



# Oaks Medical Center | 400 & 450 Cresson Boulevard Oaks, PA 19460

## Available Space

### 400 Cresson Boulevard

- Suite 100: 2,960 RSF
- Suite 106: 959 RSF
- Suite 110: 1,825 RSF
- Suite 208: 1,384 RSF
- Suite 210: 4,431 RSF
- [Suite 300: 2,192 RSF](#)

### 450 Cresson Boulevard

- Suite 100: 5,701 RSF
- [Suite 210: 4,048 RSF](#)

### Virtual Tour



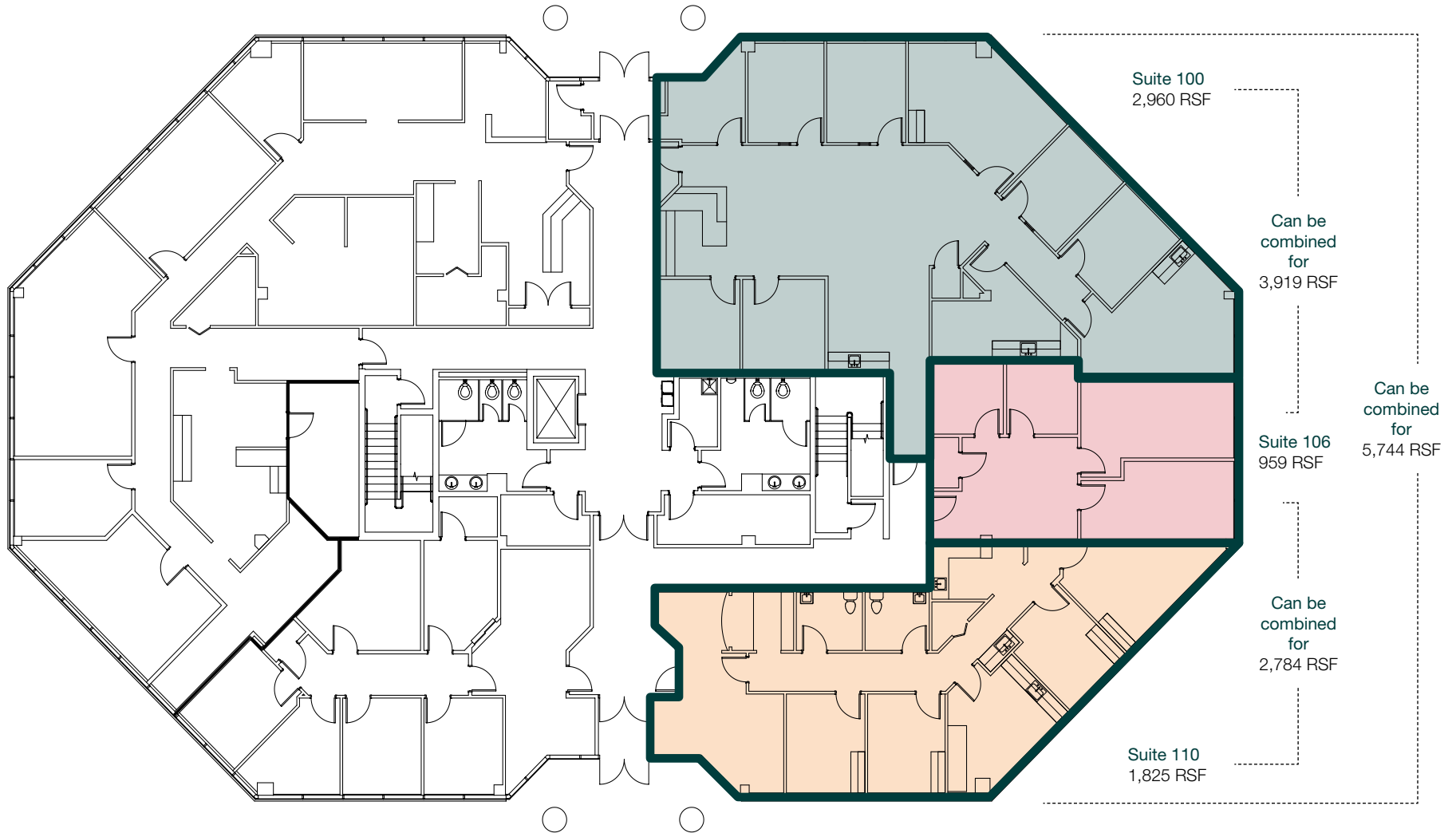
Click any link  
for a virtual tour.

