

130,000 SF OF FLEX, OFFICE, AND R&D SPACE

455

DEVON PARK DRIVE

WAYNE, PA



CBRE

PROPERTY HIGHLIGHTS



BUILDING SIZE

130,000 SF
Divisible to 30,000 SF



FLEXIBLE SPACE

Great for Office, Production, and R&D Uses



OUTSTANDING AMENITIES

Conveniently near King of Prussia Town Center, King of Prussia Mall, and Chester Valley Trail - Amenity Rich!



UNMATCHED ACCESS

- » 5 miles to I-76
- » .75 miles to Routes 202 and 422
- » 1.75 miles to PA Turnpike



ABUNDANT POWER

Power Capabilities
3,000 amp electric at 277/480v



ABOVE AVERAGE PARKING

±700 spaces available
5.75/1,000 parking

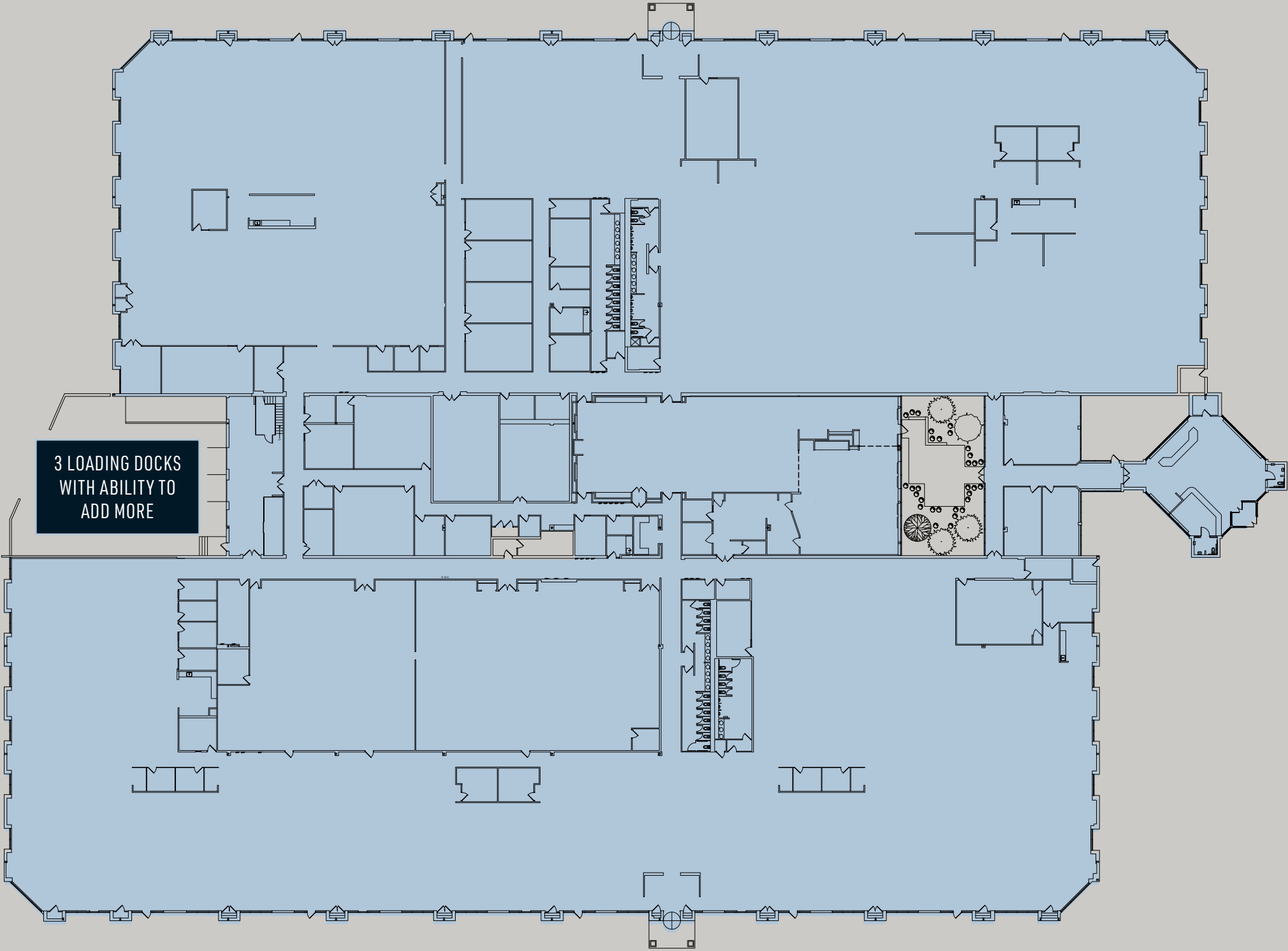


TAX ADVANTAGE

No earned income tax or gross receipt tax in Tredyffrin Township



EXISTING CONDITION PLAN

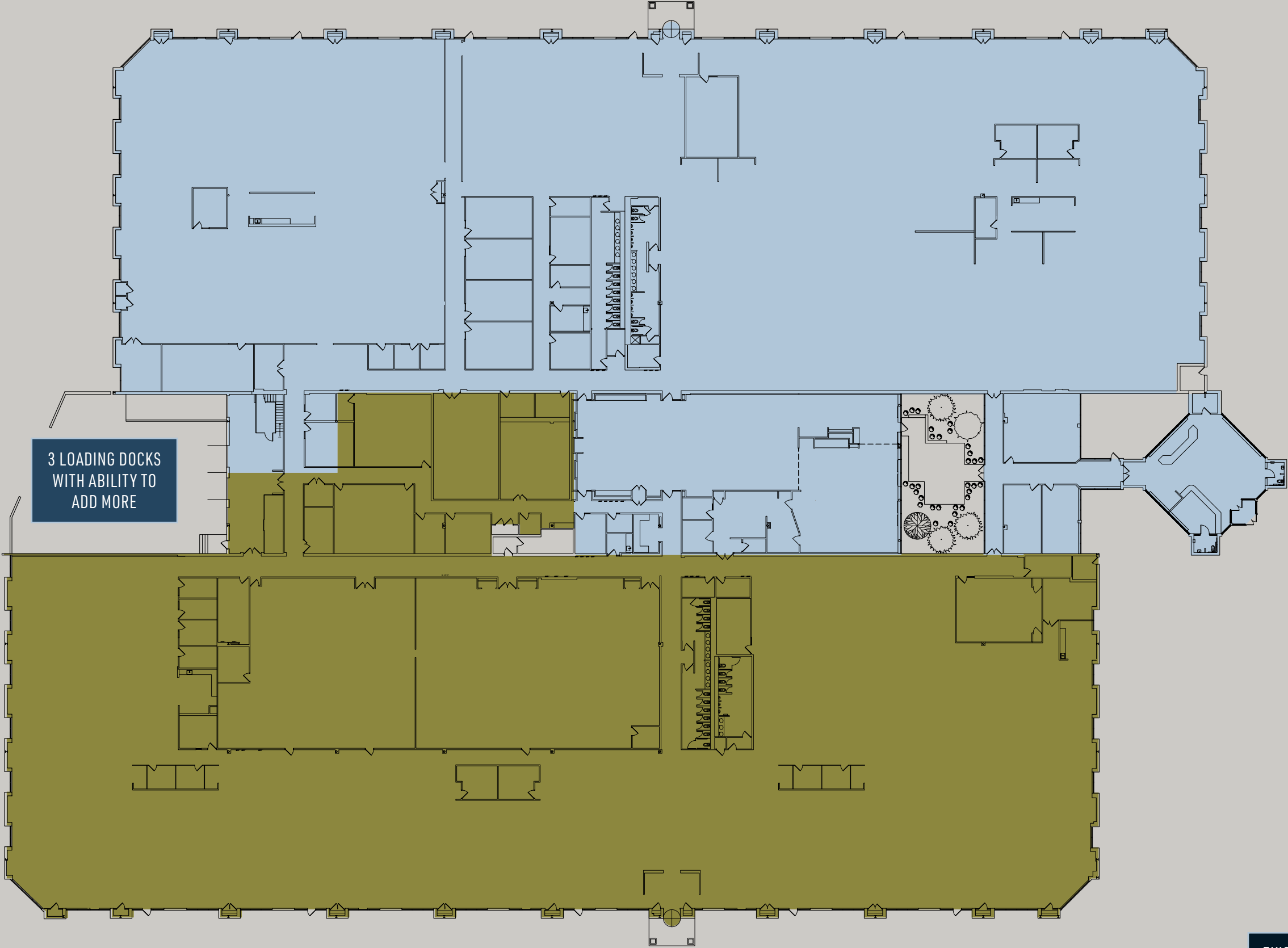


EXISTING FURNITURE CAN BE MADE AVAILABLE

BUILDING SPECIFICATIONS

BUILDING SIZE	130,000 SF
ACRES	10 AC
YEAR BUILT	1984
ROOF TYPE	75" polyester reinforced EPOM membrane installed in 2008 and under warranty until January 2028
CEILING HEIGHT	16'
COLUMN SPACING	40'x40'
DOCK DOORS	Three (3) loading dock doors, with ability to add more
DRIVE-IN DOORS	One(1) drive-in loading door, with ability to add more
CAR PARKING	Approximately 700 car parking spots 5.75/1,000 parking
SPRINKLERS	Wet sprinkler systsem with a Siemens fire alarm panel
