

650 E Swedesford Rd
Wayne, PA 19087

1,169-13,892 SF
Available

For more information:

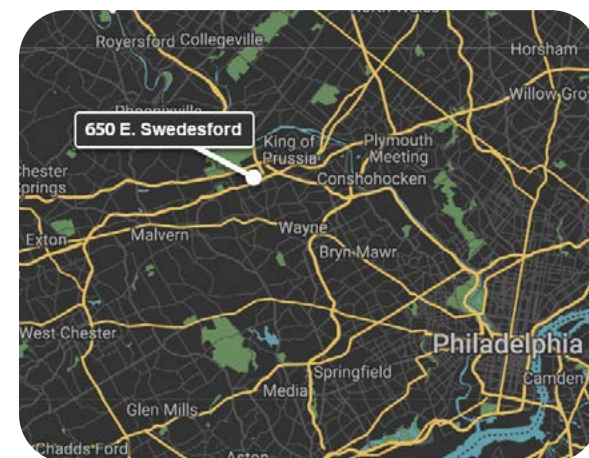
Nelson Way

Director of Leasing & Development
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Premier Office Space Available for Lease

650 E Swedesford Road is part of a premier two-building office campus totaling 203,887 SF. 650 E Swedesford is a 101,627 SF, four-story office building located in Wayne/King of Prussia, one of the region's most desirable submarkets. Located just 20 miles west of Philadelphia, the Swedesford Road corridor provides a highly accessible location along key regional roadways and immediate proximity to the region's most abundant base of retail, dining, and entertainment amenities.



Property Overview

- » Located along the Swedesford Road corridor in one of the region's most attractive submarkets
- » Immediate proximity to the region's most abundant base of retail, dining, and entertainment amenities
- » Significant tax advantages for businesses and employees under Tredyffrin Township
- » Highly accessible location along key regional roadways with premier visibility
- » Ample parking with access from both sides of the building



Property Information

Building Type	Class A Office
Year Built/Renovated	1971/2018
Building Size	101,672 SF
Building Height	4 stories
Typical Floor	25,407 SF
Parking Ratio	4/1,000 SF
Management	In-house property management
On-Site Amenities	Fitness center w/ showers and lockers, a lounge with soft seating, grab and go fresh vending, a variety of common area work spaces, and a courtyard with seating and bocce court
Tax Advantages	No earned income/wage tax or gross receipts/income tax





Now Leasing

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Location Overview

Just 20 miles west of Center City Philadelphia, 650 E. Swedesford is strategically located at the confluence of the region's most heavily travelled roadways, including I-76, I-276, Rt. 202, and Rt. 422. Two minutes away is the largest retail and lifestyle center in the region – the King of Prussia Mall (450 retailers) and the Town Center at King of Prussia, a large-scale outdoor “downtown” providing over 40 shopping, dining, and entertainment destinations and over 3,000 residential units. And for those looking to get outdoors, Valley Forge National Park is just 6 minutes away. Located in the heart of the Philadelphia region, 650 E. Swedesford provides unparalleled convenience and access.

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