## Property Highlights

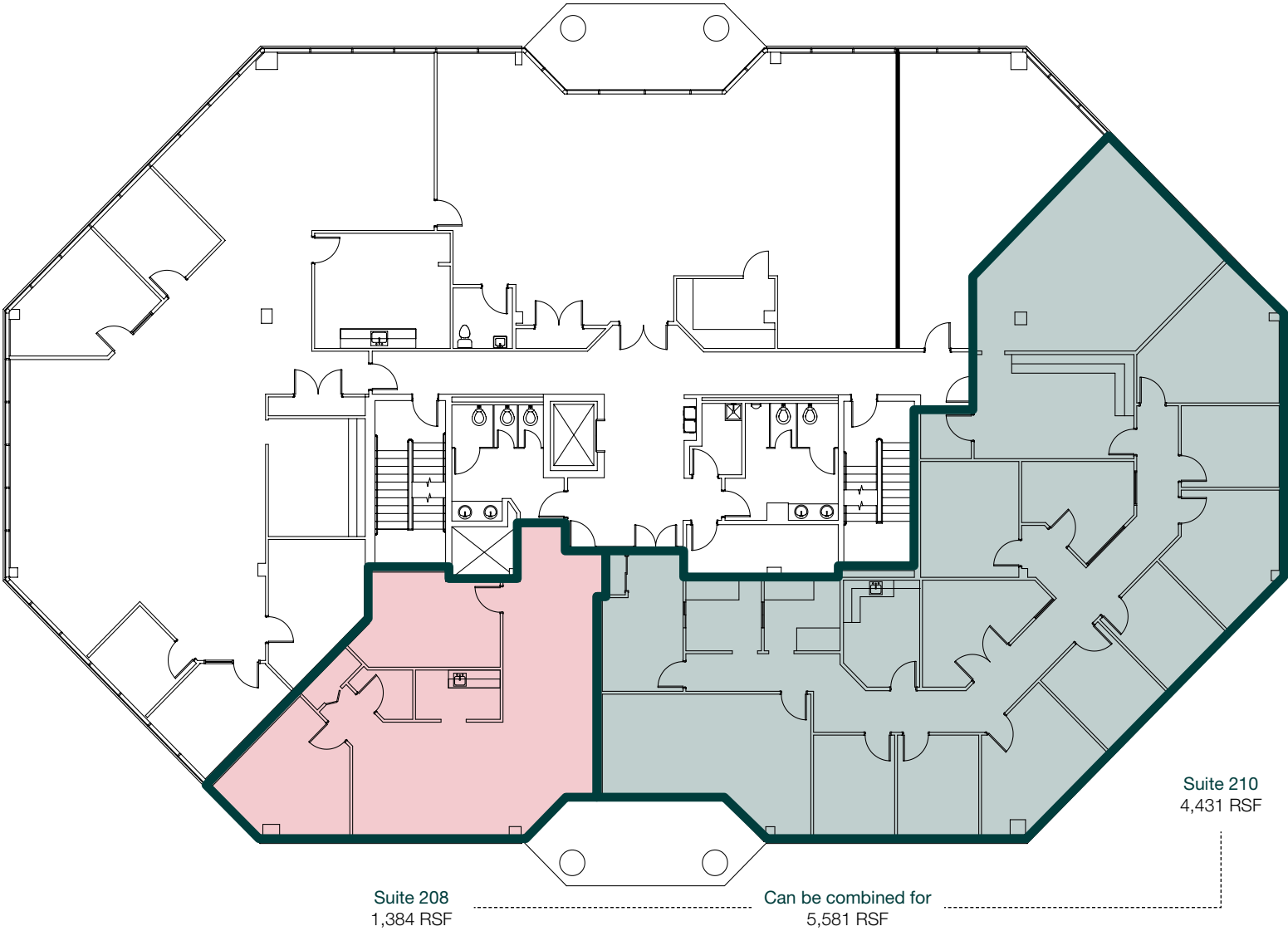
- Class "A" medical office building
- Full medical fitouts available
- Well capitalized ownership
- Visible from Route 422 with average daily vehicle count of 267,608
- Immediate access to Route 422, minutes from PA Turnpike and I-76
- Less than 15 minutes from King of Prussia Mall and Providence Town Center
- Ample Parking
- Prominent signage on Route 422