HVAC	Fully conditioned - detailed specs available upon request
ZONING	LI - Limited Industrial District, Tredyffrin Township, Chester County
WATER/SEWER	Public Service
NATURAL GAS	Provided by PECO
ELECTRIC	3,000 amp electric at 277/480v
BACK UP POWER	Two (2) Cummins diesel generators each 1,800 amp-480 volts, both providing 1,412 hours

MULTI-TENANT PLAN



EXISTING FURNITURE CAN BE MADE AVAILABLE

30 MIN DRIVE DEMOGRAPHICS



1,593,040
POPULATION



64,244
BUSINESSES



8 MINUTE DRIVE
TO STRAFFORD
TRAIN STATION



873,627
EMPLOYEES



THIRD LARGEST
EMPLOYMENT CENTER IN
THE PHILADELPHIA REGION

422 — 1 MILE | 2 MINUTES
76 — 2 MILES | 4 MINUTES
276 — 3 MILES | 6 MINUTES

SHERATON
EST. 1957

Children's Hospital
of Philadelphia
King of Prussia Campus
124 BEDS

COURTYARD
BY MARRIOTT

MARRIOTT
BONVOY

GATEWAY SHOPPING CENTER

TRADER JOE'S Staples
five BELOW Starbucks Panera MOD
T.J. MAXX SEPHORA FIVE GUYS
Hallmark BALLY HOUSE FIRST WATCH

455
DEVON PARK DRIVE

LIFETIME
FITNESS

KING OF PRUSSIA TOWN CENTER

Wegmans ULTA Walmart
NORDSTROM Rack DAVIO'S MISSION BBQ
HC HAIR CUTTERY DUCK DONUTS FOGO DE CHÃO
heart+paw LAIFITNESS FOUNDING FARMERS
honeygrow Starbucks WILLIAMS SONOMA

KING OF PRUSSIA MALL

NORDSTROM Neiman Marcus Seasons 52
PRIMARK lululemon
Abercrombie & Fitch ARITZIA EATALY
POTTERY BARN Bon Ton CH bloomingdales
