



OFFICE FOR LEASE

170 N. HENDERSON ROAD, KING OF PRUSSIA

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



PROPERTY FEATURES

- 3-story, 40,000+/- sf Office Building on 2.72 acres
- Under new management
- Suites from 868 sf
- Perfect for medical or other professionals; some suites already fit out for medical use
- Elevator served
- Plenty of on-site parking
- Average Annual Daily Traffic count of 30,059
- Located near the intersection of Route 202 and Henderson Road with easy access to Interstates 76 & 276, and Routes 422 & 23.
- Less than 2 miles to the King of Prussia Mall and close to many other area amenities.

CONTACT INFORMATION

For more information on this property or to schedule an appointment, please contact:

Tom Taylor

Vice President
Direct: 610.524.8331
ttaylor@briterealty.com

Eric McCurdy

Senior Associate
Direct: 610.561.6048
Email: emccurdy@briterealty.com



BRITE
REALTY SERVICES, INC.

170 N. Henderson Rd., King of Prussia 19406

Currently Available:

First Floor

100 = 7,000 sf* **

103/104 = 2,154 sf

106 = 868 sf

Second Floor

200 = 2,420 sf

202 = 1,505 sf

210 = 2,505 sf

Third Floor

300 = 2,400 sf**

310 = 1,760 sf

*this suite has private entrance off of parking lot, 21 exam rooms and 2 x-ray rooms

**floor plans forthcoming

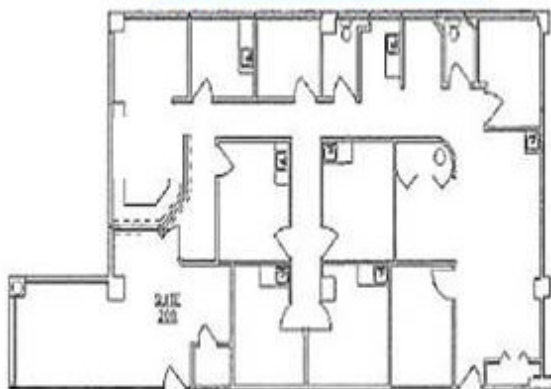
Suite 103/104 – 2,154 SF



Suite 106 – 868 SF



Suite 200 – 2,420 SF

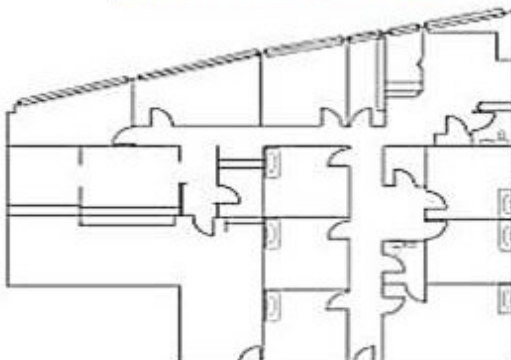


Suite 202 – 1,505 SF



Suites 200 and 202 can be combined for a total of 3,925 SF

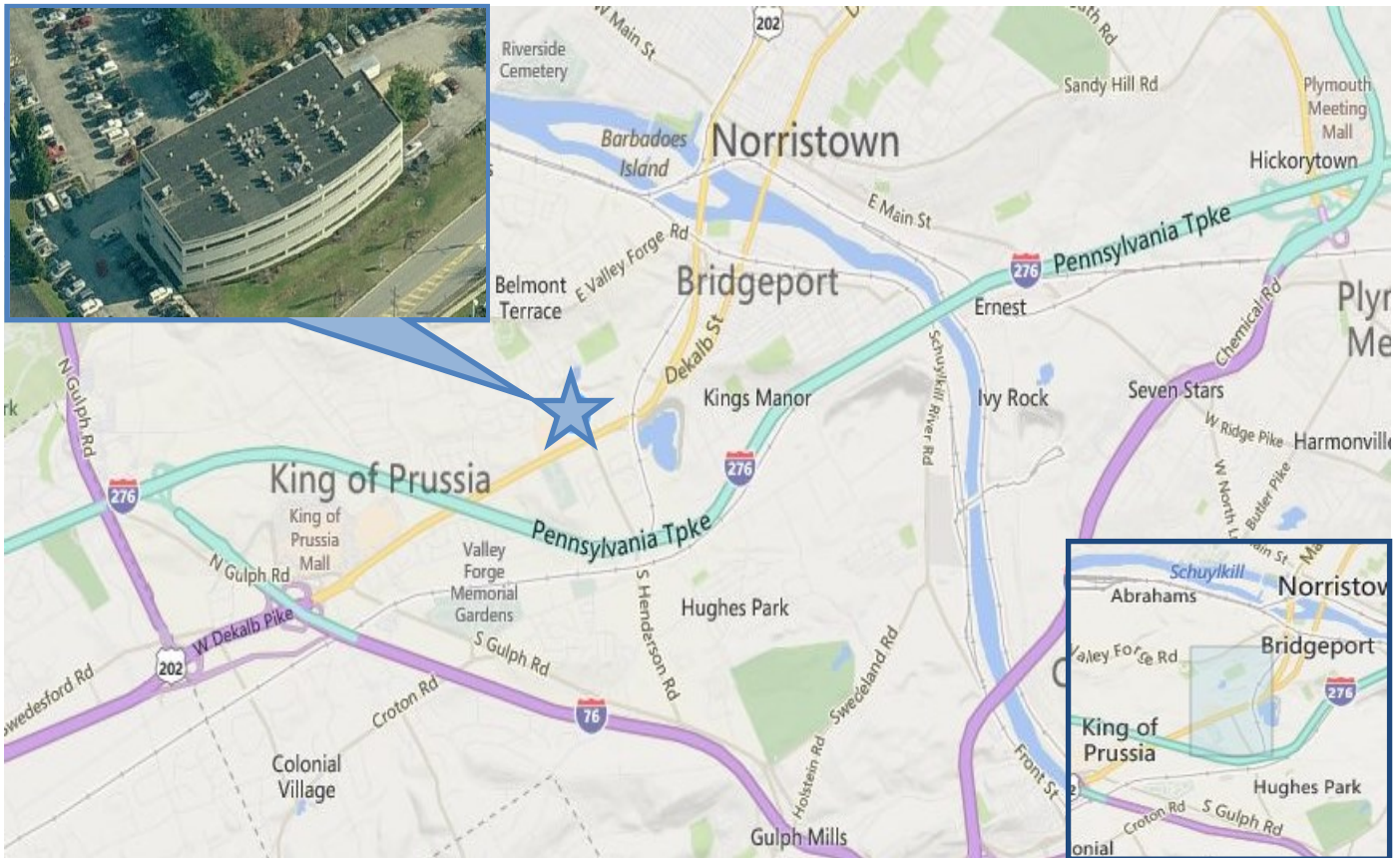
Suite 210 – 2,505 SF



Suite 310 – 1,760 SF



170 N. Henderson Rd., King of Prussia 19406



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^[1]
[1]: *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.