



# OFFICE CONDO FOR SALE OR LEASE

## 617a SWEDESFORD ROAD, MALVERN

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



- 1,316 sf office condominium for sale or lease. Second floor, corner unit with lots of operable windows.
- Current floor plan has reception area, two offices and a big conference room (or office), interior office or copy/storage room, powder room, kitchen and utility room.
- Backs up to the Chester Valley Trail.
- Property recently underwent outside renovations of siding, roof and parking lot, etc.
- Location: Intersection of Swedesford Road & Planebrook Road (turns into Phoenixville Pike). One light off of Route 30, the property is easily accessible from Routes 202, 352, 401, 29, and the Route 30 bypass. Close to Great Valley Corporate Center and 3 miles to Exton Mall.
- Zoning: East Whiteland Township—OBP—Office Business Park.

For more information on this unit or others we have on the market at Swedesford Corporate Center, or to schedule a tour, please contact:

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**\$185,000**  
**or \$1,600/mth plus**  
**electric and cleaning**

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