

656/676

E. Swedesford Road, Wayne, PA





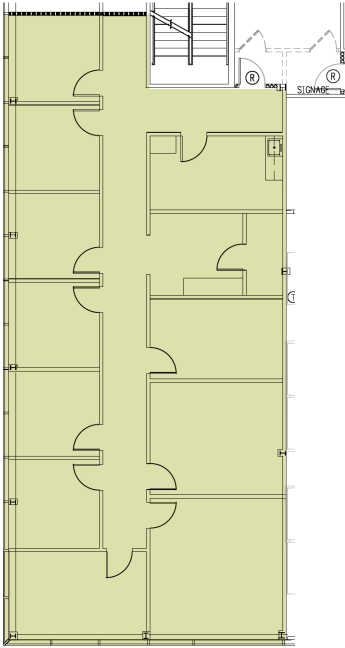
Property Highlights

- Three-story, 146,639-sf office building located on a beautifully landscaped setting with outdoor seating
- Stunning three-story atrium with monumental staircase
- Lobby-level outdoor patio and full-service cafe
- Indoor/outdoor WiFi
- Conference center
- PA Innovation Zone Tax Credit

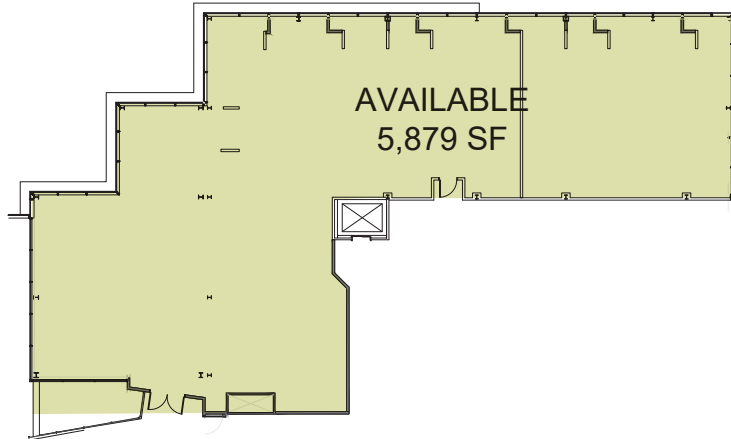
Floorplans

2nd Floor

3,566 RSF

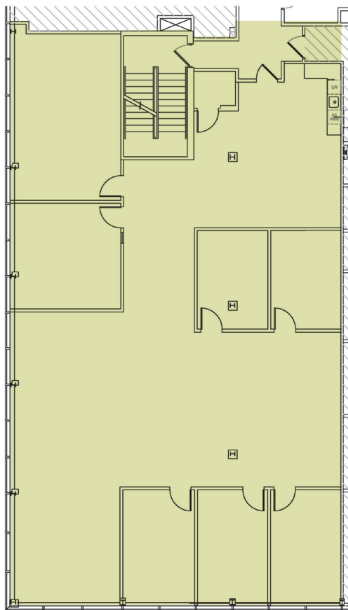


5,879 RSF

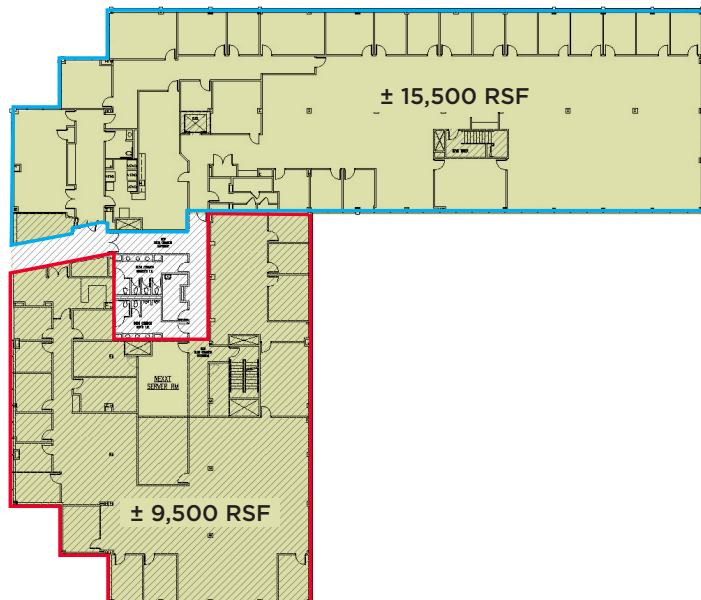


3rd Floor

± 4,175 RSF



± 25,000 RSF DIVISIBLE





KING OF PRUSSIA TOWN CENTER:

- Ulta Beauty
- Xfinity
- PNC Bank
- Mission BBQ
- Founding Fathers
- HoneyGrow
- Nordstrom Rack
- Duck Donuts
- Hair Cuttery
- City Works
- Davio's
- District Taco
- Dry Bar
- Starbucks
- LA Fitness
- REI
- Williams-Sonoma
- Verizon

KING OF PRUSSIA MALL

COURTYARD MARRIOTT

WEGMAN'S

GATEWAY SHOPPING CENTER:

- Staples
- Trader Joe's
- Kirkland's
- T.J. Maxx
- MOD Pizza
- First Watch
- Chipotle
- Starbucks
- Five Guys
- Massage Envy
- Tous les Jours
- Five Below

LIFETIME FITNESS

20 MILES TO PHILADELPHIA



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VFOC offers immediate access to all of KOP's amenities without the KOP congestion and privilege tax. Commuters can reach VFOC in no time by train, car, bus, or bike with its unparalleled placement just off main highways and its on-site SEPTA stop. From shopping malls to world-class hospitality to limitless restaurant options, it's all only moments away from the office.

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