



AVISON
YOUNG

426
W Lancaster Ave

Plug and Play Sublease

+/- 7,000 - 55,941 sf Class A Office Building
Full Floor Availability

Property overview

Property summary

Address	426 W Lancaster Ave
Location	Devon, PA
Building sf	55,941 SF
Stories	3
Typical floor	18,667 SF
Class	A
Tenancy	Multi
Elevator	2
Sprinklers	Yes
Year built	1991
Renovated	June 2020
Parking ratio	3.50/1,000 SF
Land acre	2.80 acre
Land zoning	PBO





Newly renovated

Class A office building featuring high-end finishes and a modern design



Training rooms

Spacious training room designed to host large group trainings



Modern kitchen

Updated kitchen and pantry space for communal use



Leadership quarters

Private offices ideal for executives or confidential use



High-tech

Plug and play technology



Collaborative hub

Open concept work area with breakout zones and huddle spaces to support team interaction



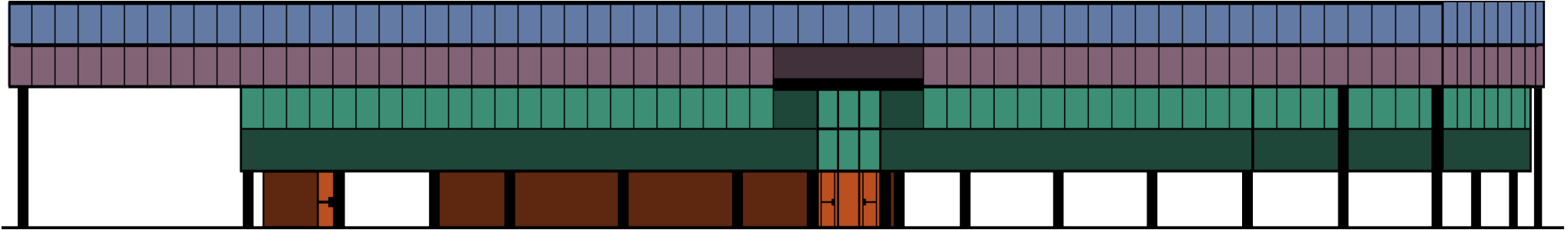


**Versatile
space to meet
your needs.**





426 West Lancaster offers office tenants a rare opportunity to enjoy high visibility, efficient layouts, and access to modern amenities, including a striking glass atrium, renovated lobby, updated restrooms and elevators, and lush outdoor spaces. Tenants have the flexibility to tailor their office environments to enhance employee well-being and productivity through customized design.



Stacking plan

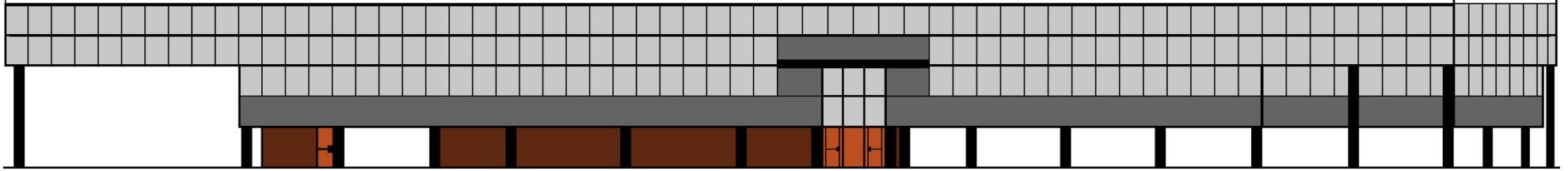


Availabilities

-  1st Floor | Suite 100A
5,483 SF
-  Lobby
-  2nd Floor | Divisible
22,884 SF
-  3rd Floor | Full Floor Availability
27,574 SF



