

266 Lancaster Ave.
Malvern, PA

For Lease or Sale



JoAnn West

610.225.0913

jwest@liebermanearley.com

Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

www.liebermanearley.com | 610-688-4300

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

266 Lancaster Ave.
Malvern, PA

TABLE OF CONTENTS:

Key Features	3
Why This Property	4
Location Site Map	5
Space Plans	6-7

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

KEY FEATURES

BUILDING SIZE:	16,200 SF of Flexible Office Space
LOCATION:	Strategically located across from Paoli Hospital providing convenience and proximity to medical professionals and patients.
IDEAL FOR:	Medical office users, healthcare providers, and professional businesses such as legal, accounting, or financial services.
CUSTOMIZABLE LAYOUT:	Perfect for medical suites, clinics, healthcare offices, or professional services, with the ability to design space to meet your specific needs.
PARKING:	Ample on-site parking available for staff and visitors. <ul style="list-style-type: none">• 34 Garage Spaces• 88 Surface Spaces
SIGNAGE:	Exterior Signage on Monument Sign
ACCESSIBILITY:	Easy access to major roads and public transportation.

JoAnn West

610.225.0913

jwest@liebermanearley.com

Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

Why This Property

HEALTHCARE PROXIMITY:	Being near a major hospital makes this property ideal for healthcare providers and businesses that benefit from proximity to medical facilities
PROFESSIONAL ATMOSPHERE:	Suitable for a range of businesses, from private medical practices to professional firms seeking a high-quality, well-located office space.
MOVE-IN READY:	The building is in excellent condition, offering a clean and professional environment with minimal modifications required.
GROWTH OPPORTUNITY:	With the rising demand for healthcare services and professional businesses in the area, this property offers a strong opportunity for future growth.
TURNKEY SPACE:	Ready for immediate occupancy for medical practices or professional offices.



JoAnn West

610.225.0913

jwest@liebermanearley.com

Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

LOCATION SITE MAP



266 Lancaster Avenue



Industrial Blvd

Central Ave

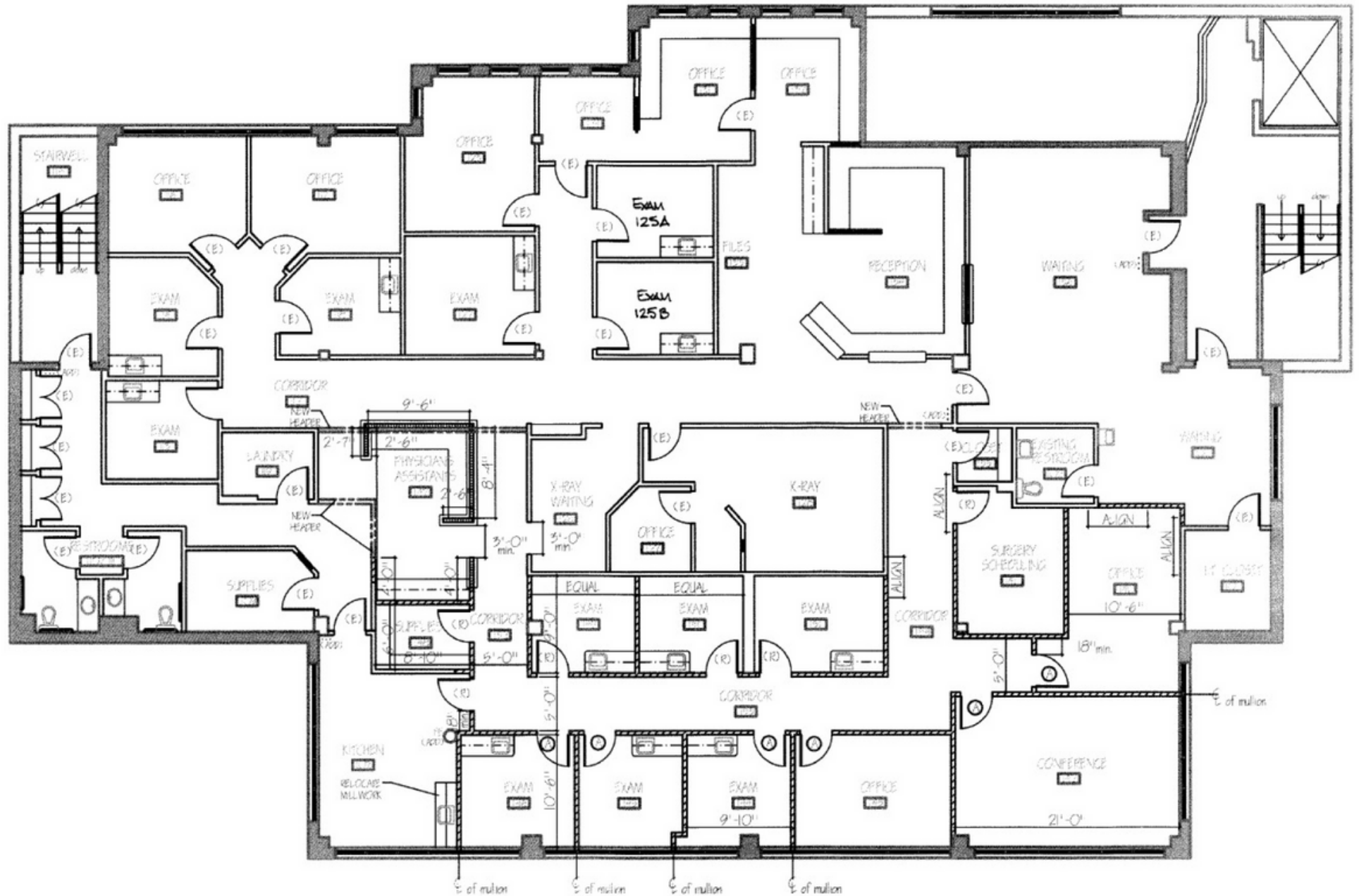
Central Ave

E King Rd

LOCATION SITE MAP



FLOOR PLANS - SECOND FLOOR



FLOOR PLANS - THIRD FLOOR

