

FOR SALE: TURN-KEY OFFICE SPACE

460 E King Road | Malvern, PA

EQUITY CRE



ASKING PRICE: \$1,200,000



PROPERTY HIGHLIGHTS

- 3 floors of office space available with the ability to demise by floor
- Total SF: 6,520 SF
- Private parking lot with 23 spaces
- Visible pylon signage
- Traffic count: 6,000 ADT
- Steps from the SEPTA Malvern Station
- Close proximity to Route 202, Lancaster Ave & the PA Turnpike
- Approximately 25 miles west of Philadelphia
- Permitted Uses: Educational, Office or religious
- Conditional Uses: Daycare



FLOOR DIVISIONS

- **Basement: 2,232 SF**
 - 4 offices
 - Large conference room
 - Reception area
 - Kitchenette
 - 2 bathrooms
 - Open work space
 - Skylights providing natural light
- **1st Floor: 2,144 SF**
 - 6 offices
 - 1 conference room
 - 2 bathrooms
 - Reception area
- **2nd Floor: 2,144 SF**
 - 6 offices
 - Open work space
 - 2 bathrooms

CONTACT

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

JAKE DOYLE

jdoyle@equitycre.com

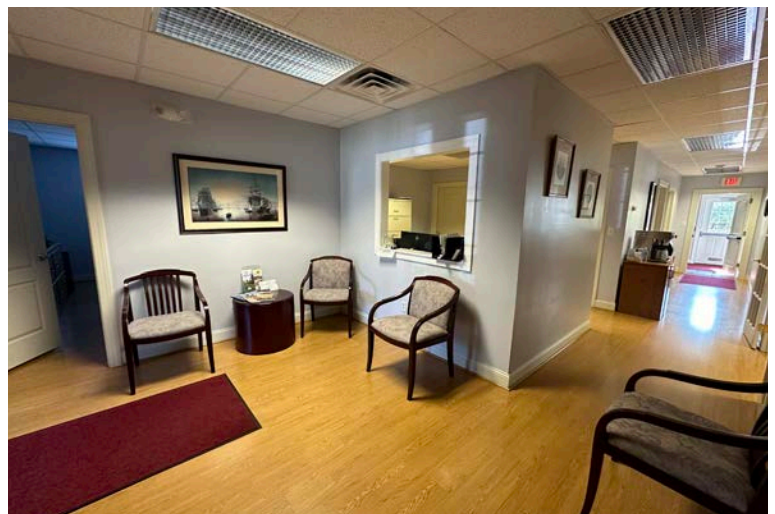
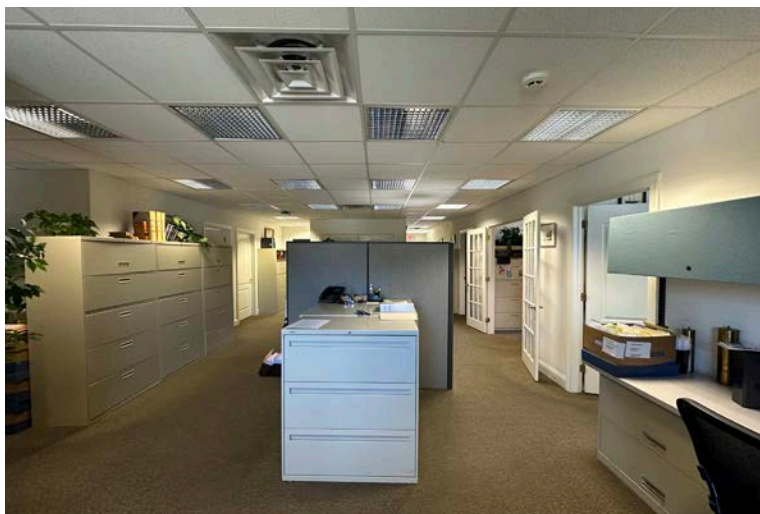
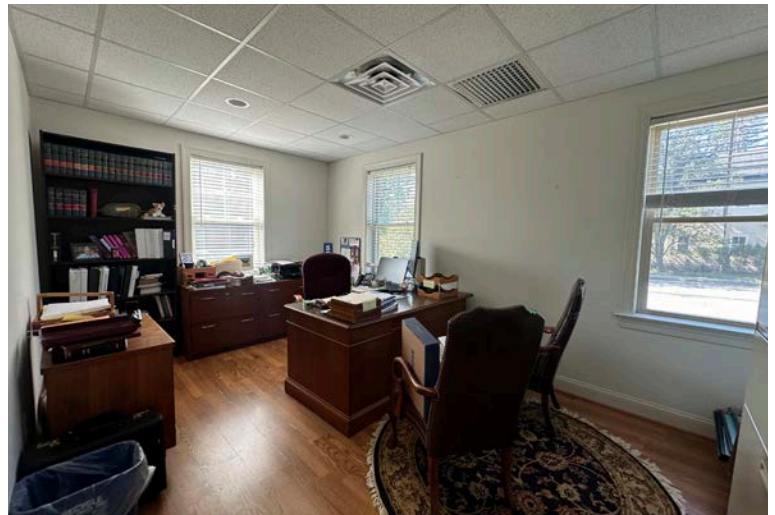
DIRECT 484.531.2176

