

FOR LEASE!

1008 Upper Gulph Road Wayne, PA



OVERVIEW

Property Highlights

- **Architectural gem available for lease in Wayne (Tredyffrin Township).**
- **Lease Rate:** \$29.50 + Utilities & Janitorial
2nd Floor: +/- 1,500 SF Available
3rd Floor: +/- 3,500 SF Available
- **Location:** Close proximity to the heart of Downtown Wayne and amenities in King of Prussia. Situated in a tax-friendly location, Tredyffrin Township, with convenient access to Route 202, Route 422, Route 30, I-76, PA Turnpike, and I-476.
- Building is elevator served.

OVERVIEW

Property Features

- Well-maintained standalone building with private off-street parking
- Architecturally unique office building with combinations of exposed stone walls, brick walls and columns, and high 25' ceilings available on the 3rd floor with large wood trusses.
- **Move-in ready;** with separate entrance, kitchen, bathroom, and conference room on each floor.
- Adjacent to municipal park allowing occupants to access picnic tables, basketball courts, baseball field, and walking areas with only a few steps from 1008 Upper Gulph Road

FOR MORE INFORMATION

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The foregoing information was furnished to us by sources we deem to be reliable, but we do not warrant or make any representation as to accuracy thereof. The foregoing is subject to correction of any errors or omissions, change of price prior sale or withdrawal from the market without notice.



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