

FOR LEASE: TURN-KEY OFFICE SPACE

460 E King Road | Malvern, PA

EQUITY CRE



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

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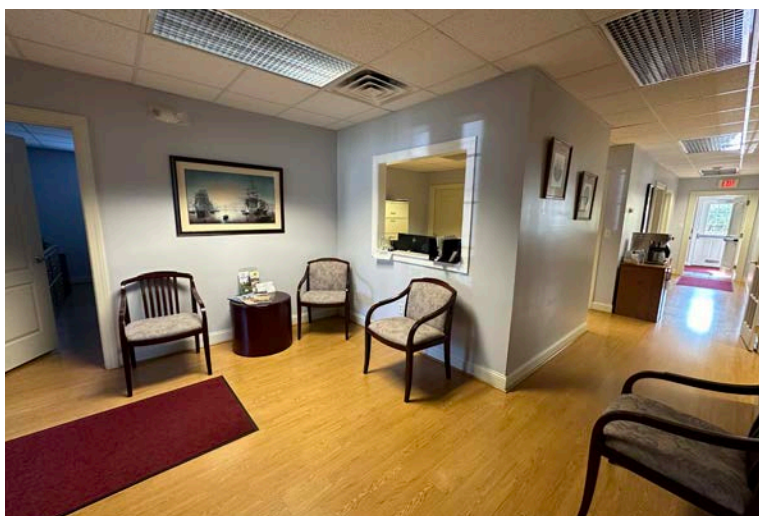
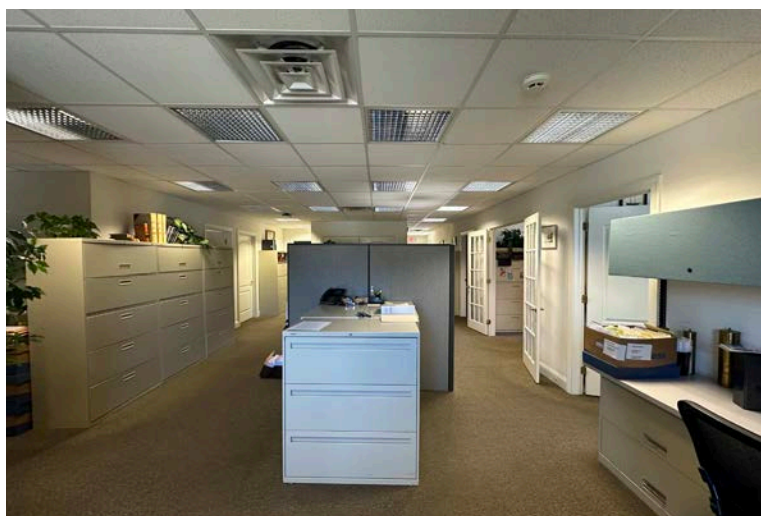
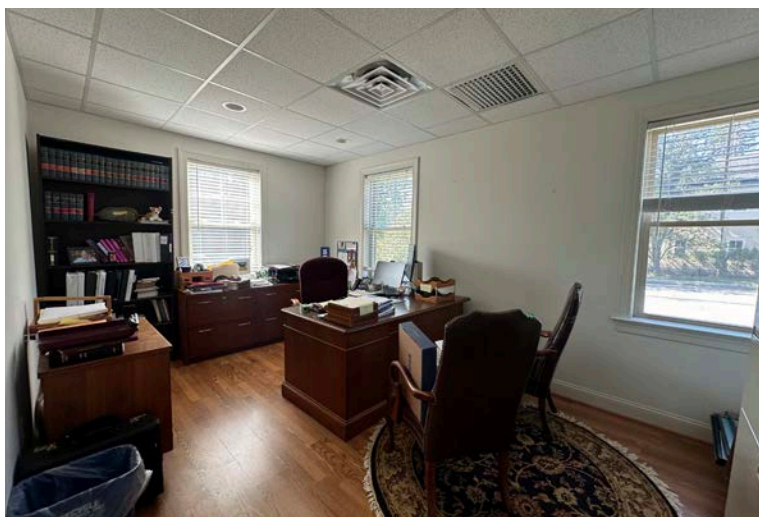
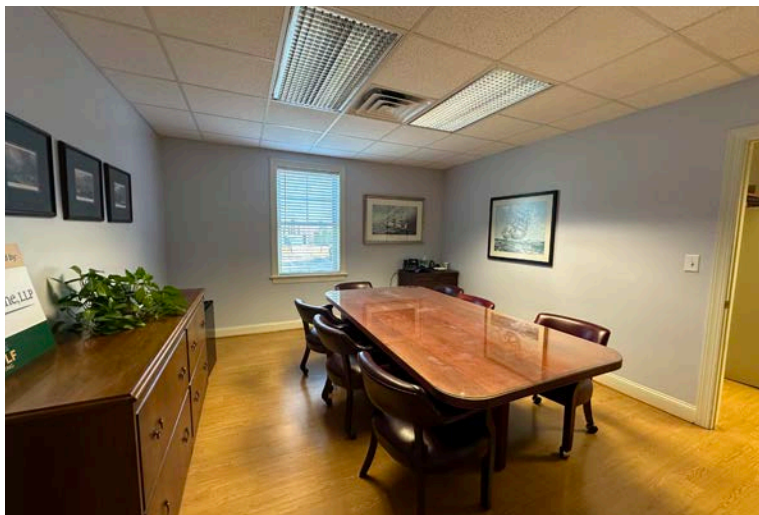
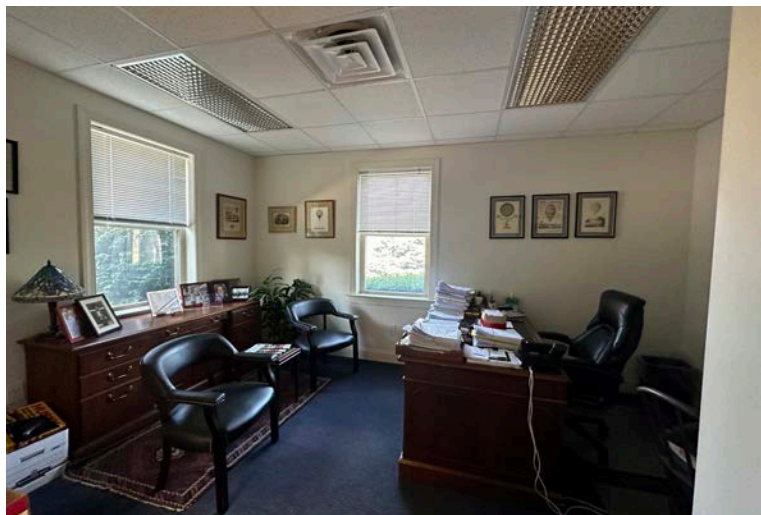
DIRECT 484.531.2176

