

6,706 SF "PLUG 'N PLAY" OFFICE AVAILABLE FOR SUBLEASE



1140 Valley Forge Road, Valley Forge

Lease Price: \$18.00/SF gross plus cleaning
Lease price includes electric

SUITE: Furnished suite in excellent condition available for a quick occupancy. Suite is located on the first floor with a beautifully appointed kitchen and 2 bathrooms. The suite includes 13 furnished offices, furnished conference room and 6+ modular furniture stations.

FEATURES:

Available Square Footage:	6,706 SF
Lease Term:	3-5 Years
Building Class:	A
Parking:	Abundant parking
Traffic Count:	22,554 VPD

LOCATION: Situated on Route 23, proximate to major roadways such as Routes 202, 422, Interstate 76 and the slip ramp to the Pennsylvania Turnpike. Close proximity to King of Prussia and Great Valley. The Shoppes at Pickering Place which include My Favorite Muffin, Physical Therapy and Valley Forge Trattoria and Lounge are located next door to building. The Borough of Phoenixville with its many restaurants, shops and amenities is within a 5 minute drive.



LIEBERMAN EARLEY & COMPANY

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

Contact:

John Lieberman | 610.225.0901

Johnlieberman@liebermanearley.com

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.

1140 Valley Forge Road, Phoenixville



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.

1140 Valley Forge Road, Phoenixville

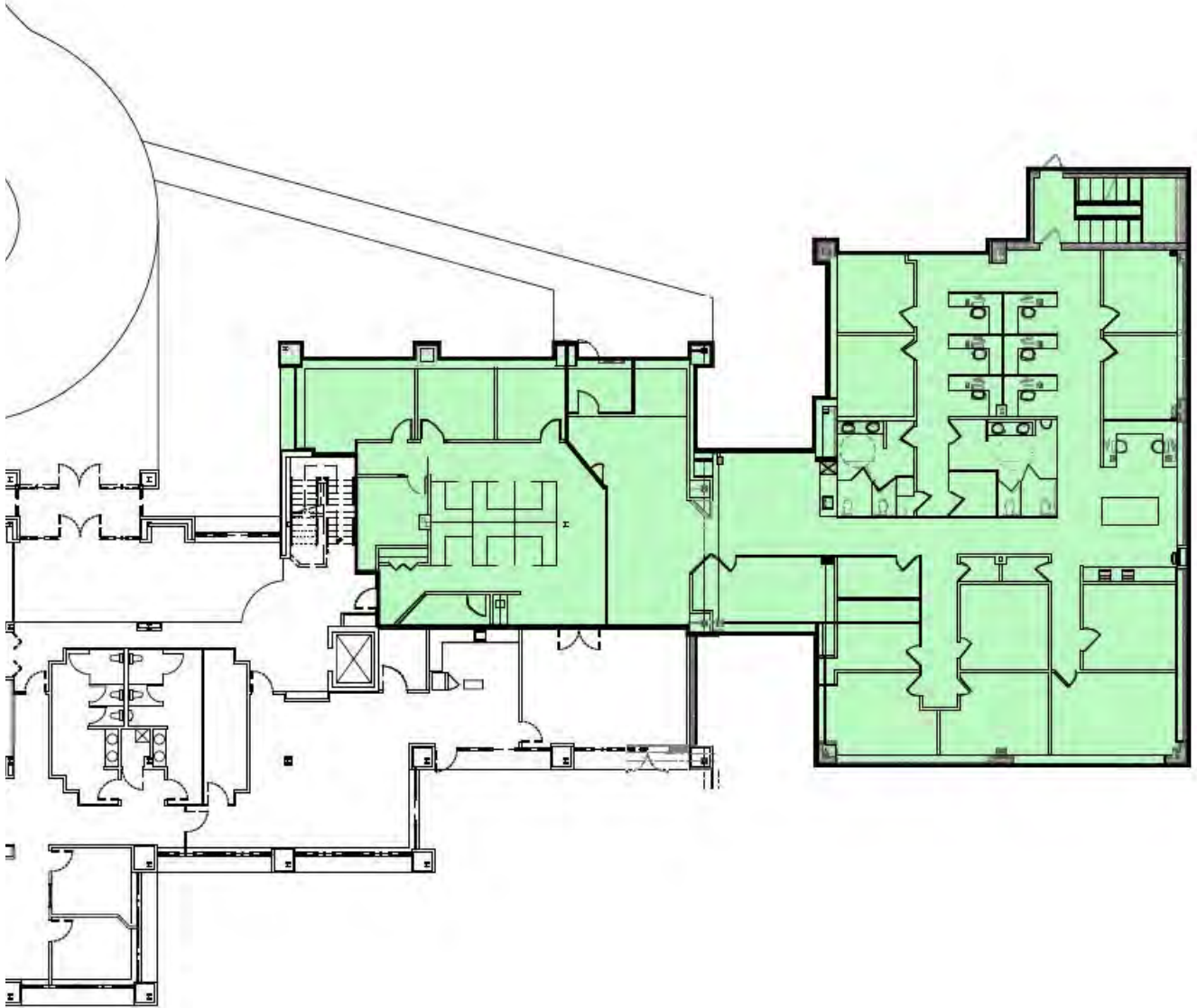


LIEBERMAN EARLEY & COMPANY

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

1140 Valley Forge Road, Phoenixville | Floor Plan

Available: 6,706 SF



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.

