

680 E Swedesford Rd
Wayne, PA 19087

± 52,489 SF
Available



For more information:

Nelson Way

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Premier Large Blocks Available for Lease

Now under new ownership, 680 E. Swedesford Road is a four-story office building totaling 102,260 SF with availability from 25,000 SF to 52,489 SF. A complete renovation is underway which will reposition 680 into one of the region's premier class A offices. Efficient floorplates, ample parking, unbeatable access, and immediate proximity to the most comprehensive base of amenities – 680 E. Swedesford is positioned for the new way of work.



Property Overview

- » Efficient +/- 25,000 SF rectangular floorplates
- » Located along the Swedesford Road corridor in one of the region's most attractive submarkets
- » Ample parking with access from both sides of the building
- » Enter from E. Swedesford Road and Old Eagle School Road
- » Prominent building signage available



Property Information

Building Type	Class A Office
Building Renovations	Completion Early 2026
Building Size	102,260 SF
Building Height	4 stories
Typical Floor	25,565 SF
Parking Ratio	4/1,000 SF
Management	In-house property management
On-Site Amenities	Fitness center w/ showers and lockers, a lounge with soft seating, grab and go fresh vending, a variety of common area work spaces, and a courtyard with seating and bocce court
Tax Advantages	No earned income/wage tax or gross receipts/income tax



Extensive Renovation Underway

A full building renovation is underway for 680, which will reposition it as one of the highest quality buildings in the market. The renovations will include an all-new building façade, new and expanded window systems, new lobby, new hardscaping and landscaping at building entrances, and upgrading or replacing building systems as-needed. These renovations, coupled with ample parking and a prime location, will transform 680 Swedesford into one of the region's highest quality class A office offerings.





Valley Forge
National Park

KING OF PRUSSIA TOWN CENTER:

Ulta Beauty	City Works
Xfinity	Davio's
PNC Bank	District Taco
Mission BBQ	Dry Bar
Founding Farmers	Starbucks
HoneyGrow	LA Fitness
Nordstrom Rack	REI
Duck Donuts	Williams Sonoma
Hair Cuttery	Verizon

KING OF PRUSSIA MALL

COURTYARD MARRIOTT

WEGMAN'S

WALMART

422

LIFETIME FITNESS

20 Miles to
Philadelphia

GATEWAY SHOPPING CENTER:

Staples	Chipotle
Trader Joe's	Starbucks
Kirklands	Five Guys
TJ Maxx	Massage Envy
MOD Pizza	JOANN Fabrics
First Watch	Five Below

Location Overview

Just 20 miles west of Center City Philadelphia, 680 E. Swedesford is strategically located at the confluence of the region's most heavily travelled roadways, including I-76, I-276, Rt. 202, and Rt. 422. Two minutes away is the largest retail and lifestyle center in the region – the King of Prussia Mall (450 retailers) and the Town Center at King of Prussia, a large-scale outdoor “downtown” providing over 40 shopping, dining, and entertainment destinations and over 3,000 residential units. And for those looking to get outdoors, Valley Forge National Park is just 6 minutes away. Located in the heart of the Philadelphia region, 680 E. Swedesford provides unparalleled convenience and access.

Now Leasing

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