FOR LEASE

433 Lancaster Avenue

Malvern, PA 19355

Beautiful newly renovated office building on heavily traveled Route 30 with great signage and visibility.





- Second floor office space with an abundance of natural light.
- Great signage and visibility.
- The building has an elevator.
- Off street parking.
- The space offers 20ft vaulted ceiling height with natural light.

| Location | Second Floor |
|------------------------|----------------|
| Size | 2,000 SF |
| Term | Negotiable |
| Rental Rate* | \$25/SF/YR |
| Space Use | Office |
| Available | March 18, 2025 |
| Building Type | Office |
| Yr Built/Renovate | d 1808/2018 |
| Building Height | 3 Stories |
| Building Size | 11,056 SF |
| Building Class | В |
| Typical Floor Size | 2,987 SF |

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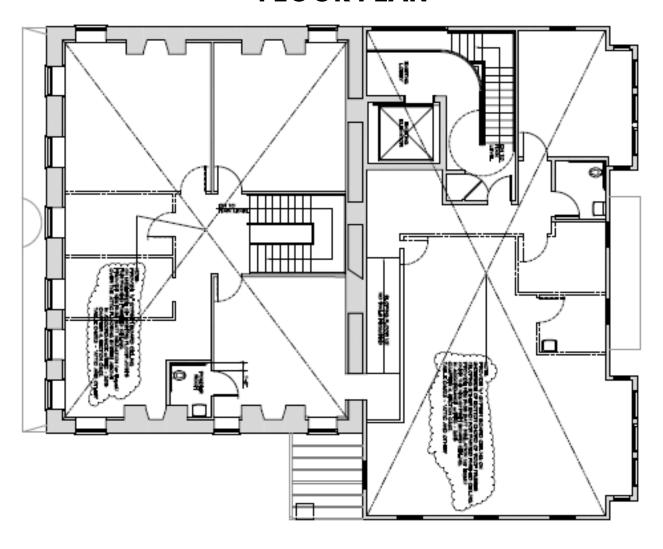








FLOOR PLAN





AERIAL & MAPS

