

# Office Space Available for Lease



## 144 IVY LANE, KING OF PRUSSIA, PA

**Lease Price:** \$12.00 plus utilities & a percent of snow removal and lawn care

### OVERVIEW:

Square Footage: 3,500 ± SF  
Offices: 4  
Kitchen: One on second floor  
Bathrooms: 4  
Parking: 13 spaces  
Utilities: Public  
Township: Upper Merion  
Zoning: Commercial Office  
Available: December 2017

**BUILDING:** Just minutes from King of Prussia Mall, this 3,500 ± SF building has spacious private offices, a reception area, and multiple close-by amenities. It is within a mile of the PA Turnpike, DeKalb Pike, and Henderson Road.



### Contact:

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**LIEBERMAN EARLEY & COMPANY**

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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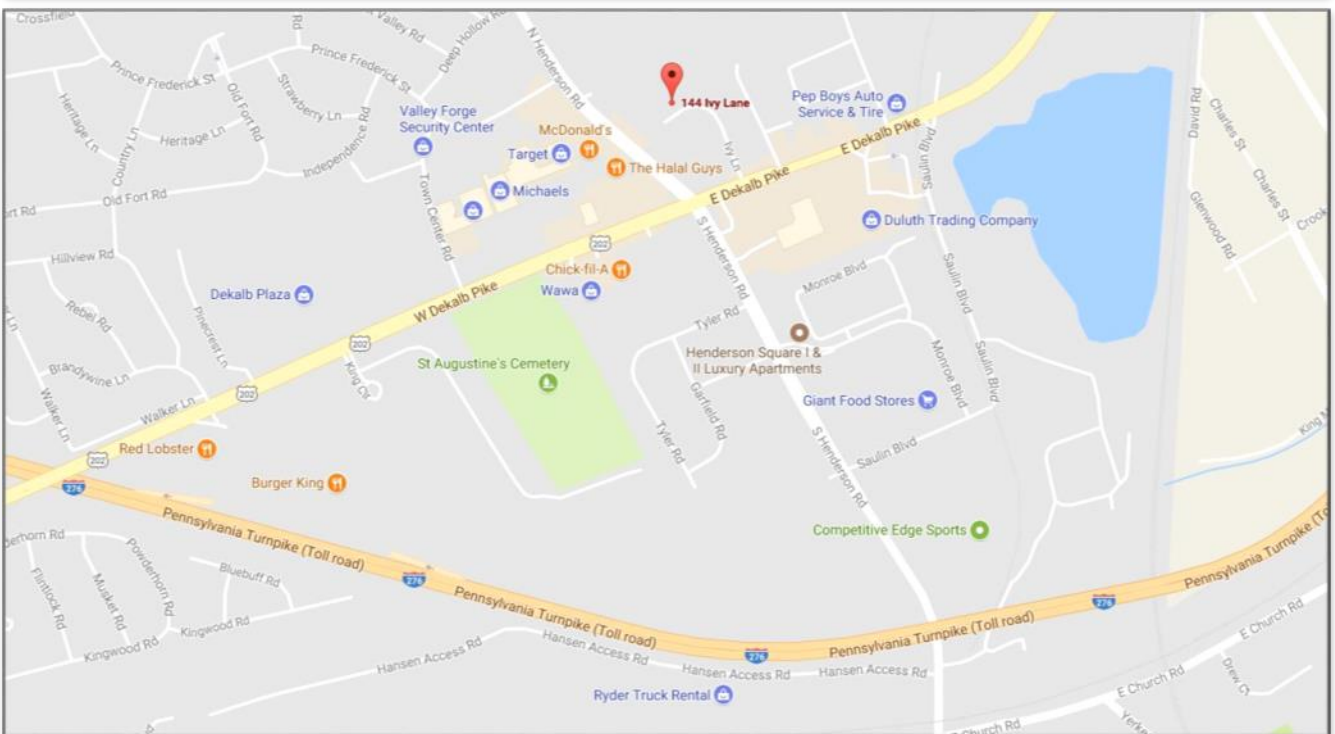


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## Chapter 165. Zoning

### Article XVIII. C-O Commercial Office Districts

#### § 165-97. Use regulations.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Any of the following uses the normal attributes of which do not involve the warehousing, exchange or transfer of merchandise on the premises, except as specifically provided for accessory uses:
- (1) On lots of the minimum area specified in § 165-99A(1) herein:
    - (a) Offices for the following uses: administrative, professional, service, sales and commercial.
    - (b) Studio for instruction of music and other arts.
    - (c) Municipal uses.  
[Added 6-15-1987 by Ord. No. 87-516]
    - (d) Medical office.  
[Added 11-15-2012 by Ord. No. 2012-809]
  - (2) On lots of the minimum area specified in § 165-99A(2) herein:
    - (a) A use permitted in Subsection A(1) above.
    - (b) Banking or savings and loan institutions.
    - (c) Passenger station for public transportation, by special exception.
    - (d) Newsstand, snack bar or similar establishment as an accessory use for the sale of tobacco products, periodicals, confections and other foods, provided that such activity shall not include tables and chairs or other seating facilities for the general public and shall be within the interior of, but not in excess of 5% of the ground floor area of a permitted building.
  - (3) On lots of the minimum area specified in § 165-99A(3) herein:
    - (a) A use permitted in Subsection A(2) above.
    - (b) Eat-in restaurant or other like establishments serving food and beverages.  
[Amended 6-6-1988 by Ord. No. 88-534]
    - (c) Medical and dental clinic for treatment of humans.
    - (d) Medical office building.  
[Added 11-15-2012 by Ord. No. 2012-809<sup>[1]</sup>  
<sup>[1]</sup> *Editor's Note: This ordinance also provided for the renumbering of former Subsection A(3)(d) through (f) as Subsection A(3)(e) through (g).*
    - (e) Public and private educational institution, library and museum.
    - (f) Helistop when authorized as a special exception in accordance with the provisions of § 165-219 herein.  
[Amended 6-15-1987 by Ord. No. 87-516]
    - (g) Any of the uses listed in Subsection A(3)(f)[1] and [2] below are permitted; however, the gross leasable floor area for all such uses listed in Subsection A(3)[1] and [2] below shall not exceed 10% of the gross floor area of the building, not including basements.  
[Amended 5-9-1966 by Ord. No. 66-177; 6-15-1987 by Ord. No. 87-516]
      - [1] Retail establishment for the sale of stationery, gifts, confectionery, clothing and drugs; sale and repair of jewelry, clocks, optical goods or musical instruments.
      - [2] Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking and pickup for dry cleaning and laundry.
  - (4) On lots of the area specified in § 165-99A(4) herein:  
[Added 6-15-1987 by Ord. No. 87-522]
    - (a) Municipal uses.
    - (b) No more than two separate retail establishments for the sale of dry goods, variety merchandise, clothing, drugs, furnishings or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments or scientific or professional instruments; and florist shops; provided, however, that one of the retail establishments shall be considered dominant and shall occupy at least 65% of the gross floor area of any building erected.
- B. Signs, in accordance with Article XXVII herein.
- C. A use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a special exception, and subject to the applicable minimum lot areas, yard regulations and other provisions herein pertaining to uses hereinbefore specifically permitted.