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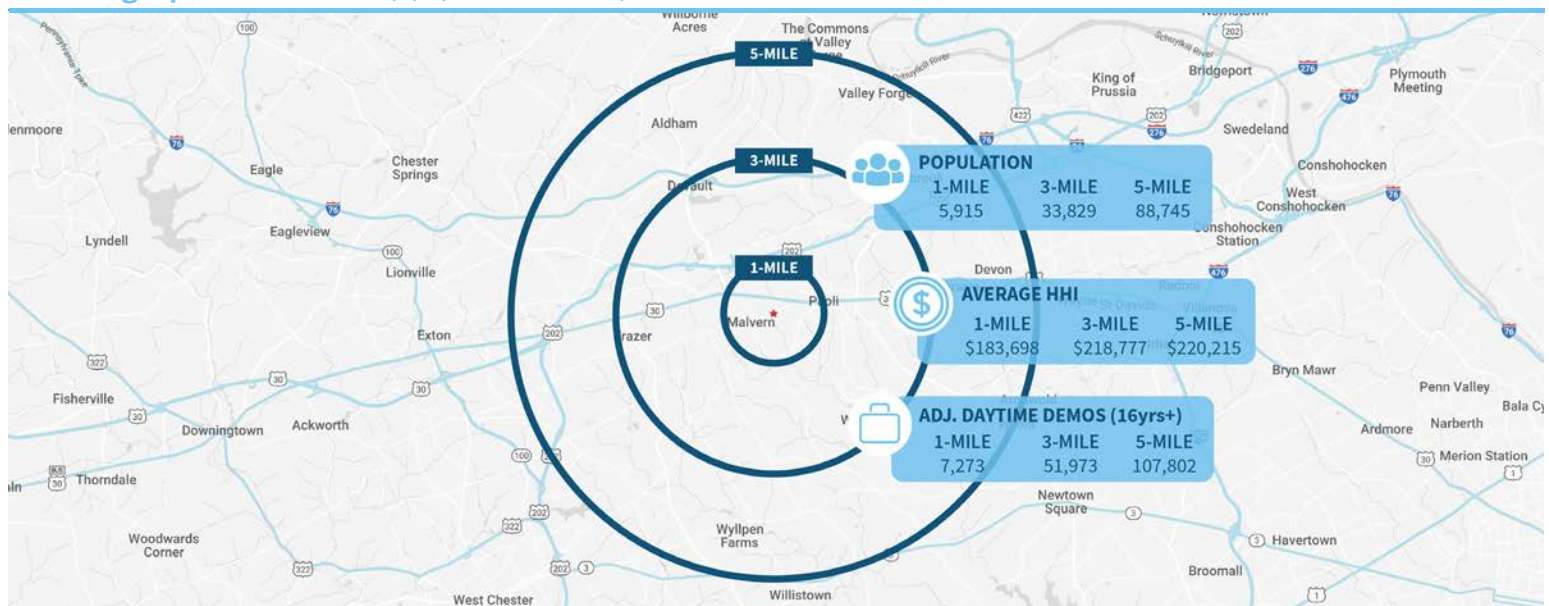
EQUITY CRE