## First Floor Plan



Second Floor Plan

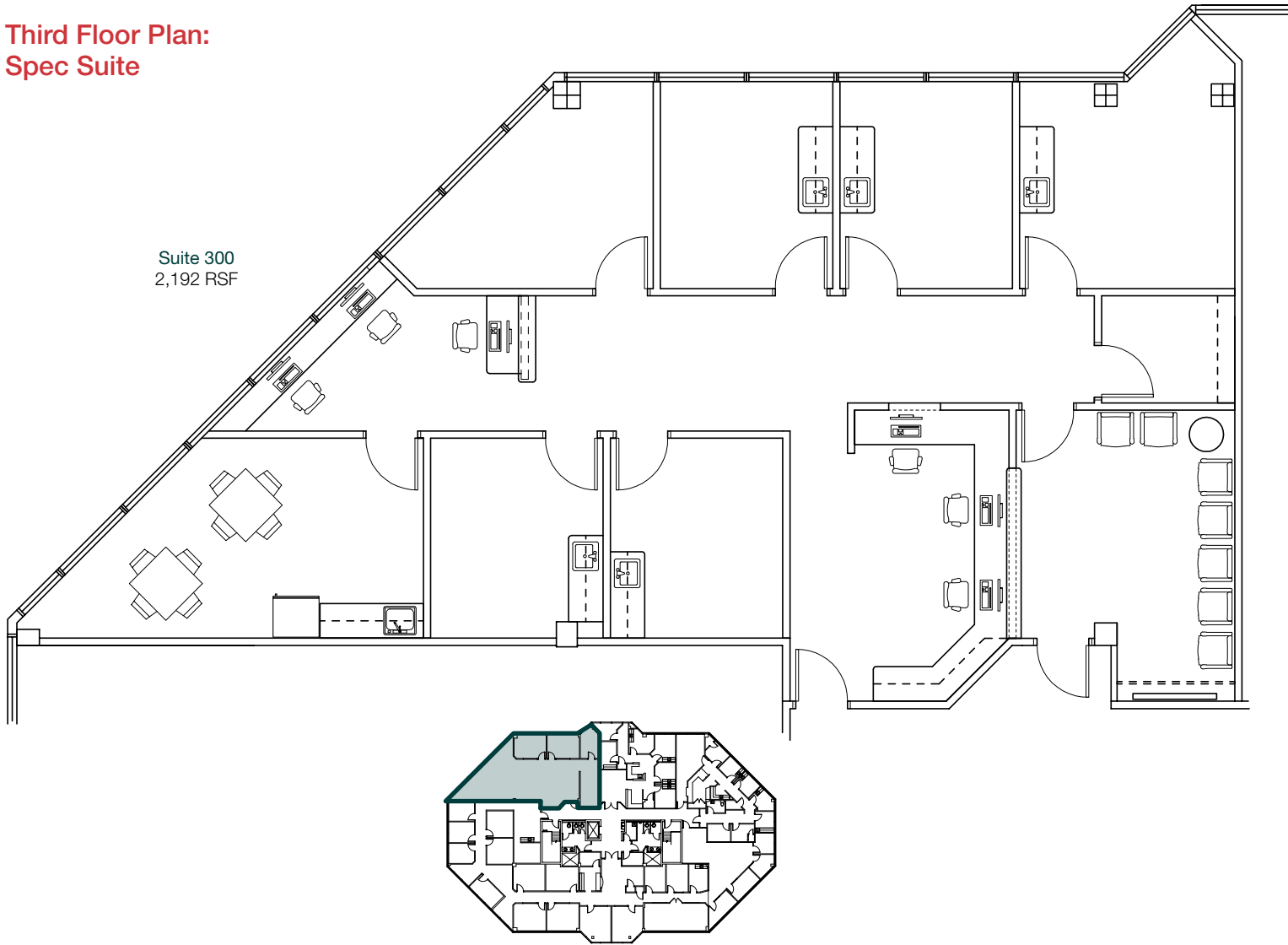