Floor one | 5,483 SF

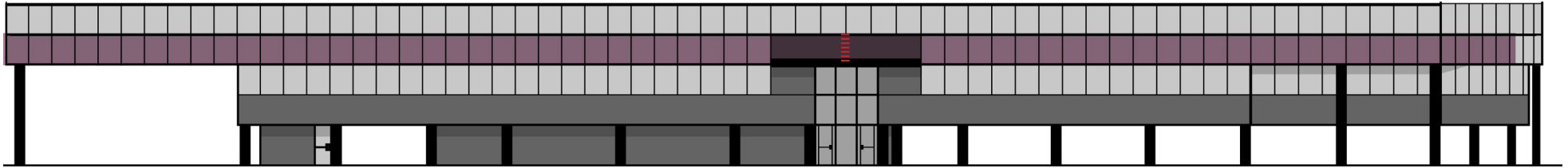


Features:

- Offices: 7
- Conference Rooms: 1
- Private Entrances: 2



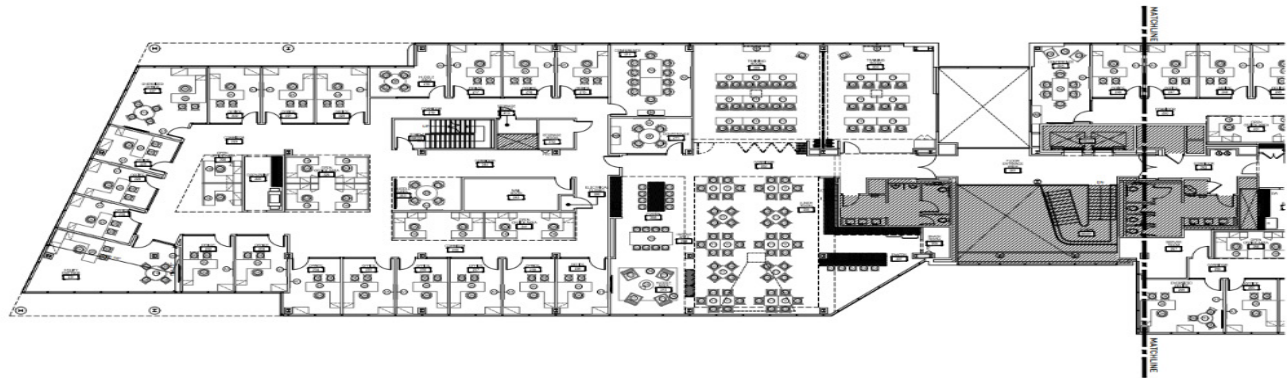
Floor two | 22,884 SF



Features:

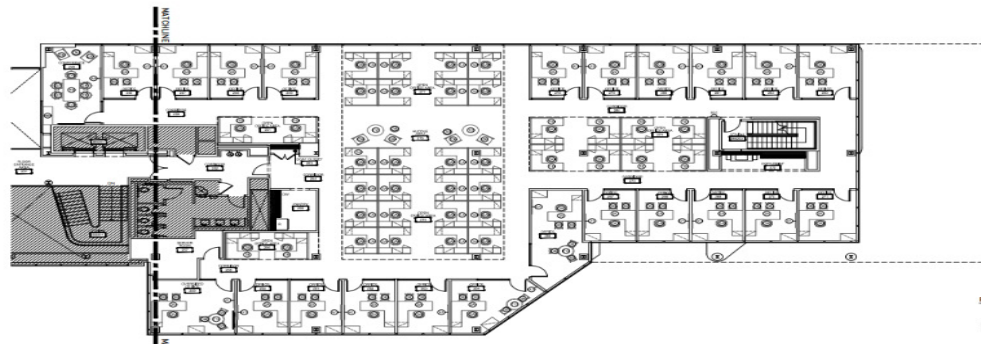
Left of Match Line

- 12,646 SF
- Workstations: 10
- Offices: 19
- Conference Rooms: 2
- Huddle Area: 2
- Training Room: Yes
- Kitchen/Large Pantry Area



