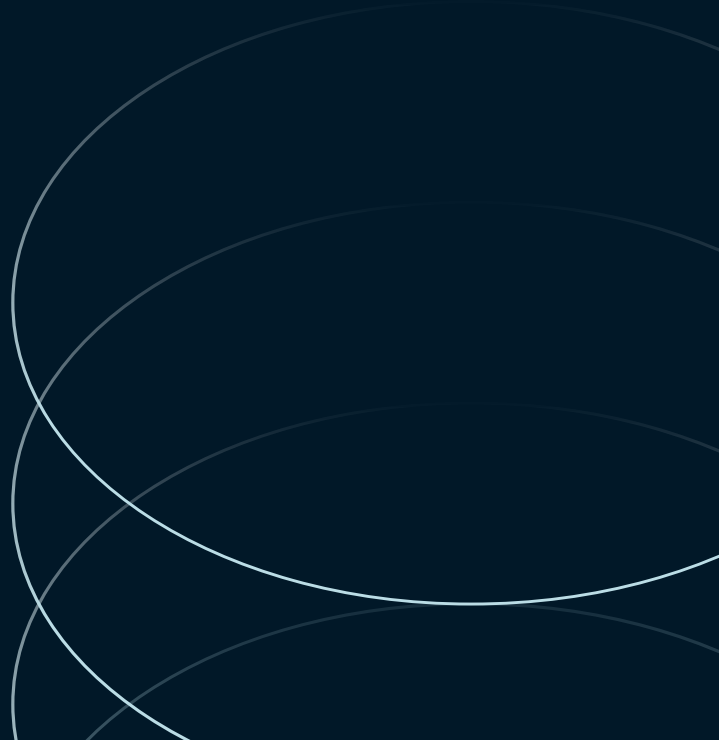
 **JLL** SEE A BRIGHTER WAY

For lease

1021 W. 8th Avenue
King of Prussia, PA



49,112 RSF Single Story Building with Loading Dock for Lease

Building Overview

- Single story flex building with opportunistic zoning
- Available June 2025
- Within close proximity to the King of Prussia Town Center, King of Prussia Mall and local amenities
- Large windows providing great natural lighting
- Parking ratio: 5/1,000 RSF (244 spaces)
- Great for flex, medical office or life science
- Loading dock and storage
- Reasonable divisions considered
- 10' - 14' ceiling height (to underside of roof deck height)
- 460V electric available
- Four (4) rooftop HVAC units
- Building wired with Crown Castle Fiber
- Fully sprinkled with fire alarm system



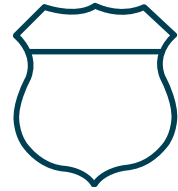
Location



Within close proximity to the King of Prussia Mall & King of Prussia Town Center and 450+ retail stores



