



610 S. Henderson Road Second Floor , King Of Prussia, PA 19406



OFFERING SUMMARY

| | |
|-----------------------|--|
| AVAILABLE SF: | 700 - 1,250 SF |
| LEASE RATE: | \$1,500.00 - 2,500.00 per month (Full Service) |
| LOT SIZE: | 0 Acres |
| BUILDING SIZE: | 100,000 SF |

PROPERTY OVERVIEW

Two suites located on the second floor. Suite A consists of 1,250 S/F asking price \$2,500.00. Suite B consists of 700 S/F asking price of \$1,500.00 a month. The only additional cost on top of base rent would be phone/internet and we as rental insurance. Ample parking. Located just off of I-76.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
744 W Lancaster Avenue, Suite 125
Wayne, PA 19087

AMY YANGELLO
Director
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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OFFICE FOR LEASE



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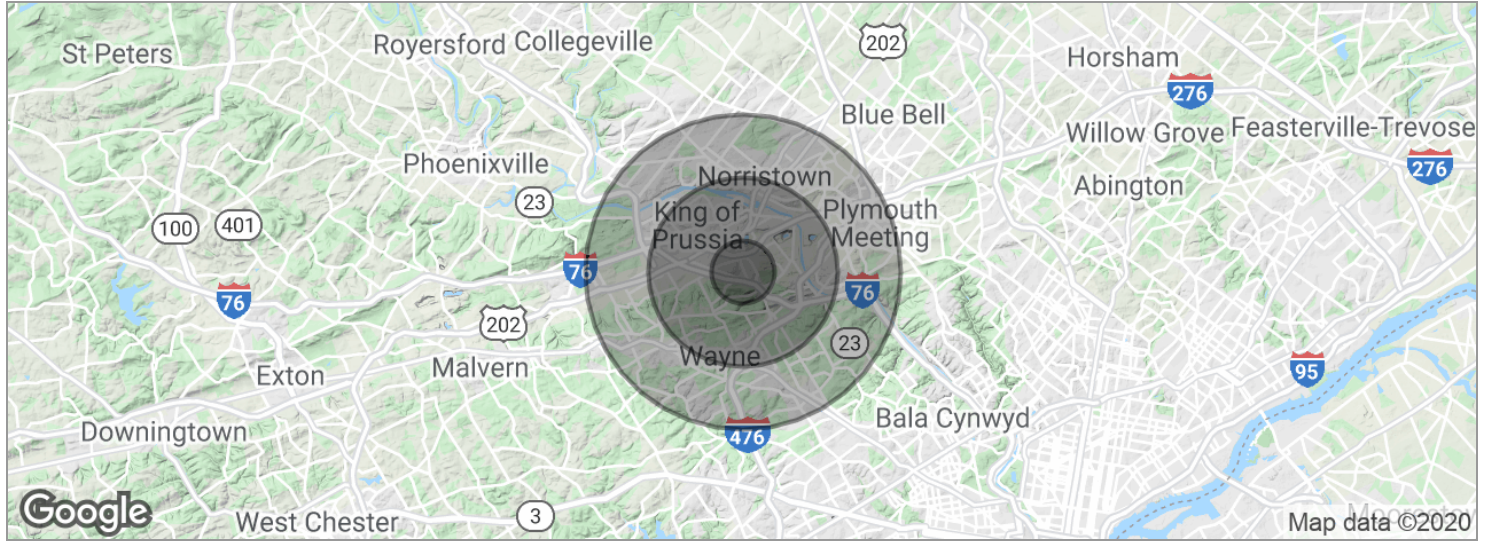
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 6,466 | 73,169 | 204,054 |
| Median age | 37.1 | 35.0 | 36.5 |
| Median age (male) | 37.8 | 34.3 | 35.7 |
| Median age (Female) | 36.2 | 35.0 | 37.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,250 | 28,626 | 81,829 |
| # of persons per HH | 2.0 | 2.6 | 2.5 |
| Average HH income | \$94,075 | \$98,512 | \$100,909 |
| Average house value | \$388,786 | \$415,806 | \$393,030 |

* Demographic data derived from 2010 US Census

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