



Southpoint II Office Complex

1180 W. Swedesford Road, Berwyn, PA



- Class "A" Four-Building Office Complex in Tax-Friendly Tredyffrin Township
- 41,570± SF of Plug & Play Office Space (Divisible to 3,651± SF)
- Lease Expires 12/31/2025
- Furniture Available, if Desired
- Features a Full-Service Delicatessen
- Beautiful Landscaping and Ample Parking for Dense Office Users
- Strategically Situated on Route 252 with Easy Access to Route 202 and the PA Turnpike
- Close to Gateway Shopping Center, King of Prussia Town Center, and The King of Prussia Mall

LEASING INFORMATION:

Mark Gola
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Brian Neary
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Shane Allen
610.906.6850
sallen@gola.com

GOLA CORPORATE REAL ESTATE, INC.
2490 Boulevard Of The Generals, Suite 100
Norristown, PA 19403



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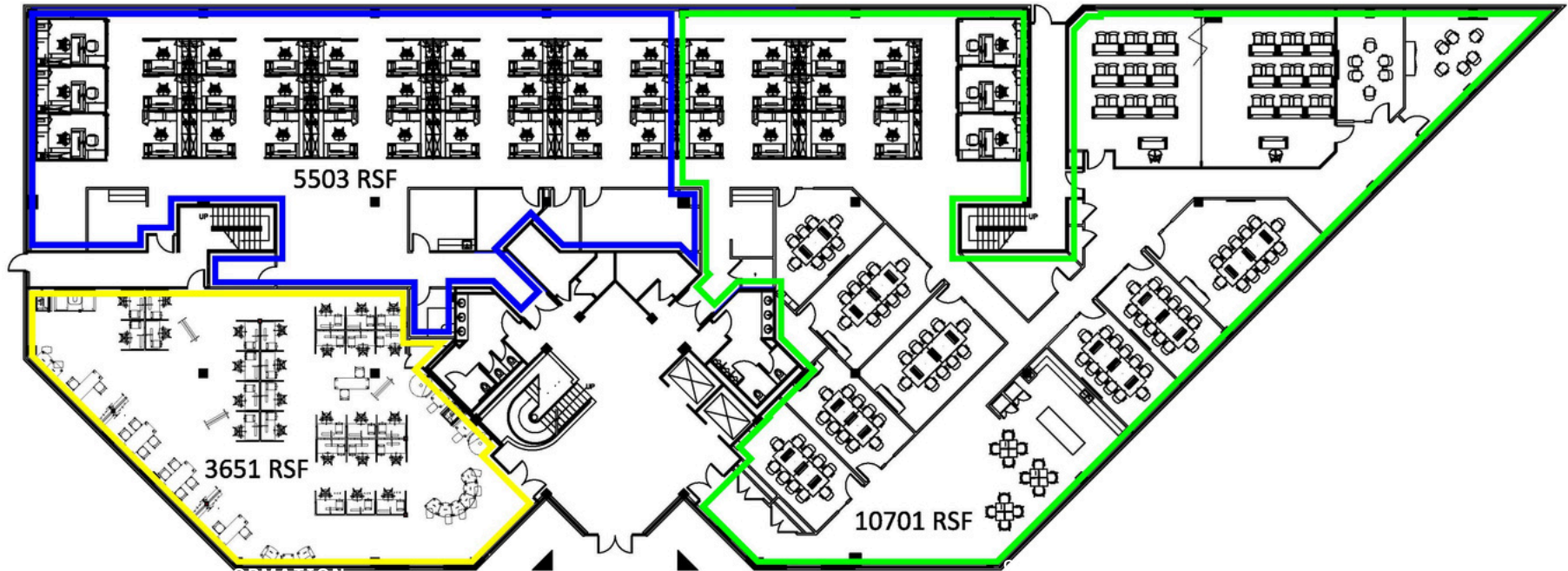
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SOUTHPOINT II - 1180 WEST SWEDESFORD ROAD
1ST FLOOR - 19,855 RSF AVAILABLE

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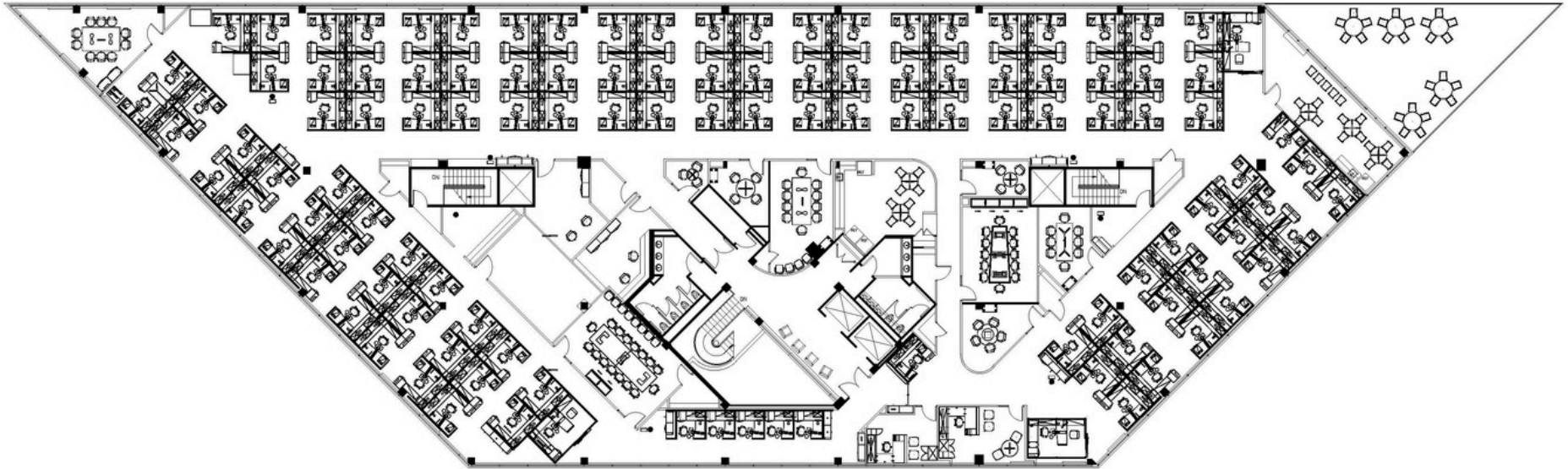
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**SOUTHPOINT II - 1180 WEST SWEDESFORD ROAD
3RD FLOOR - 21,035 RSF AVAILABLE**

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SOUTHPOINT II - 1180 WEST SWEDESFORD ROAD
2ND FLOOR - 6,636 RSF AVAILABLE

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