPIKE,
ROUTE 202 & I-76
- CLOSE TO THE KING OF PRUSSIA TOWN
CENTER AND THE KING OF PRUSSIA MALL
- 30 MINUTES TO PHILADELPHIA, PA
- NEAR LOCAL & REGIONAL MEDICAL
FACILITIES



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