



134 | N. Wayne Avenue  
Wayne, PA

Partnership. Performance.

**FOR LEASE: +/- 3,600 SF IN DOWNTOWN WAYNE**

**Location:** > Immediately across the street from the Wayne Train Station (SEPTA Paoli/Thorndale Line)

**Building:** > Total of 15,150 SF of Class A Office & Retail  
> 3,600 SF Available

**Rental Rate:** > \$32.50 + electric

**Notes:** > Open floor plans with an abundance of natural light

**Availability:** > 1st Floor: 1,124 SF  
> 2<sup>nd</sup> Floor: 1,793 SF  
> 3<sup>rd</sup> Floor: 1,810 SF (LEASED)

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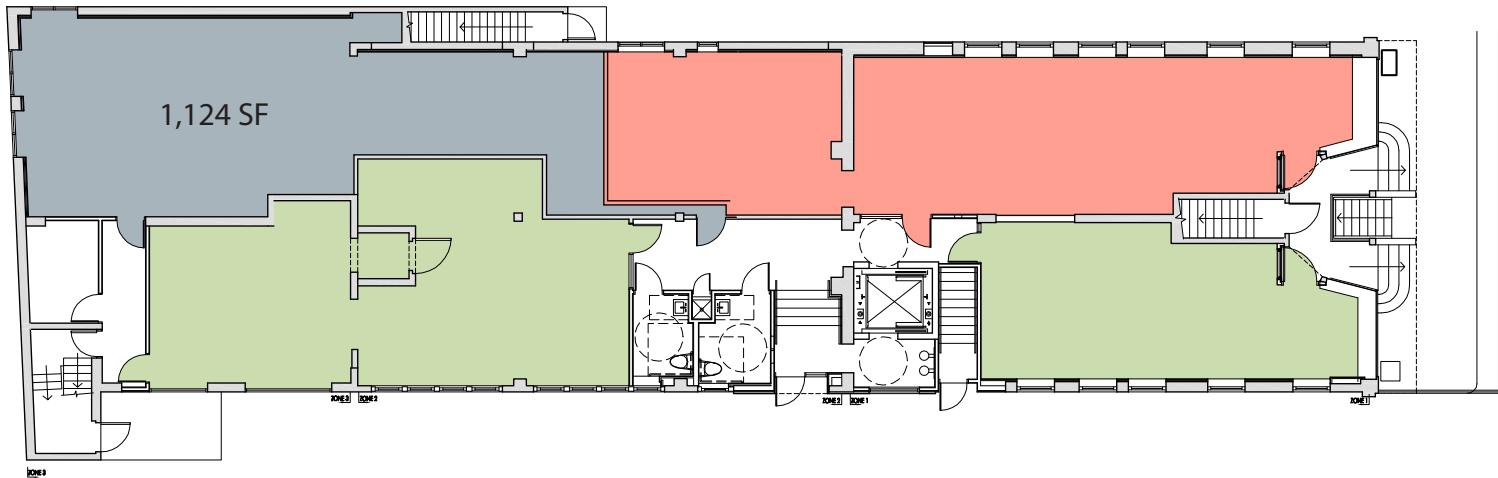
**THE SUBURBAN BUILDING**



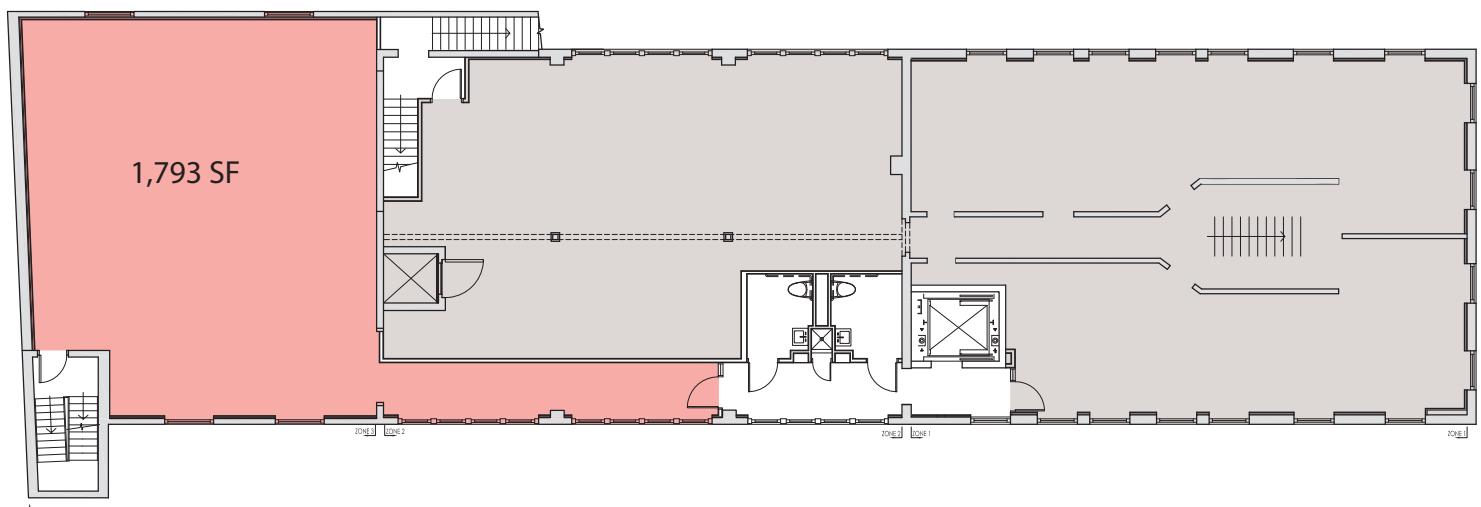
**FOR LEASE: +/- 3,500 SF**

**THE SUBURBAN BUILDING**

**First Floor: 1,124 SF**



**Second Floor: 1,793 SF**



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