



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE SUITE FOR LEASE

110 PHOENIXVILLE PIKE MALVERN, PA 19355

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

This exceptional property offers a large, first-floor suite that spans the entire back of the building. Boasting 9 private offices, a conference room, a kitchenette, ensuite powder room, and a private entrance, this suite offers modern finishes and is ready to be the new home for your business. With direct access to the Chester Valley Trail and an on-site fitness center, this space caters to modern professionals seeking comfort, accessibility, and a productive environment.

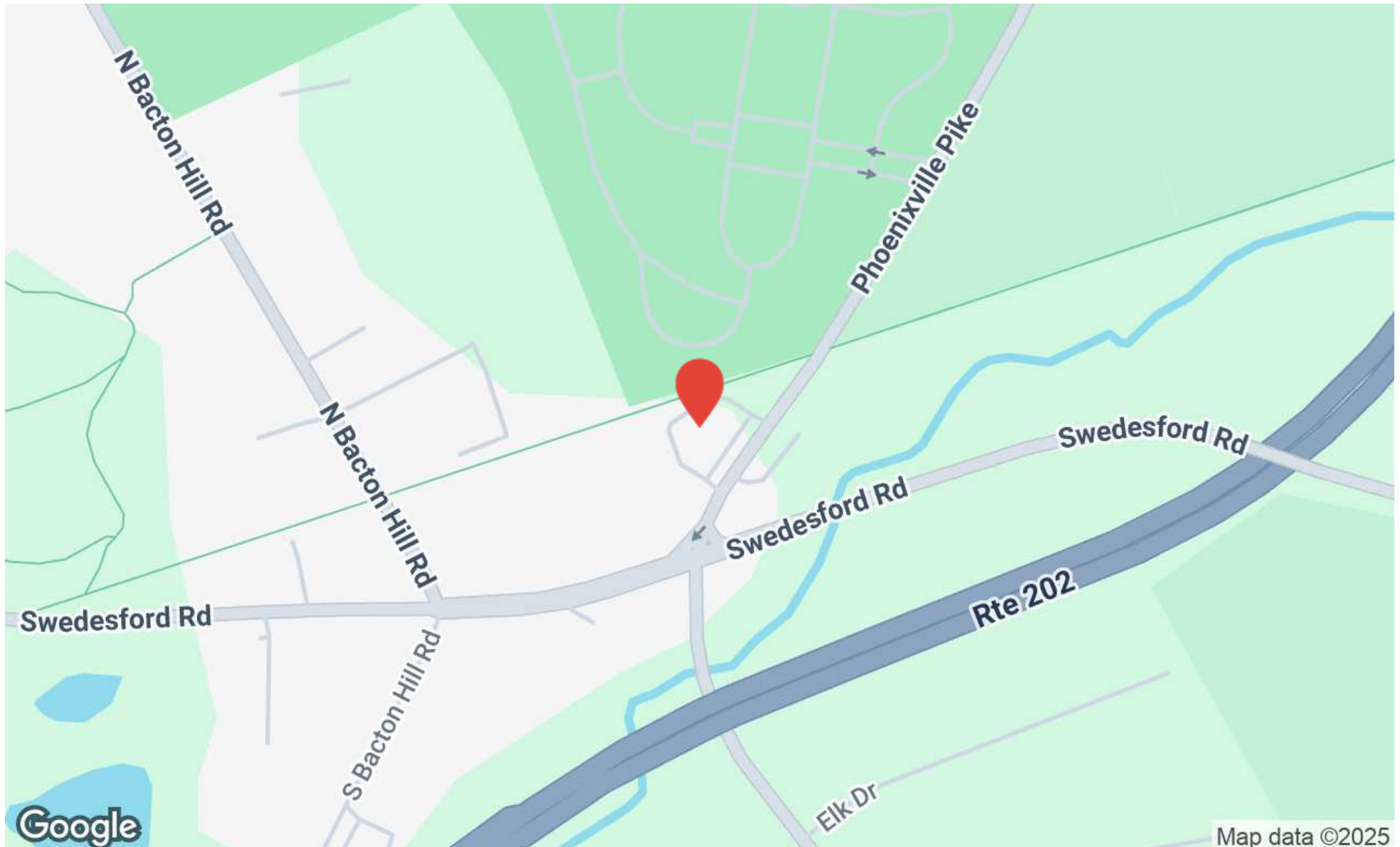
PROPERTY HIGHLIGHTS

- Stately Office Building in Malvern
- Sits directly on the Chester Valley Trail
- On-Site, Well Equipped Fitness Center (free for tenants!)
- Elevator Served
- Space Available Now!