Over 50+ restaurants withing a 5 mile radius



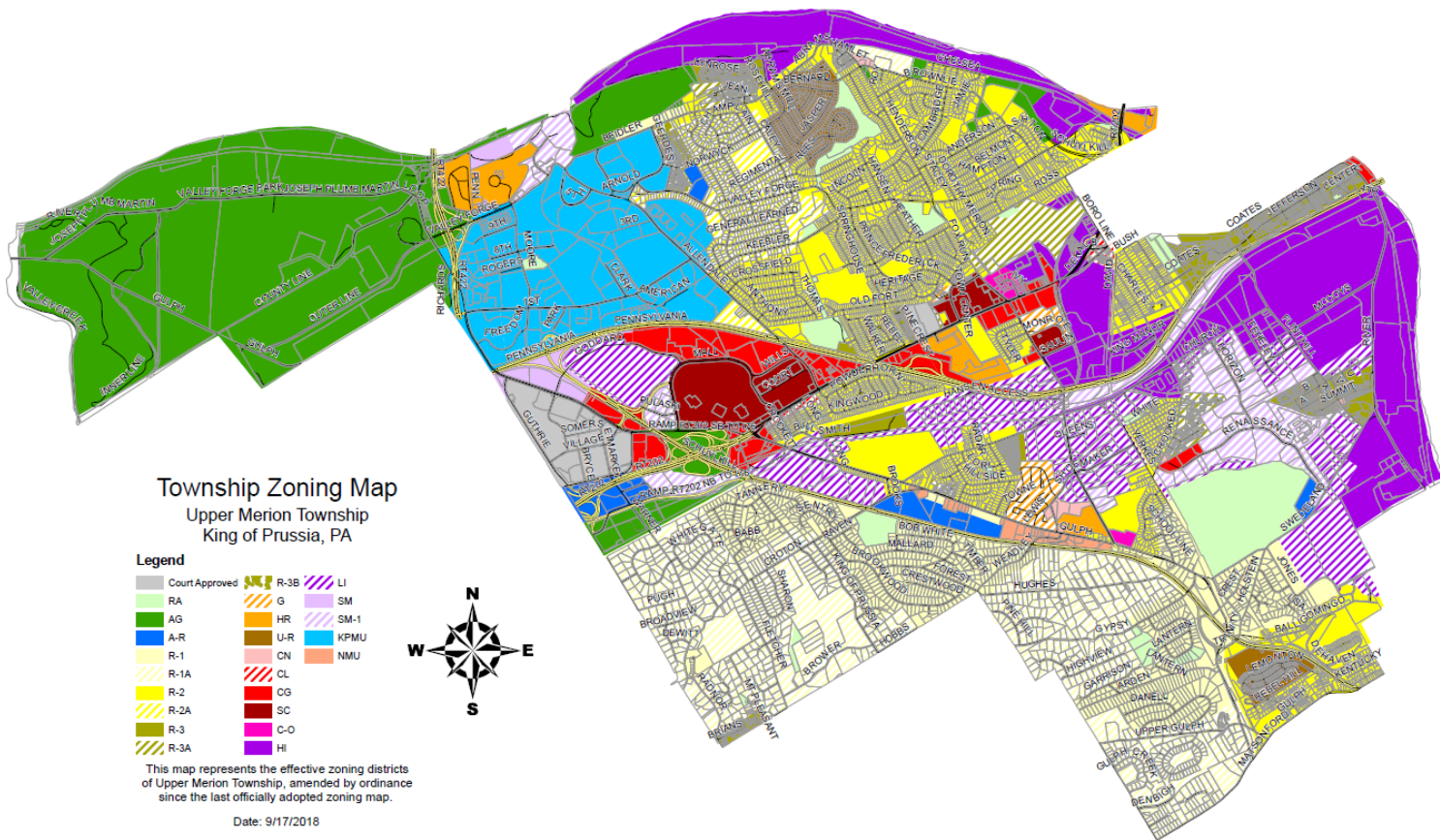
Access to I-76, I-276 and Route 202 corridors



KPMU - King of Prussia Mixed-Use District

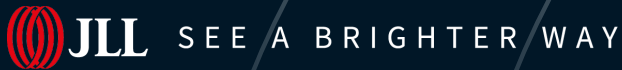
Opportunistic zoning with multiple uses including:

- Office
- Medical Office, Rehabilitation, Hospitals
- Lab
- Warehousing
- Distributing
- Manufacturing
- Retail
- Educational
- Services, Repair, and Maintenance
- Institutional (Religious, Civil)
- Multi-family
- Hotels/Motels
- Banquet/Catering
- Indoor Sports



Interior Images





About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).

JLL

Patrick Grenko
Patrick.Grenko@jll.com
+1 215 399 1803

Patrick Brady
Patrick.Brady@jll.com
+1 215 771 0108

Jones Lang LaSalle Brokerage, Inc.
550 E Swedesford Road, Suite 260
Wayne, PA 19087
+1 610 249 2255