

# 480 E & 500 SWEDESFORD



## 480 & 500 EAST SWEDESFORD ROAD, WAYNE, PA



### AVAILABILITIES

#### 480 E. SWEDESFORD ROAD

- 1<sup>ST</sup> FLOOR - 3,530 SF
- 2<sup>ND</sup> FLOOR - 1,593 SF & 2,203 SF
- 3<sup>RD</sup> FLOOR - 17,067 SF

#### 500 E. SWEDESFORD ROAD

- 1<sup>ST</sup> FLOOR - 1,815 SF
- 3<sup>RD</sup> FLOOR - 20,866 SF (Divisible)

Local, hands-on ownership group

Located in Tredyffrin Township with no gross receipts or business privilege tax

4.32 / 1,000 SF Parking Ratio

Minutes from the King of Prussia Town Center and other amenities

Excellent access to I-76, I-276, Route 202 and Route 422 all within a mile

Electric vehicle charging stations

CLASS A  
OFFICE SPACE  
AVAILABLE

**NEWMARK**

# 480 E & 500 SWEDESFORD

## LOCAL AMENITIES



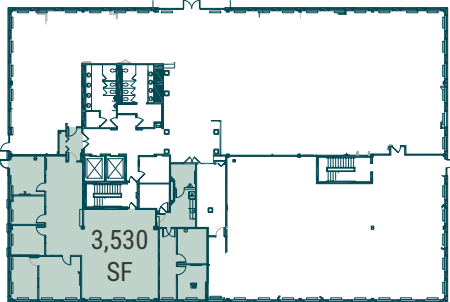
480 & 500 E. Swedesford offers immediate access to all of King of Prussia's amenities without the KOP congestion and privilege tax. Commuters can reach the property in no time by train, car, bus, or bike with its unparalleled placement just off main highways and its on-site SEPTA stop. From shopping malls to world-class hospitality to limitless restaurant options, it's all only moments away from the office.

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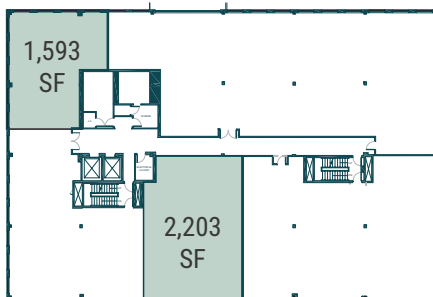


RENTAL RATE - \$30.75 + UTILITIES

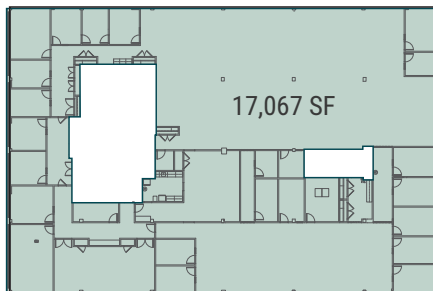
## 480 E. SWEDESFORD 1<sup>ST</sup> FLOOR



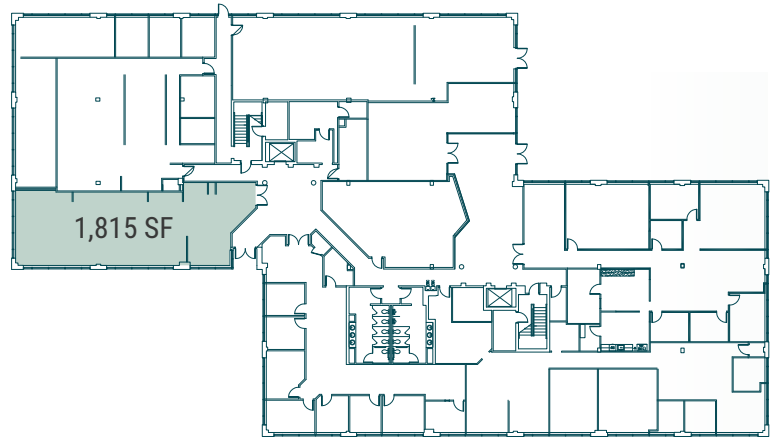
## 2<sup>ND</sup> FLOOR



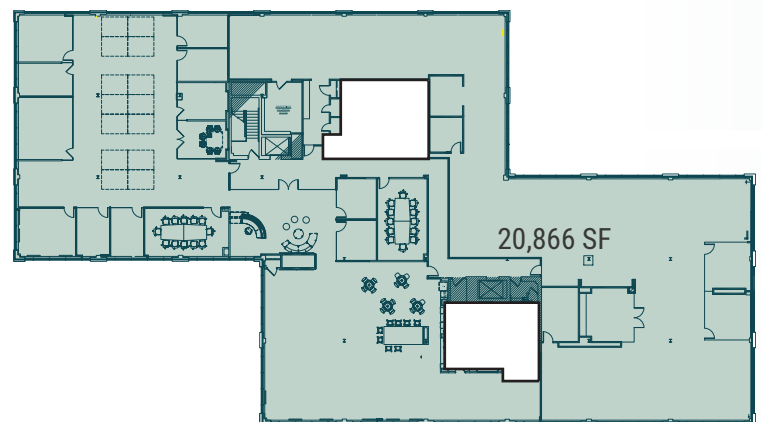
## 3<sup>RD</sup> FLOOR



## 500 E. SWEDESFORD 1<sup>ST</sup> FLOOR



## 3<sup>RD</sup> FLOOR



## FOR MORE INFORMATION

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