OFFICE SPACE



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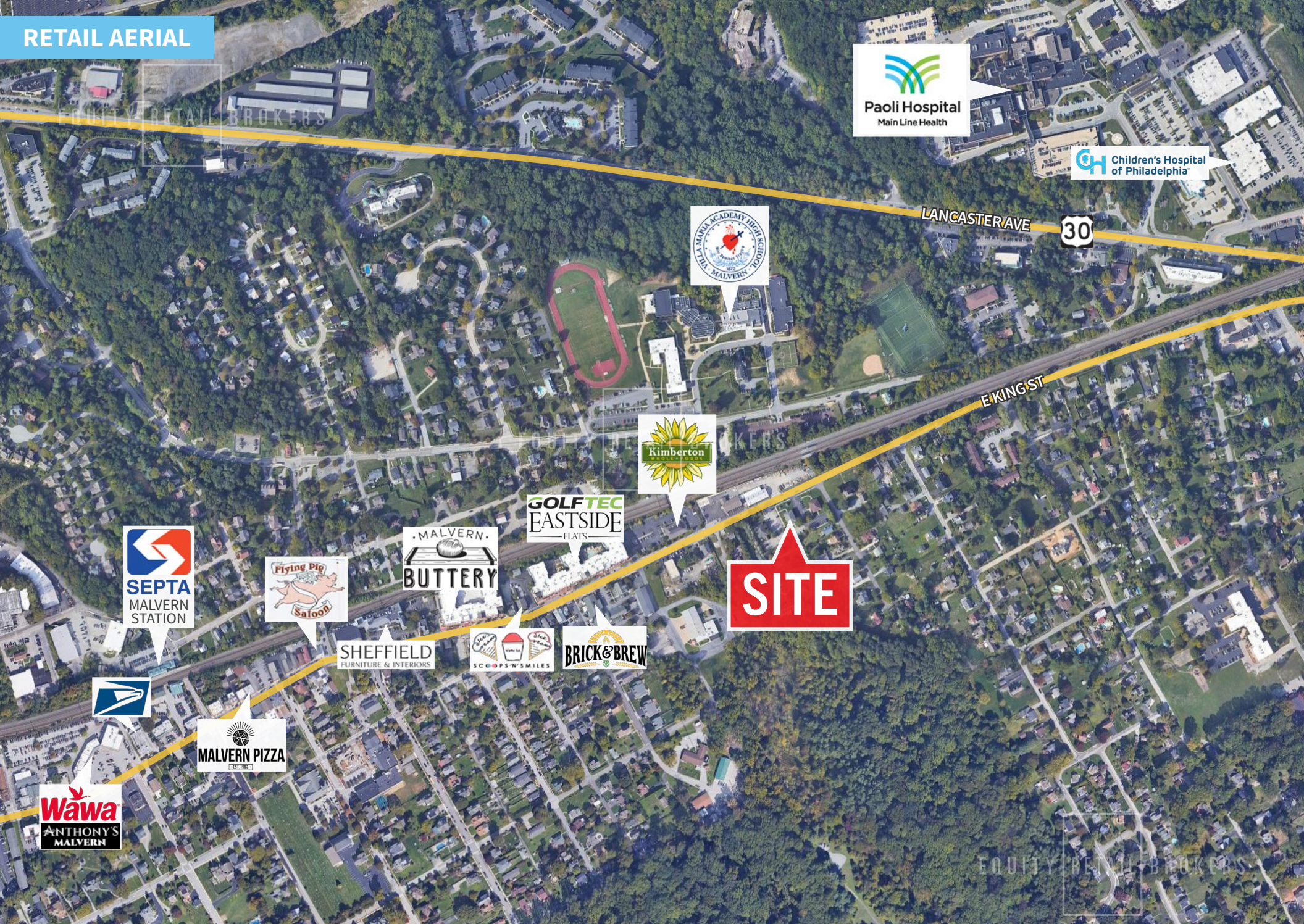
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EQUITY CRE**Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE CAPITAL MARKETS REAL ESTATE NETWORK**

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RETAIL AERIAL



Compliments of: EQUITY

CRE

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LOCATION AERIAL