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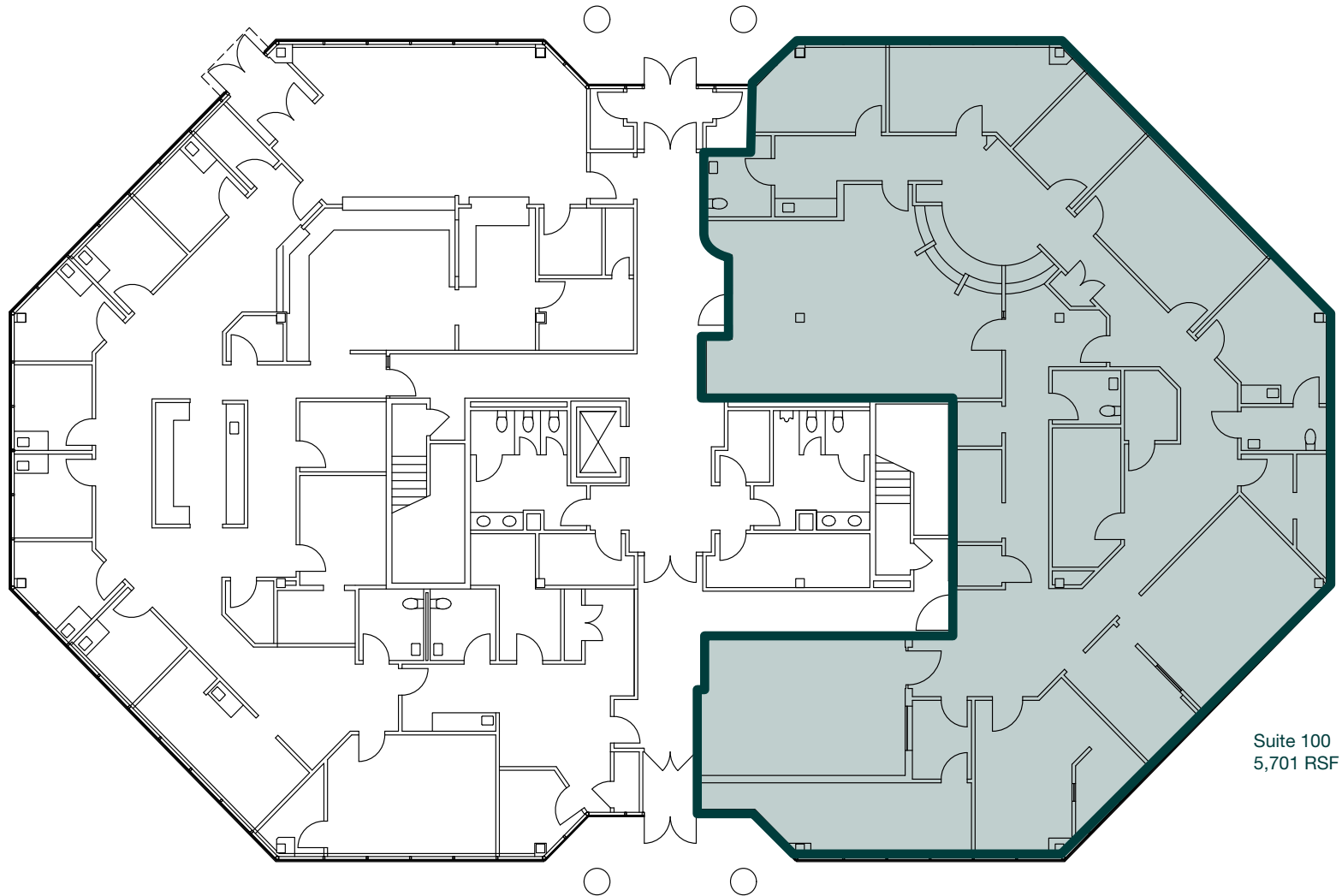
## Third Floor Plan: Spec Suite