1140 Valley Forge Road, Phoenixville

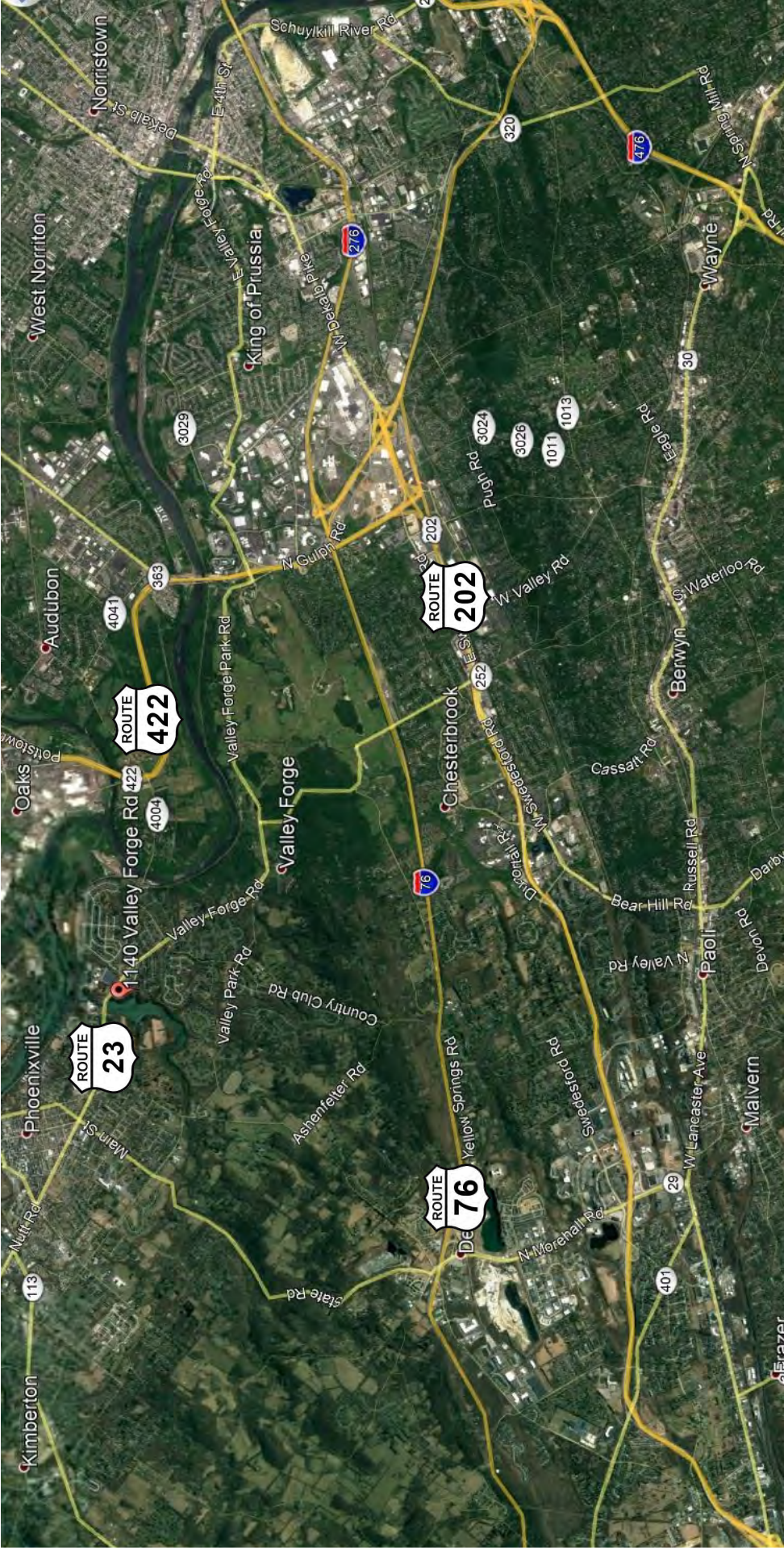


LIEBERMAN EARLEY & COMPANY

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.

1140 Valley Forge Road, Phoenixville



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.