

31 GENERAL WARREN BOULEVARD

Malvern, PA 19355 | Office Building for Sale or Lease



PROPERTY SUMMARY

Total SF:	19,970 +/- SF
Office:	17,250 +/- SF
Warehouse:	2,720 +/- SF
Total AC:	3.7 +/- AC
Parking Spaces:	100
Private Offices:	34
Cubicles:	24
Conference Rooms:	6

PROPERTY OVERVIEW

- Class 'A' office building
- Located in Great Valley Corporate Center
- Currently vacant & available immediately
- High-end finishes throughout
- Warehouse space has potential for office conversion

LOCATION HIGHLIGHTS

- Adjacent to Malvern Interchange of PA Turnpike
- Easy access to King of Prussia & Downingtown
- Close proximity to Rt-29, Rt-202, and Rt-30
- Adjacent to restaurants and supporting retail

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