Crate&Barrel alo ANTHROPOLOGIE



WORK TO PLAY IN MINUTES

RESTAURANTS

- 1 The Habit Burger Grill
- 2 North Italia Restaurant
- 3 District Taco
- 4 Honeygrow
- 5 Spread Bagelry
- 6 Fogo de Chão
- 7 Starbucks US
- 8 Mission BBQ
- 9 The Capital Grille
- 10 Sullivan's Steakhouse
- 11 Shake Shack
- 12 Eddie V's Prime Seafood
- 13 Cava
- 14 Chipotle Mexican Grill
- 15 Seasons 52
- 16 sweetgreen
- 17 California Tortilla
- 18 Shake Shack
- 19 First Watch Restaurants
- 20 Buffalo Wild Wings
- 21 Bahama Breeze
- 22 Amorino
- 23 Yard House
- 24 Bartaco
- 25 Chili's Grill & Bar
- 26 The Cheesecake Factory
- 27 Wonder
- 28 Maggiano's Little Italy
- 29 California Pizza Kitchen

- 30 The Melting Pot Restaurant
- 31 True Food Kitchen

SERVICES/RETAIL

- 1 Life Time
- 2 Nordstrom Rack
- 3 LA Fitness
- 4 Bloomingdale's
- 5 Nordstrom
- 6 Neiman Marcus
- 7 Macy's
- 8 Pottery Barn Kids
- 9 Arhaus
- 10 Crate and Barrel
- 11 RH
- 12 West Elm

HOTELS

- 1 Courtyard by Marriott
- 2 Holiday Inn Express
- 3 Crowne Plaza Hotels & Resorts
- 4 Hampton Inn
- 5 Element by Westin
- 6 Hyatt Place
- 7 Sheraton Hotels & Resorts
- 8 Studio 6
- 9 Fairfield Inn & Suites by Marriott
- 10 Extended Stay America
- 11 Hyatt House
- 12 Home2 Suites
- 13 Residence Inn by Marriott
- 14 City Express Hotels

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