



\$1.00/SF BROKER BONUS:
Any sublease that commences
by 04/01/26!

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SUBLEASE

SPRING VALLEY BUSINESS PARK

1 BRAXTON WAY, GLEN MILLS, PA

SPACE PROFILE:

Premises	Suite 150
RSF	22,013 RSF
Availability	Immediate
Term	5-7 years
Building Class	A
Submarket	Delaware County
Built/Renovated	2003/2019
Parking	5.0/1,000

FEATURES:

- Newly constructed office space
- Space includes a small warehouse with a loading dock
- Exposed ceilings with floating clouds throughout
- Abundance of natural light
- Single-story office building with high ceilings
- End unit with direct suite entry
- Furniture is included
- Backup generator served
- Amenities include a gym, grab-n-go market, and tenant lounge
- Located in Concord Township with no EIT or business privilege taxes
- Close proximity to Route 322, Route 1, & Route 202; 10 minutes to I-95

CONTACT:

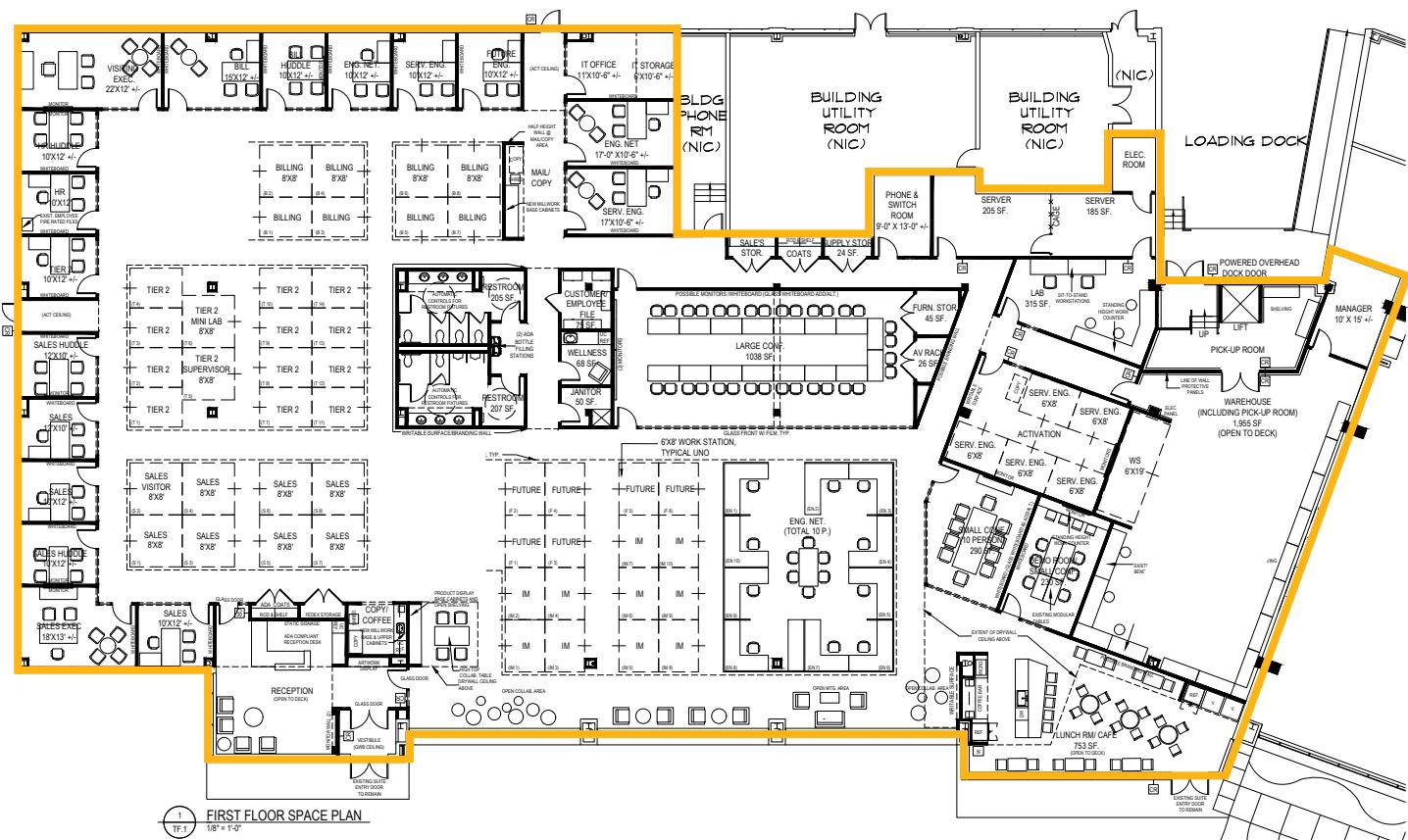


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1 BRAXTON WAY

Suite 150 - 22,013 RSF



Tenant Lounge/Grab n Go



Tenant Gym

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1 BRAXTON WAY

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