



455 DEVON PARK DRIVE

Wayne, PA

In a Nutshell

455 Devon Park Drive was built in 1986 and has been occupied by Vanguard since 1990. The building will be fully renovated to suit today's demand.

The 134,000-square-foot, one-story structure features an energy-efficient HVAC system, two generators, loading docks and 16-foot ceilings.

Due to its location in Tredyffrin Township, there is no earned income tax imposed.

Existing Building



Proposed Front Facade



The Vision

The architectural vision behind the renovation is to transform a 45-year-old brick office building into a modern flex/office/life science facility. The site is zoned industrial.

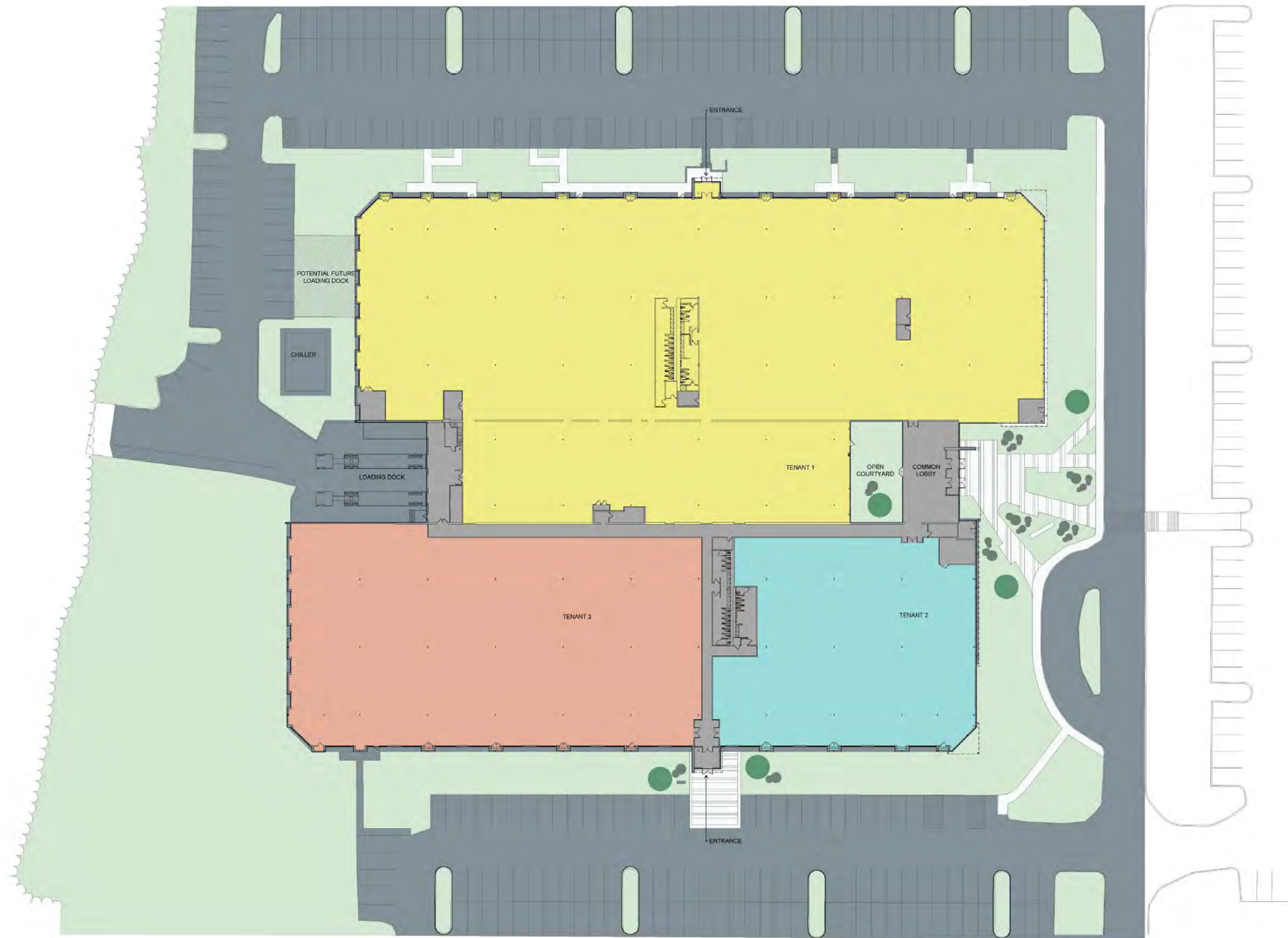
As part of the modernization project, the existing main entry façade will be replaced with a glass curtain wall and decorative screening system to provide signage and visibility from Devon Park Drive. Also included in the project scope are a new main entry lobby and new secondary entry on the east and west sides of the building as needed. Multiple loading dock locations are available.

A generous 16-foot floor to steel beam ceiling height provides a creative option to remove the acoustical drop ceilings for a more modern and flexible interior.





Single Tenant Floor Plan



Possible Multiple Tenant Floor Plan

Utilities

Electrical

2,500 AMP 277/480V 3-phase

Generators

2 Cummins diesel generators, 1,800 AMP 277/480V, each providing 1,412 hours

Mechanical

*37 rooftop heat pump units
3 variable air volume handling units
7 computer room air conditioning units
8 exhaust fans
Baseboard perimeter heating*

Domestic Water

3" service

Fire Protection

Full building wet sprinkler system and Siemens fire alarm panel

Controls

Alerton building automation system

Building Features

Foundation

Slab on concrete spread footings

Structure

Steel frame

Roof

.075" polyester reinforced EPDM membrane installed in 2018 and under warranty until January 2028

Restrooms

Two women's restrooms with 18 stalls and 15 sinks

Two men's restrooms with 10 stalls, nine urinals, and 12 sinks



Generator and Loading Dock

Location

Occupying a 10-acre site with 700 parking spaces, 455 Devon Park Drive is in a prime location, just minutes from Routes 202 and 422, I-76, and the Pennsylvania Turnpike.

It is also less than three miles from the King of Prussia Mall and King of Prussia Town Center, which collectively offer hundreds of stores, restaurants, and entertainment venues.

For outdoor amenities, the site is close to Valley Forge National Historic Park and conveniently adjacent to the 18.6-mile Chester Valley Trail.





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