FOR SALE: TURN-KEY OFFICE SPACE

460 E King Road | Malvern, PA

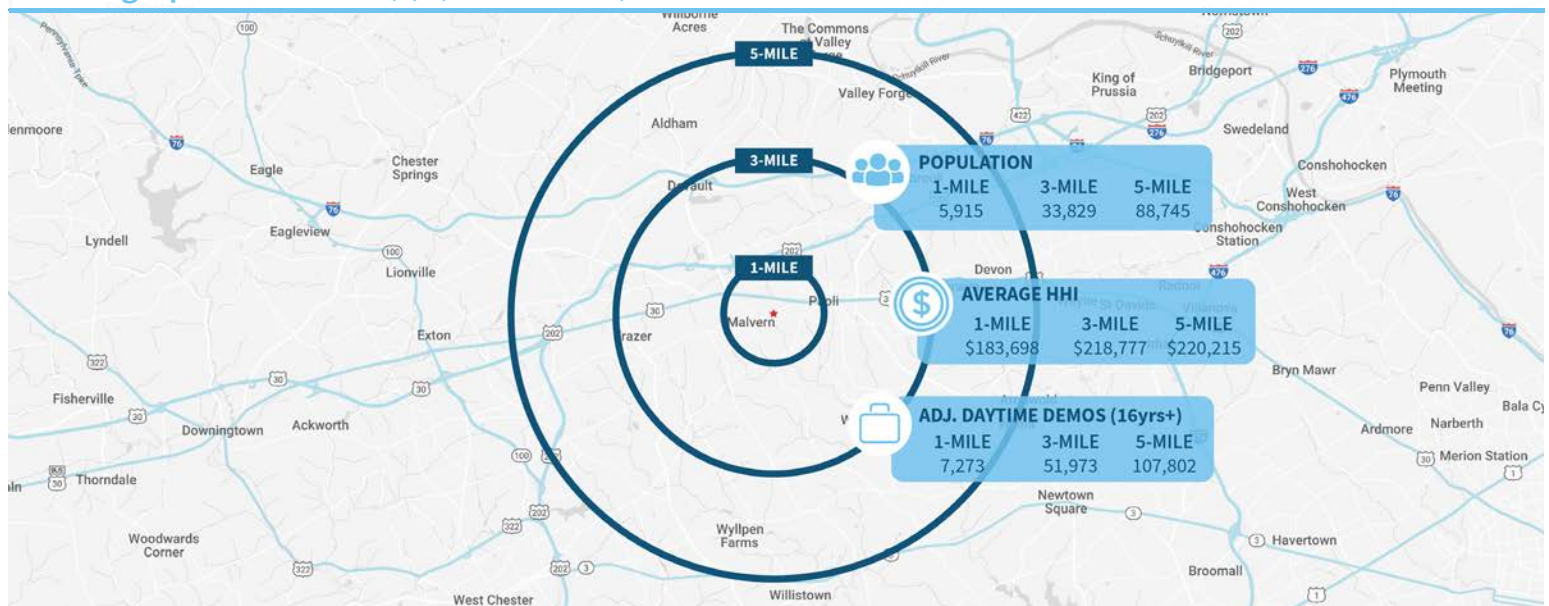
EQUITY CRE

OFFICE SPACE



FOR SALE: TURN-KEY OFFICE SPACE

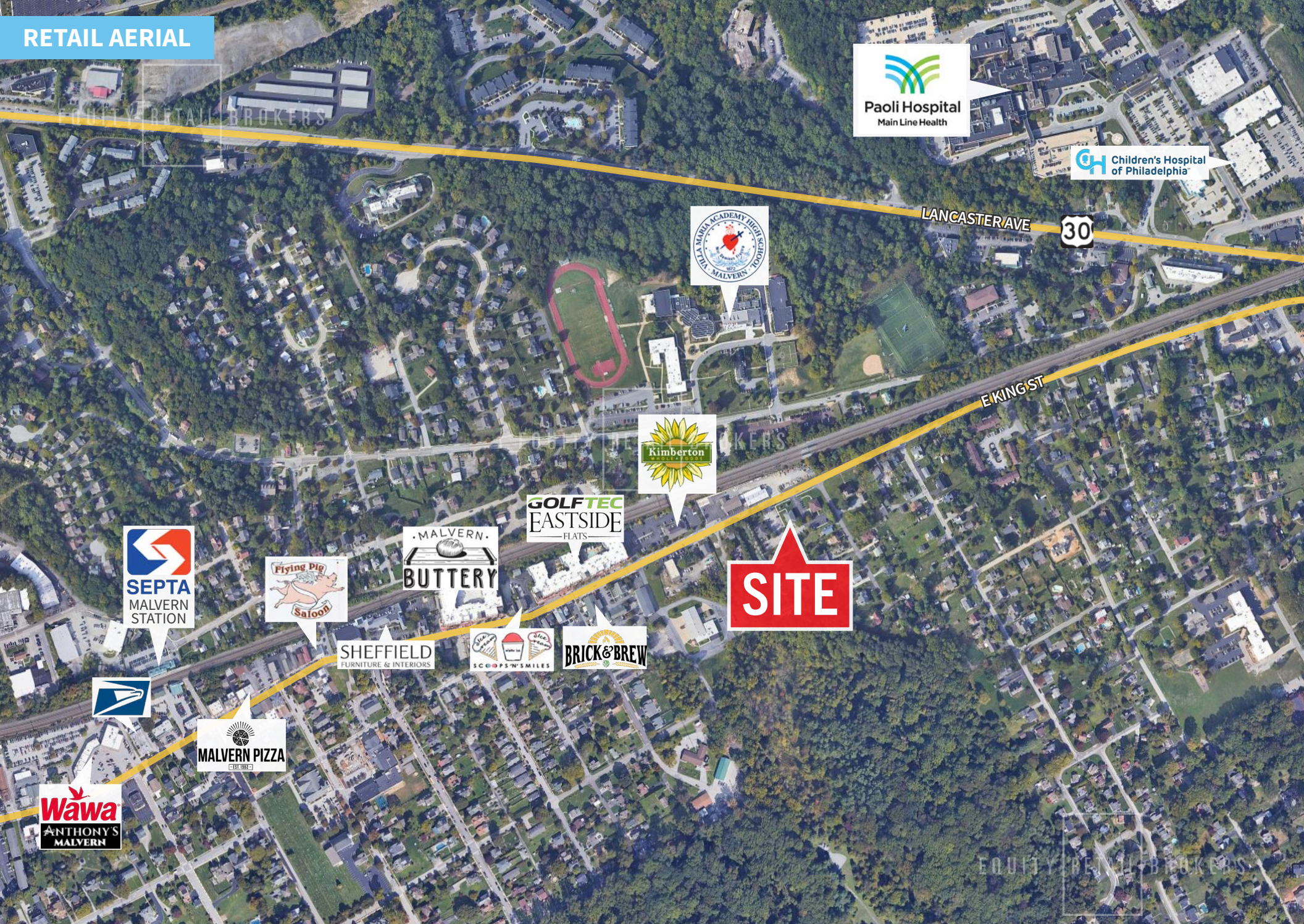
460 E King Road | Malvern, PA

EQUITY CRE**Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE CAPITAL MARKETS**
REAL ESTATE NETWORK

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Steve Jeffries and Jake Doyle are licensed in PA.

09/25

RETAIL AERIAL



LOCATION AERIAL

