

# Metropolitan Business Center

860 First Avenue, Suite 8A, King of Prussia, PA 19406



For more information or a private tour,  
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**FOR SALE**



# EXECUTIVE SUMMARY

## Own Your Success in the Heart of King of Prussia!

**\$690,000**

Unlock a rare opportunity to purchase 860 First Avenue, Suite 8A, a sleek, modern 2,759 SF single-story office condominium unit perfectly positioned in King of Prussia's thriving business corridor. Imagine the convenience: mere minutes from all major highways, placing Philadelphia and the entire region within easy reach.

Beyond unparalleled access, immerse your business in a world of amenities. You're moments from world-class shopping at the King of Prussia Mall, dynamic dining and entertainment at the Village at Valley Forge, excitement at the Valley Forge Casino, and premier recreation at Top Golf.

Plus, offer your team an incredible wellness perk with immediate access to the award-winning First Avenue Linear Park, celebrated with a 2024 Montgomery Award for its exceptional design.

This isn't just office space; it's a strategic investment in your company's future, combining location, prestige, and modern efficiency.

Offered for sale exclusively by NAI Geis Realty Group, Inc. Contact us today to seize this prime King of Prussia opportunity.



# PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

- Timeless architecture & Design
- Contemporary Class A+ office finishes
- Exceptional location
- Extremely efficient & flexible layout
- Professionally run office park

## ECONOMIC ADVANTAGES

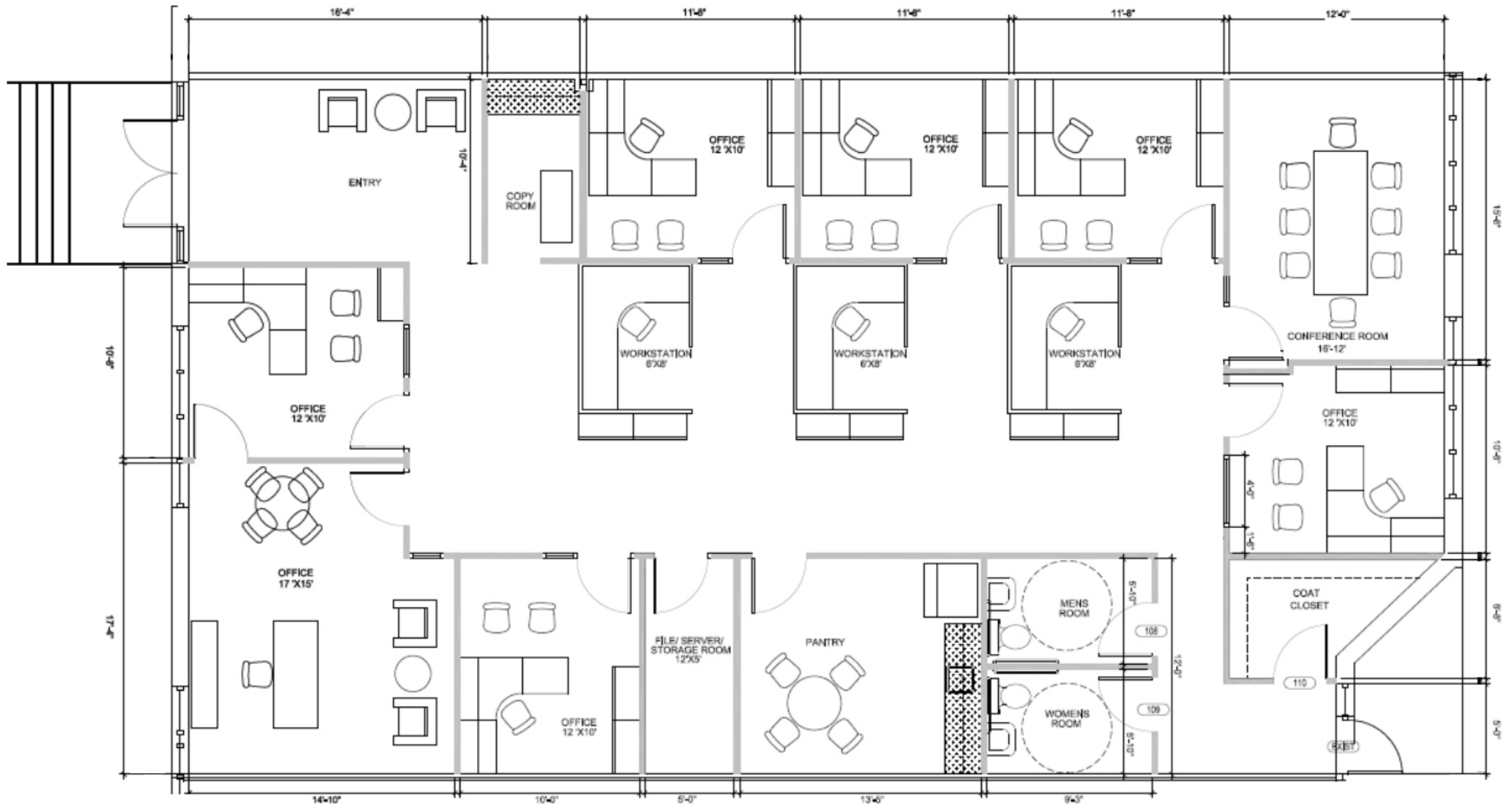
- Take **ADVANTAGE** of **VALUE** appreciation & tax depreciation
- **HELP** to **FIX** your costs
- **STOP** landlords arbitrarily raising **YOUR** expenses
- **CONTROLLING** the timing of your business need

## \* NEW IMPROVEMENTS \*

- NEW 2x2 LED Troffer **Energy Efficient** Lights – *state of the art*
- **REPLACED** ceiling tiles
- **FRESHLY** painted
- **NEW ROOF**



**FLOOR PLAN** | **2,759 SF**





# INTERIOR PHOTOS





# LOCAL MAP

