



FOR LEASE

The Suburban Building

134 N WAYNE AVENUE, WAYNE PA

3,674 SF AVAILABLE | DOWNTOWN MAIN LINE LOCATION

AVISON
YOUNG

PROPERTY OVERVIEW

A HIGHLY ADAPTABLE ASSET IN A PREMIER WALKABLE CORRIDOR

The Suburban Building presents a unique opportunity to lease space within a well-positioned asset in a highly accessible and amenity-rich location. The property offers a flexible layout suitable for a variety of uses, including office, medical, and service-oriented tenants seeking a functional and adaptable environment.

Designed to accommodate modern occupancy needs, the building features efficient floor plates, ample natural light, and infrastructure capable of supporting a range of operational requirements. Tenants benefit from convenient access, nearby parking options, and proximity to public transportation, making it an attractive destination for both employees and visitors.

Situated within a vibrant, walkable corridor, The Suburban Building is surrounded by a diverse mix of retail, dining, and community amenities, enhancing the overall tenant experience. Its strategic location and versatile configuration position the property as an ideal solution for organizations seeking visibility, convenience, and immediate occupancy potential.



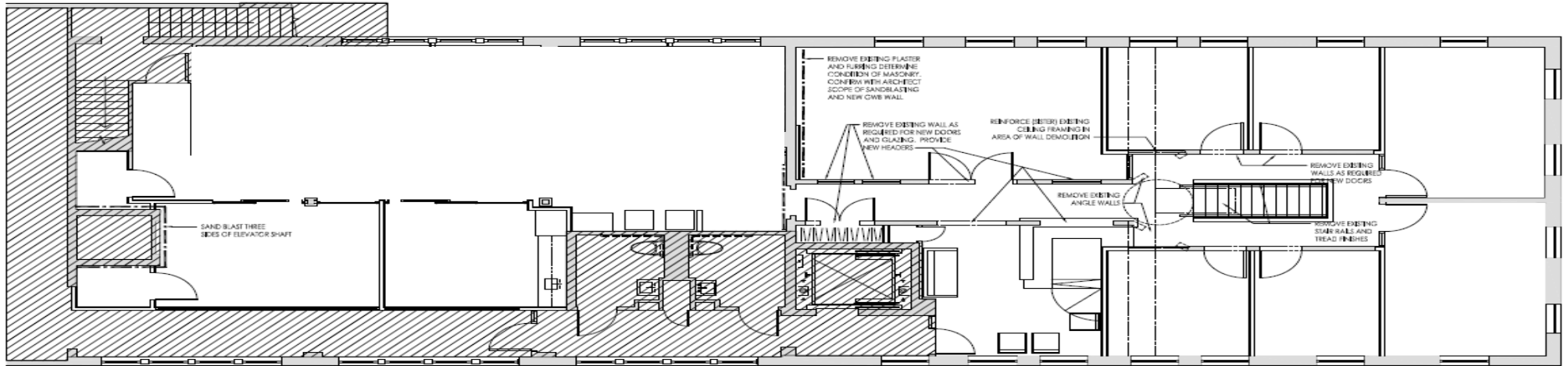
SPACE HIGHLIGHTS

CONFERENCE FACILITY
ABUNDANT NATURAL LIGHT
LARGE WINDOWS



HIGH VISIBILITY CORNER POSITIONING
AMENITY-RICH DOWNTOWN WAYNE
DIRECT SEPTA RAIL ACCESS

FULL FLOOR USER



NEARBY AMENITIES

The Suburban Building is surrounded by a vibrant walkable dining scene featuring chef-driven restaurants, casual favorites, and upscale destinations. Nearby options include acclaimed New American, Italian, and globally inspired concepts, creating a dynamic culinary corridor that enhances the appeal of downtown Wayne.





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