Right of Match Line

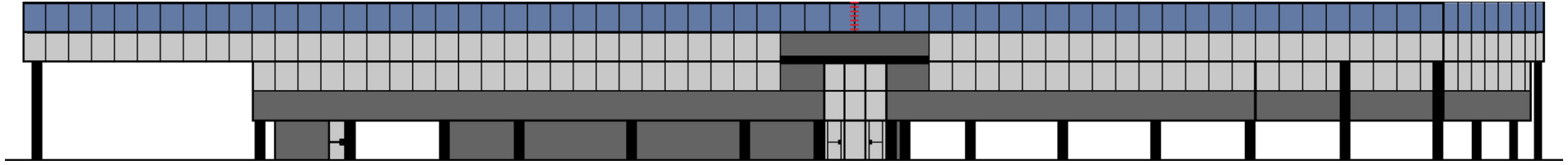
- 10,238 SF
- Workstations: 36
- Offices: 22
- Conference Rooms: 1
- Huddle Area: 1



FURNITURE PLAN SYMBOL LEGEND

[Symbol]	INDICATES WHERE FURNITURE IS TO BE PLACED
[Symbol]	INDICATES WHERE FURNITURE IS TO BE PLACED

Floor three | 27,574 SF

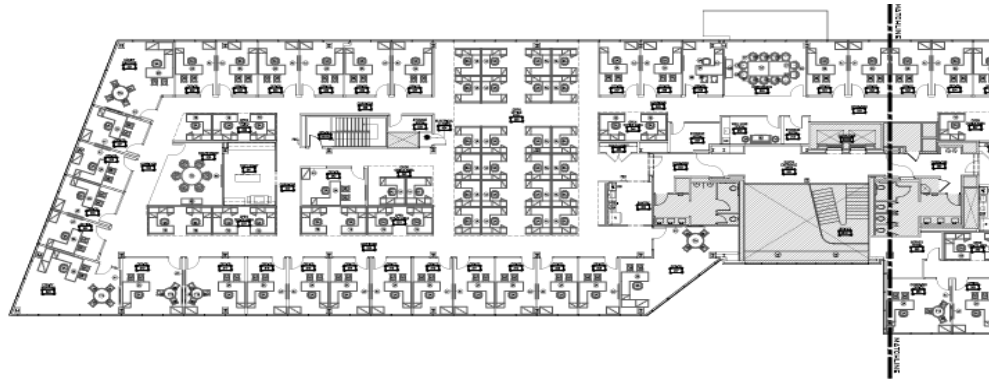


Features:

Full Floor Availability

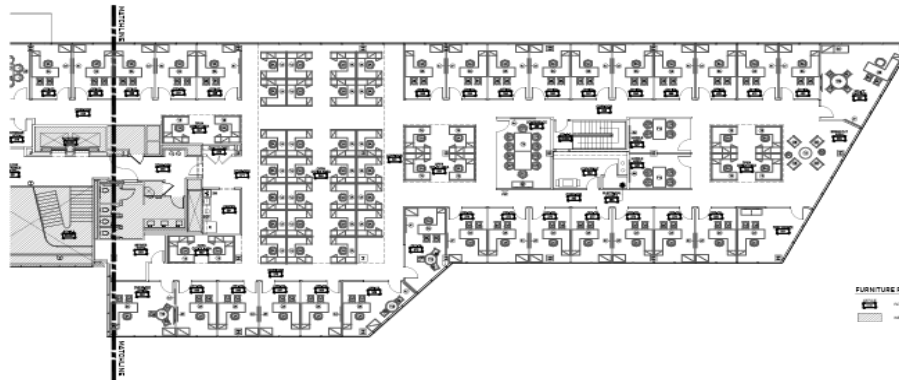
Left of Match Line

- Workstations: 39
- Offices: 30
- Conference Rooms: 2
- Huddle Area: 1
- Pantry



Right of Match Line

- Workstations: 39
- Offices: 29
- Conference Rooms: 1
- Huddle Area: 3
- Pantry



FURNITURE PLAN SYMBOL LEGEND:

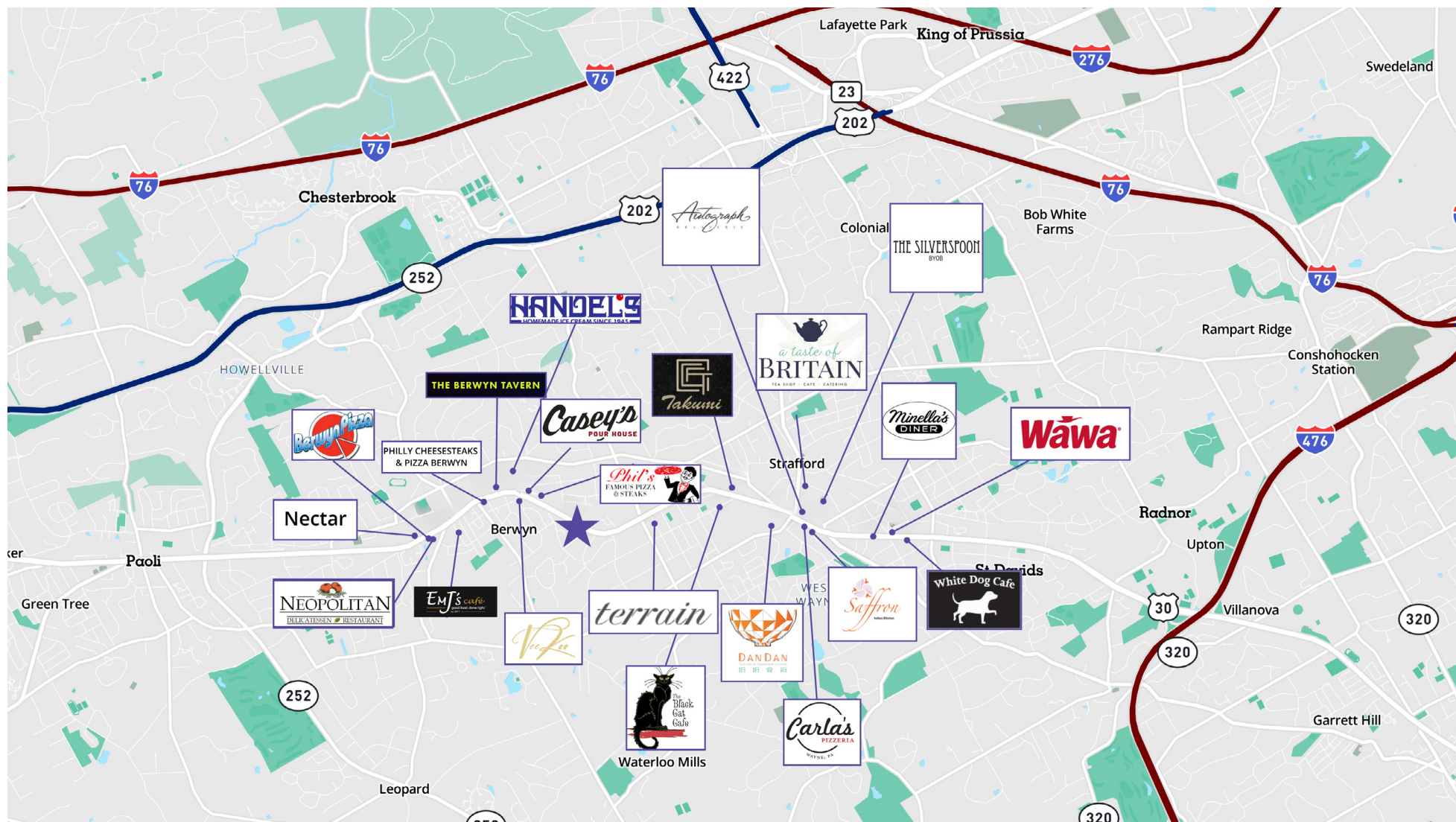
Workstation (includes desk, chair, and monitor)

Office (includes desk, chair, and monitor)



Location

426 West Lancaster is located in Devon, PA, in the heart of the Main Line. It offers excellent accessibility, just minutes from I-476 and Route 202, and within half a mile of two SEPTA Paoli/Thorndale Regional Rail stations. The property is also close to the vibrant Route 30 corridor, known for its upscale retail and dining options. Surrounded by a mix of residential, commercial, and entertainment amenities, the area is a highly desirable live-work-play environment.





**If you would
like more information,
please get in touch.**

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