



480 N. Gulph Rd.  
King Of Prussia, PA

FOR LEASE

**Jessi Ayoub**

484.459.0557

[jayoub@liebermanearley.com](mailto:jayoub@liebermanearley.com)

[www.liebermanearley.com](http://www.liebermanearley.com) | 610-688-4300

Disclaimer

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.

***LIEBERMAN EARLEY & COMPANY***

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

# EXECUTIVE SUMMARY

480 N. Gulph Rd.  
King Of Prussia, PA



Suite A: +/- 720 RSF  
Suite B: +/- 720 RSF  
Suite C: +/- 720 RSF

*Spaces can be contiguous or leased individually*



## SUITE DESCRIPTION:

- Multiple floor plan options
- Located at Sheraton Valley Forge office suites
- Abundant parking
- Restaurant on site
- Ground floor entry with elevator access
- Directory signage
- Hotel conference rooms available (for fee)

### Key Facts:

169,555 Population:  65,341 Households:	39.6 Median Age:  \$74,131 Median Disposable Income:
--	---

### Education:

93% High School Graduates: 	74% Some College  or Bachelors:
--	---



Lease Rates:

(includes utilities & common area janitorial)

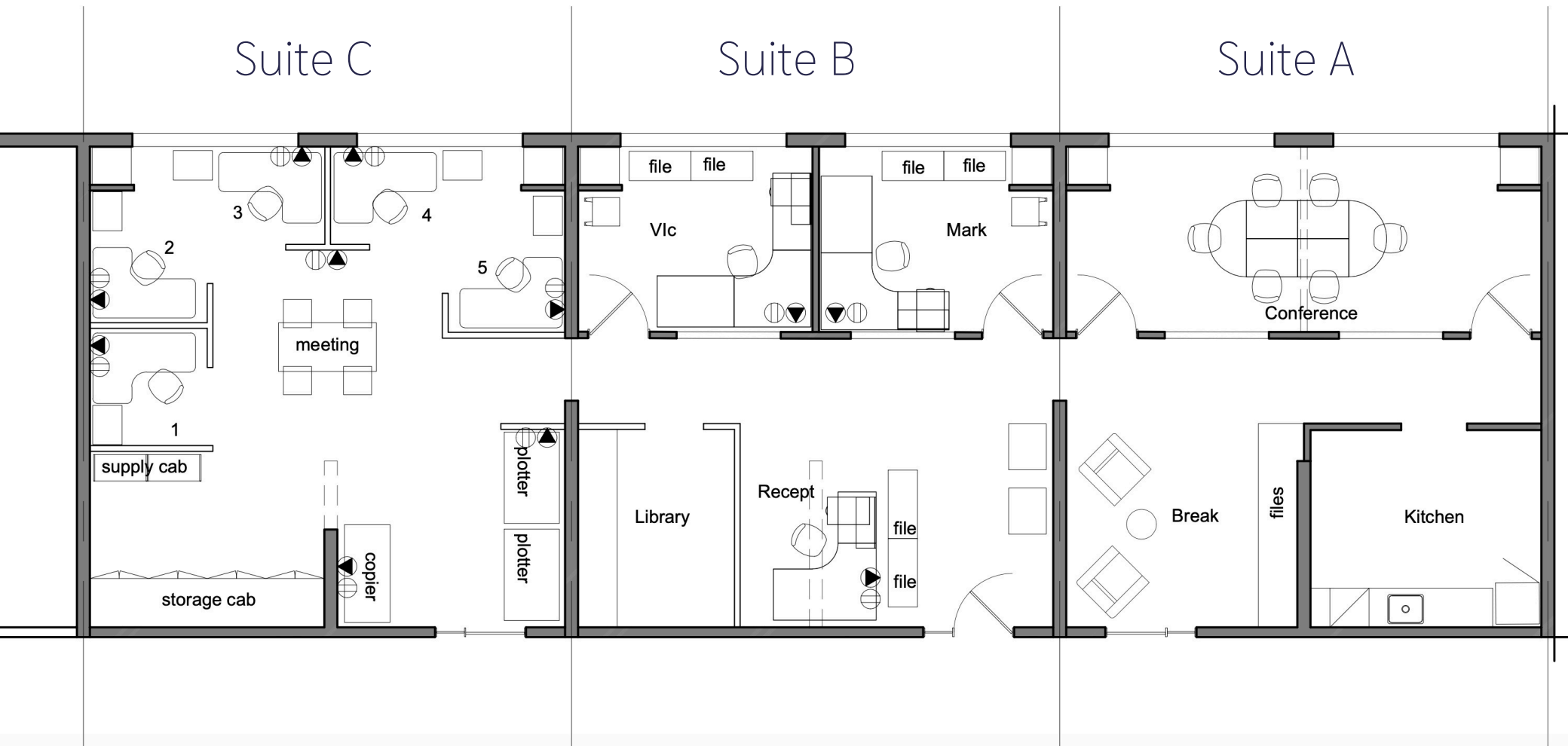
Individual suites:

\$1250/month

Suites A, B, & C combined:

\$3250/month

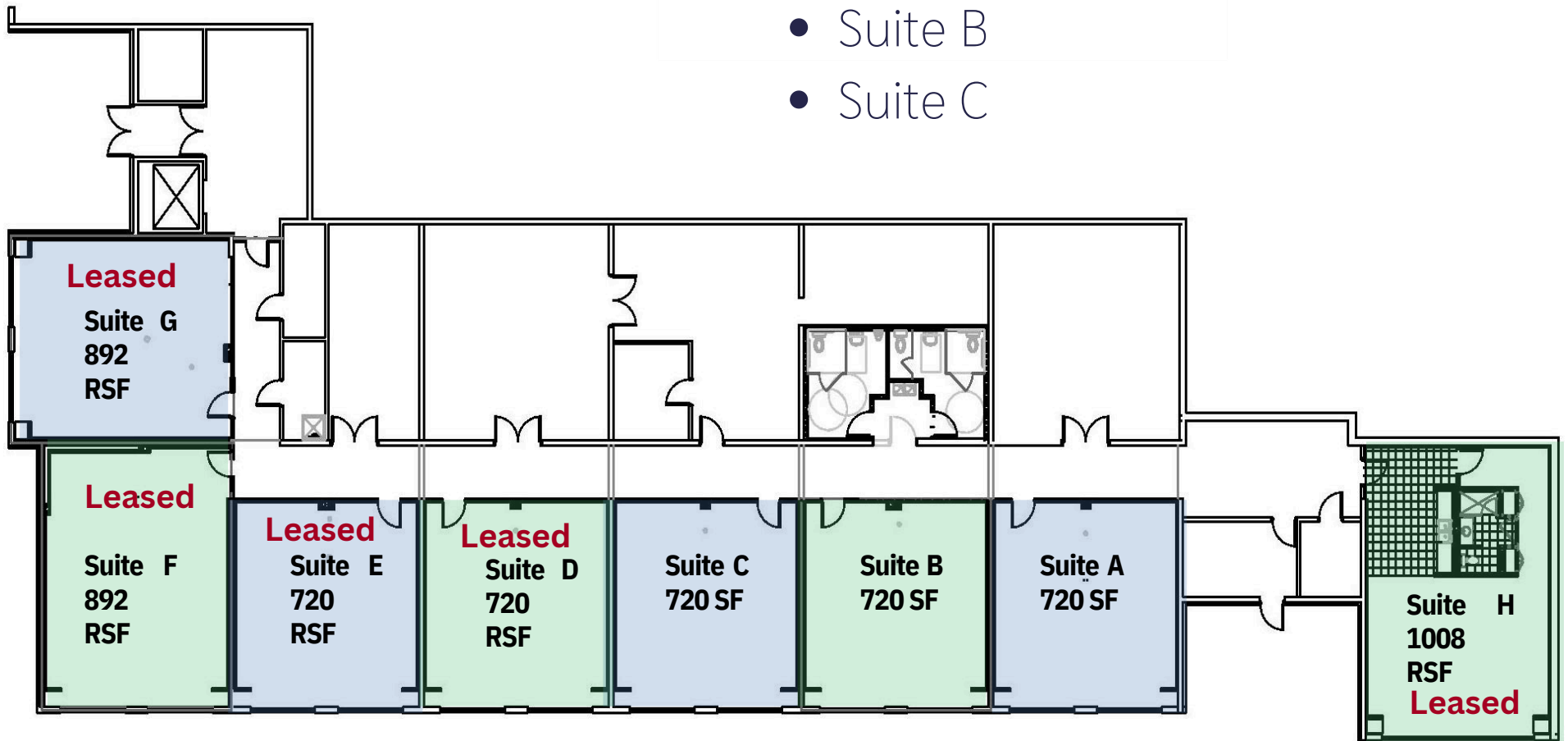
# Office Models



# Site Plan

## AVAILABILITY

- Suite A
- Suite B
- Suite C



# LOCATION HIGHLIGHTS / SITE MAP



- ▶▶ Located on Gulph Rd. minutes from Route 276, and 422.
- ▶▶ Short driving distance to amenities such as shops, and restaurants like the King of Prussia Mall and Town Center.
- ▶▶ Next to Hospitals and Medical Centers such as Main Health and CHOP.