

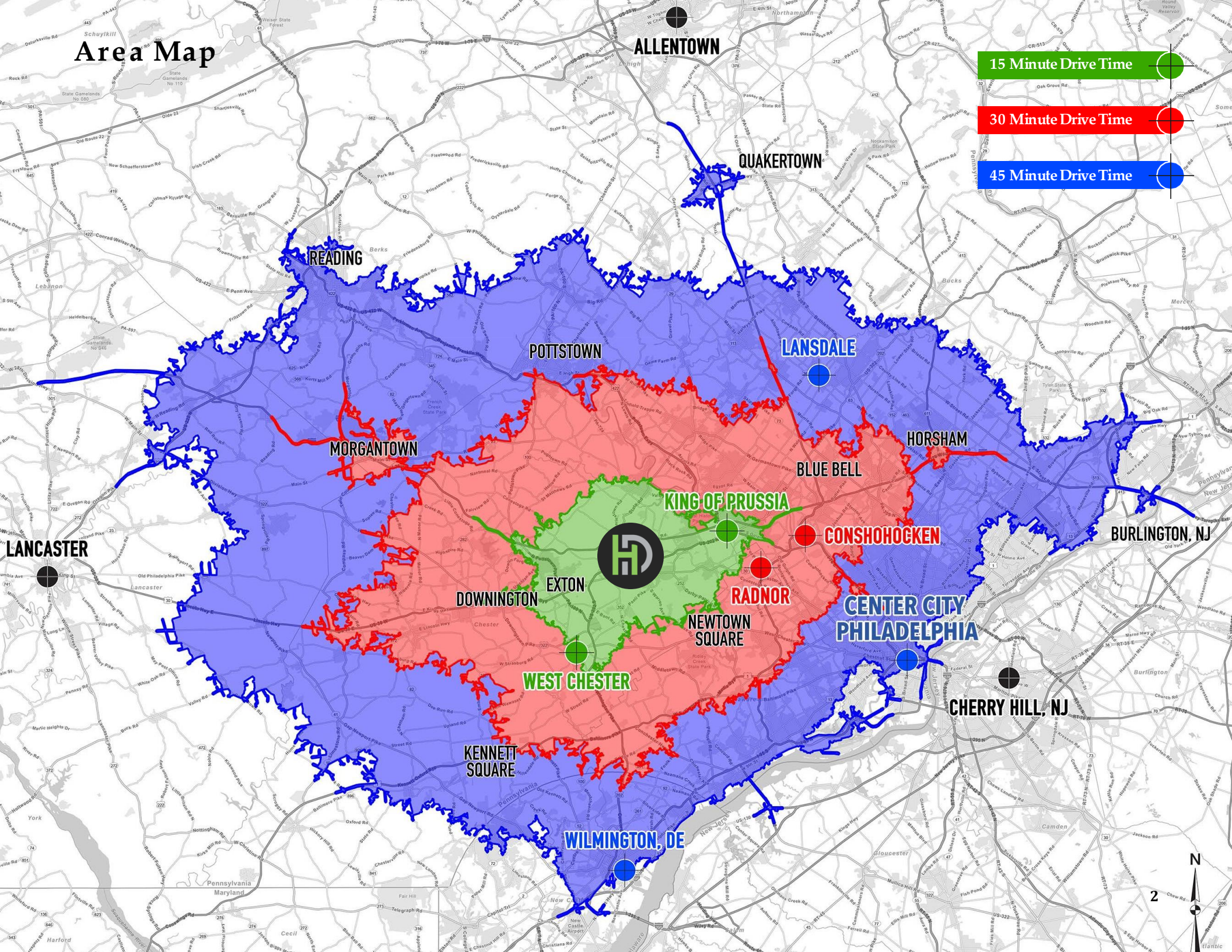


**Office & Medical Space
For Sale or Lease**

3,000 – 24,000 Sq Ft

325 Central Ave, Malvern, PA

Area Map



15 Minute Drive Time

30 Minute Drive Time

45 Minute Drive Time



Local Aerial

Malvern, PA

Largest Employers



Johnson & Johnson



UNISYS

CHUBB®



325 Central Ave.

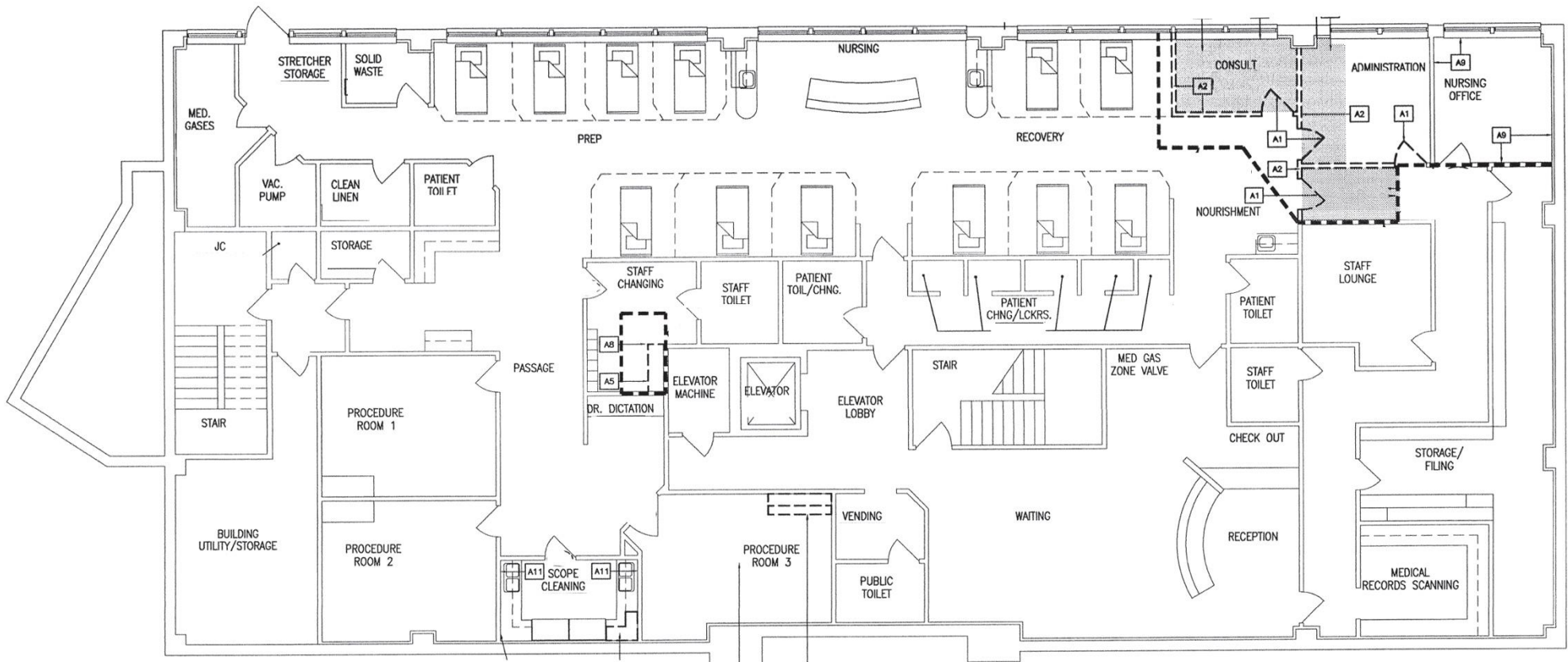
Rent Roll

	Space Status	Square Feet	Occupancy Expiration	Floor
Vacant Surgery Ctr	For Lease	+/- 8,000	06/30/24	Ground Floor
Women for Women	Vacated/Paying Rent	2,212	6/30/26	1 st Floor
Chester County Eye	Occupied/Open	3,420	12/31/28	1 st Floor
Crowley Int. Medicine	Occupied/Open	1,739	12/31/28	1 st Floor
Main Line Gastroenterology	Occupied/Closing	7,464	9/30/26	2 nd Floor
Total Building		26,000		

