

PRIME OFFICE SPACE

# 1301 Lancaster Avenue | Berwyn| PA

LEASE



## PROPERTY HIGHLIGHTS

- Two (2) story office building containing approximately 13,932 square feet.
- Move-in ready suites of approximately 1,595 and 2,029 square feet available.
- Pylon signage fronting Lancaster Avenue.
- Parking for 40 vehicles.
- Individually controlled HVAC.
- Walking distance to SEPTA Daylesford Train Station.
- Located on the Main Line with convenient access to Routes 202 and 252 and minutes from King of Prussia/Valley Forge.

Commercial  
Real Estate  
Services



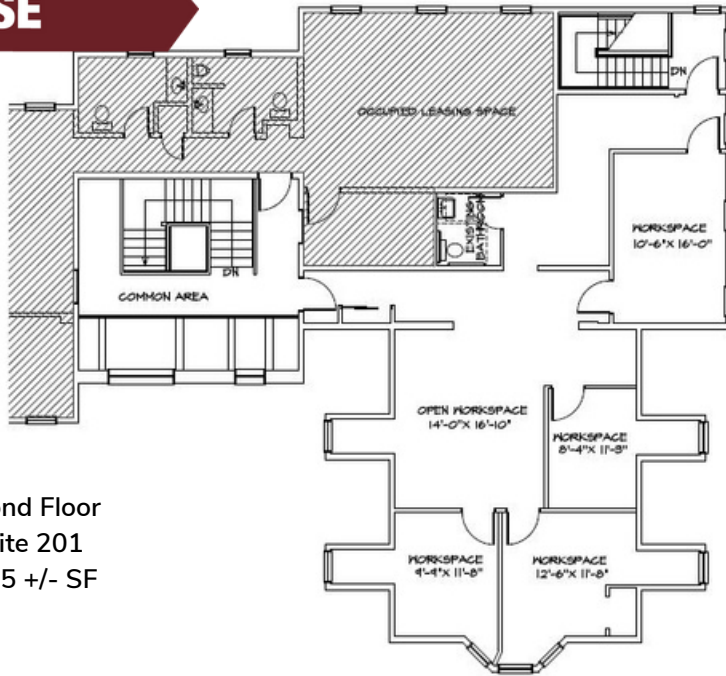
SitusProperties.com  
215-886-9400

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

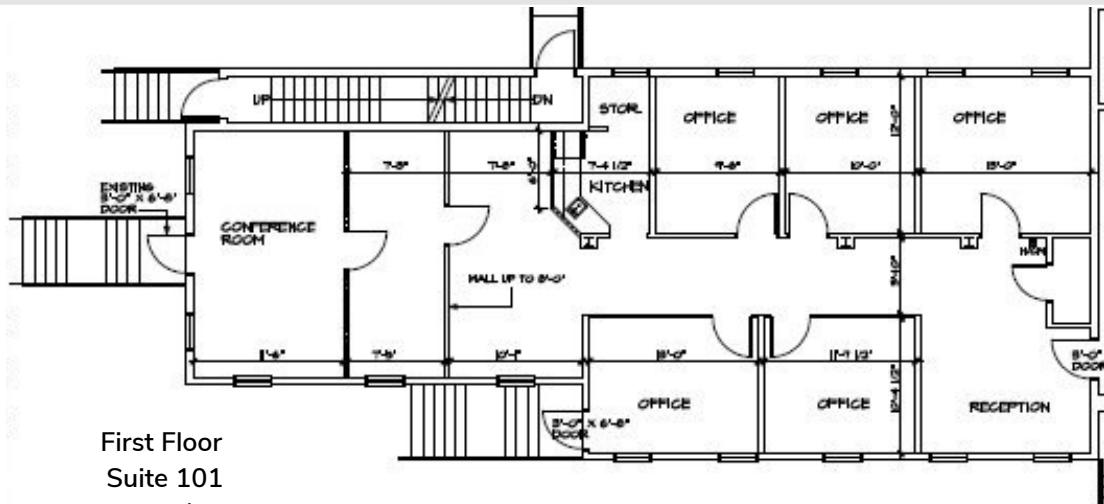
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Second Floor  
Suite 201  
1,595 +/- SF



First Floor  
Suite 101  
2,029 +/- SF



**Commercial Real Estate Services**

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