Suite 300  
2,192 RSF



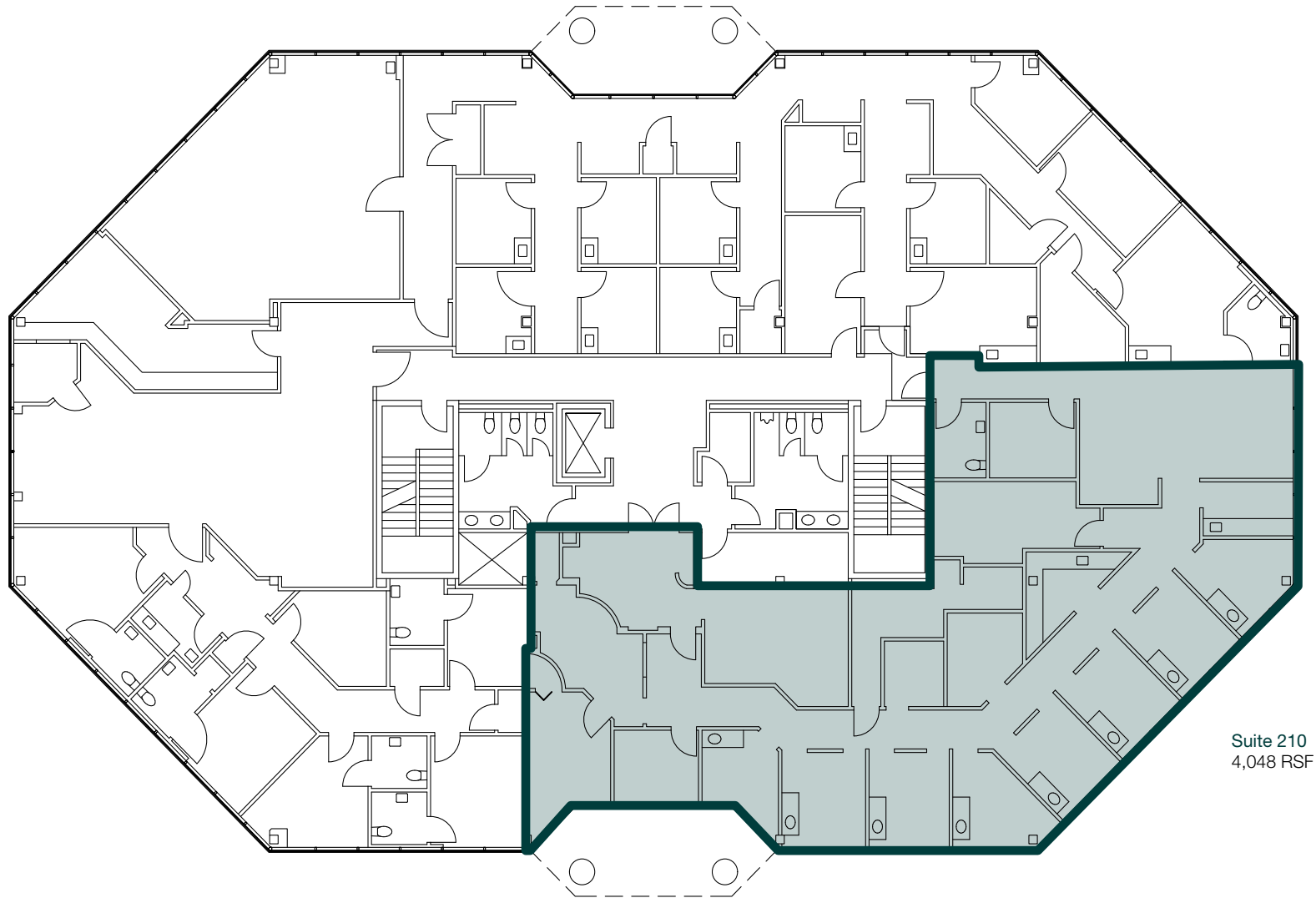


## First Floor Plan



Suite 100  
5,701 RSF

## Second Floor Plan



Suite 210  
4,048 RSF

## Nearby Amenities

- Buffalo Wild Wings
- Starbucks
- Wendy's
- WSFS Bank
- Jersey Mike's Subs
- Moe's Southwest Grill
- Tropical Smoothie Cafe
- Hand and Stone Massage and Facial Spa
- Oaks Nails Spa
- Supercuts
- Oaks Italian Deli
- UNO Pizzeria & Grill
- Ardent Credit Union
- Dunkin'
- Bob Evans

