

950 West Valley Road, Suite 2400, Wayne, PA



5,000+ square foot Main Line office condo in West Valley Corporate Center!



Welcome to your new corporate headquarters or your next investment opportunity. This office condominium consists of 5,319 square feet and can be operated as one single unit or divided into two separate office units with their own entrance and amenities – offering the new owner a myriad of occupancy options. Unit A offers 3,600 +/- sq. ft. of office space. Anchored by an impressive conference room, this unit consists of 7 separate offices, a large bullpen area capable of containing 17 cubicles, electronics room, a stand alone kitchen and bathrooms. Unit B offers 1,400 +/- sq. ft. of office space consisting of 2 offices and a large area capable of holding 12 cubicles. Unit B also has a kitchen and bathrooms servicing this unit. The entire property is also serviced by a back-up propane generator to ensure seamless business operations. The current owner is willing to enter into a lease agreement for Unit B for a 3-5 year term at market rent or simply vacate at closing. Additionally, the Seller is also willing to offer the entire property furnished with all furniture included. This is a tremendous opportunity to purchase an office condominium in a fantastic location with the ability to offset carrying costs by renting a portion.

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