- ▶ 110 parking spaces available
- ▶ 1.94 acre lot

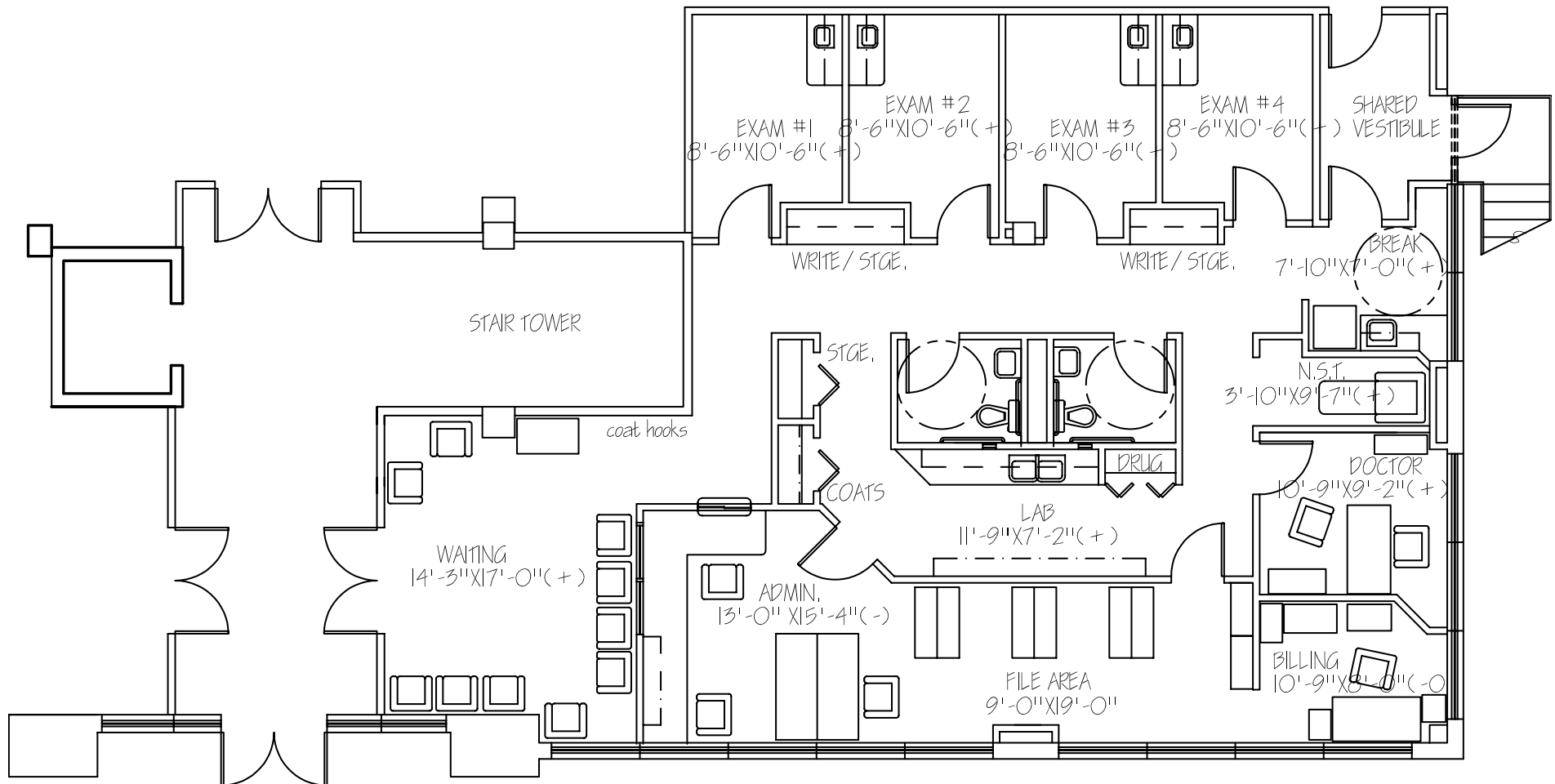
Garden Level

4,000 - 8,000 SF



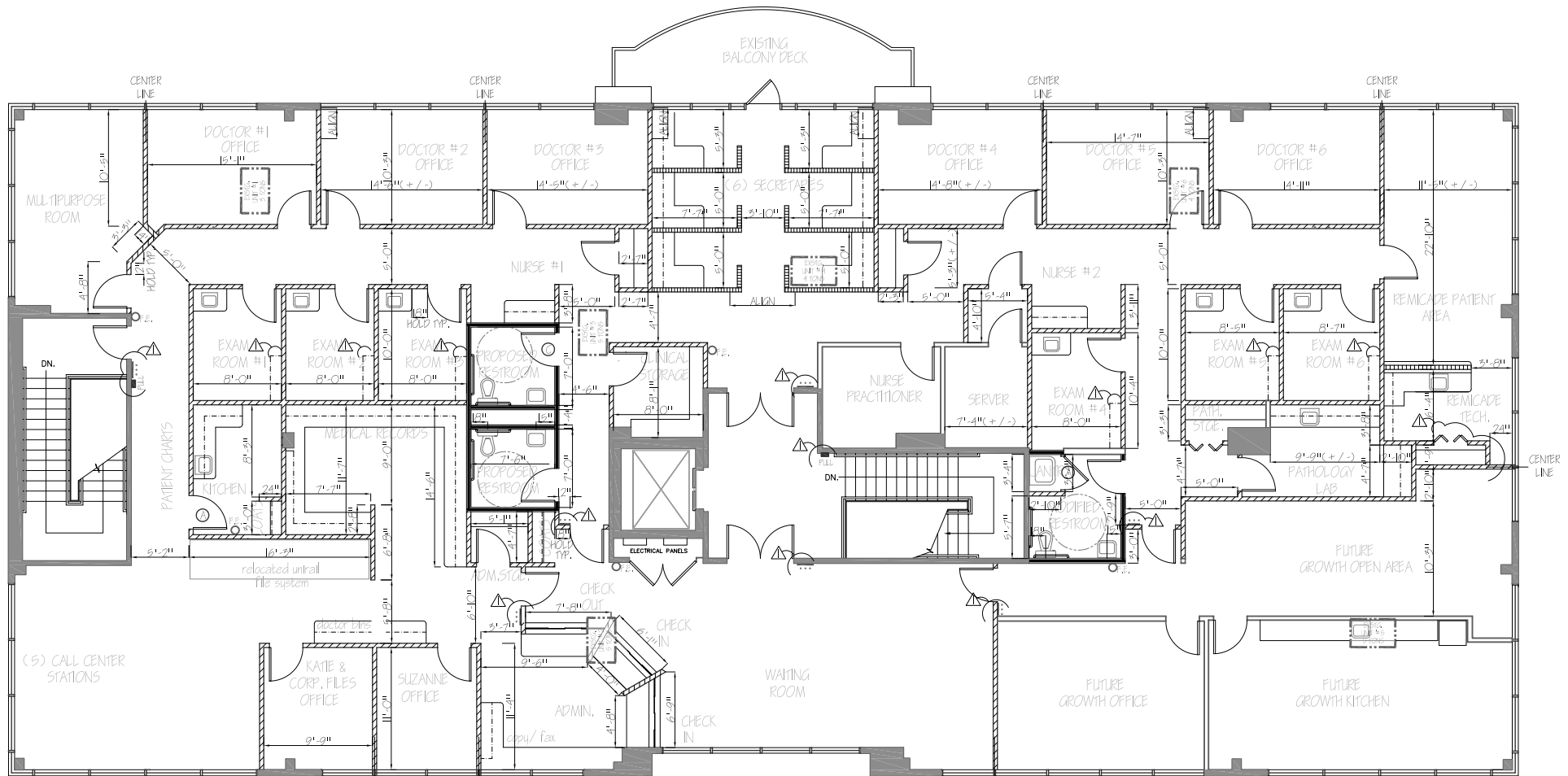
1st Floor / Entry Level

3,000 SF



2nd Floor / Top Floor

8,000 SF



Call Us

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325 CENTRAL AVENUE



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