OFFERING SUMMARY

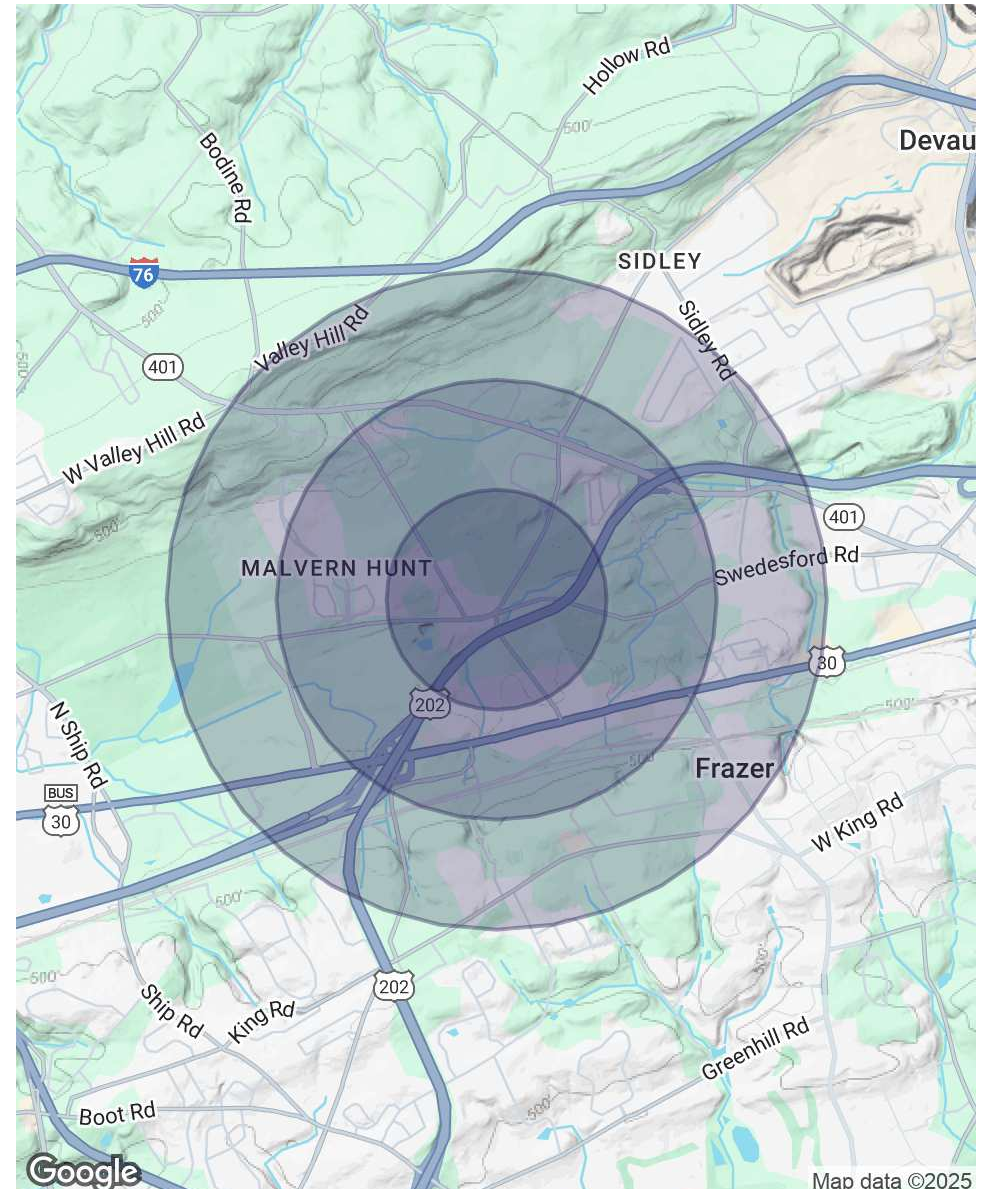
Lease Rate:	\$21.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,000 SF
Building Size:	21,450 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	417	1,450	2,716
Total Population	1,122	4,045	8,069
Average HH Income	\$158,383	\$157,458	\$160,269

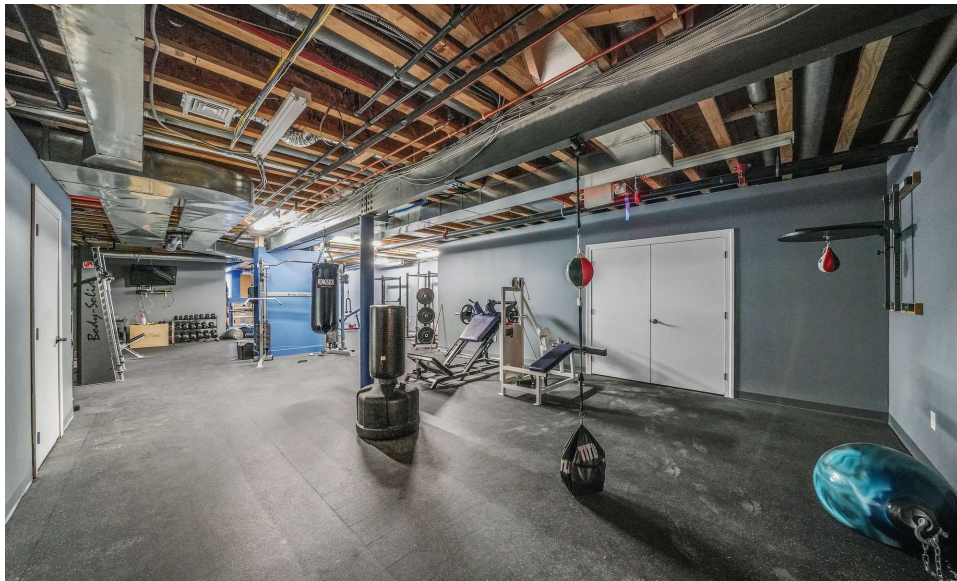


POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,122	4,045	8,069
Average Age	35.7	35.3	35.5
Average Age (Male)	38.8	37.1	35.1
Average Age (Female)	33.4	34.3	36.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	417	1,450	2,716
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$158,383	\$157,458	\$160,269
Average House Value	\$459,356	\$460,961	\$469,347

** Demographic data derived from 2020 ACS - US Census*



Map data ©2025





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PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 – Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 – 2005

Swope Lees Commercial Real Estate
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