

255 Great Valley Parkway
Malvern, PA

For Sale & Lease
5,946 SF



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

255 Great Valley Parkway
Malvern, PA



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EXECUTIVE SUMMARY

Total Available: Divisible:	5,946 SF ~2,000 SF - 5,946 SF
Type:	7 unit office condo within the Great Valley Corporate Center
Municipality:	East Whiteland Township
Electric:	200 AMPs PECO - sub-metered by the condo association
Roof:	Installed in 2013 Warranty through 2028
Other:	- Wet sprinkler system - Steel frame/masonry - Parcel: 42-04-001.5.116 - Public water & sewer - Zoning: G1

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BUILDING DESCRIPTION:

- 5,946 SF suite is part of a 36,600 SF building
- Built in 1980 and renovated in 2005
- Suite occupies the entire second-floor with a private elevator
- 5.64/1,000 SF parking ratio
- Located near major highways: 202, PA Turnpike, 422



Sale Price:

\$150/SF or \$891,500

Lease Rate:

\$17.75/SF + utilities

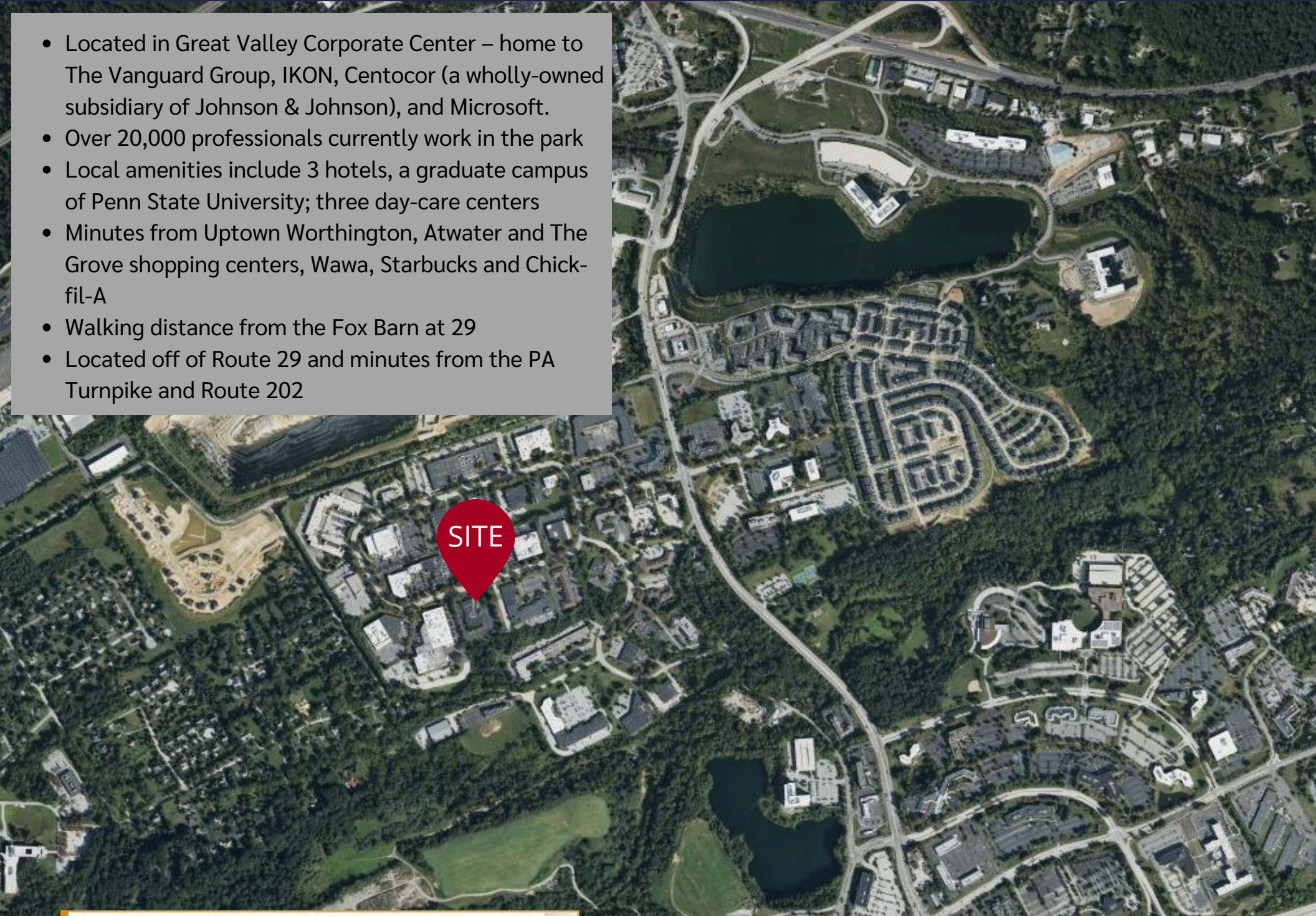
INTERIOR PHOTOS



- Easily divisible
- Flexible floor plan includes private windowed offices, conference rooms, bull pen areas, server rooms, and break rooms
- Private restrooms within unit
- Elevator has direct access to unit
- Plug and play opportunities available
- Executive suite includes a private restroom

LOCATION HIGHLIGHTS / SITE MAP

- Located in Great Valley Corporate Center – home to The Vanguard Group, IKON, Centocor (a wholly-owned subsidiary of Johnson & Johnson), and Microsoft.
- Over 20,000 professionals currently work in the park
- Local amenities include 3 hotels, a graduate campus of Penn State University; three day-care centers
- Minutes from Uptown Worthington, Atwater and The Grove shopping centers, Wawa, Starbucks and Chick-fil-A
- Walking distance from the Fox Barn at 29
- Located off of Route 29 and minutes from the PA Turnpike and Route 202



AERIAL VIEW OF BUILDING

