



For Lease

11,607 SF Class A office availability

- Prime King of Prussia location at intersection of Routes 202, the PA Turnpike, the Schuylkill Expressway (I-76), and the base of Route 422
- Close to numerous top amenities including dining, retail, entertainment, lodging, and recreation areas
- High visibility building signage opportunity
- Building highlights include conference room, collaborative areas, outdoor space with seating, on-site storage
- Amenity center currently in development to include a fitness center with changing rooms and showers, a 20 person conference facility, and a full service cafe
- EnergyStar rated building

**150 S Warner Road
King of Prussia, PA**

Total building size: 150,922 RSF

Mike MacCroy

+1 610 249 2270

mike.maccroy@am.jll.com

Shannon M. Burns

+1 610 331 0916

shannonm.burns@am.jll.com

JLL | Jones Lang LaSalle

1235 Westlakes Drive, Suite 210

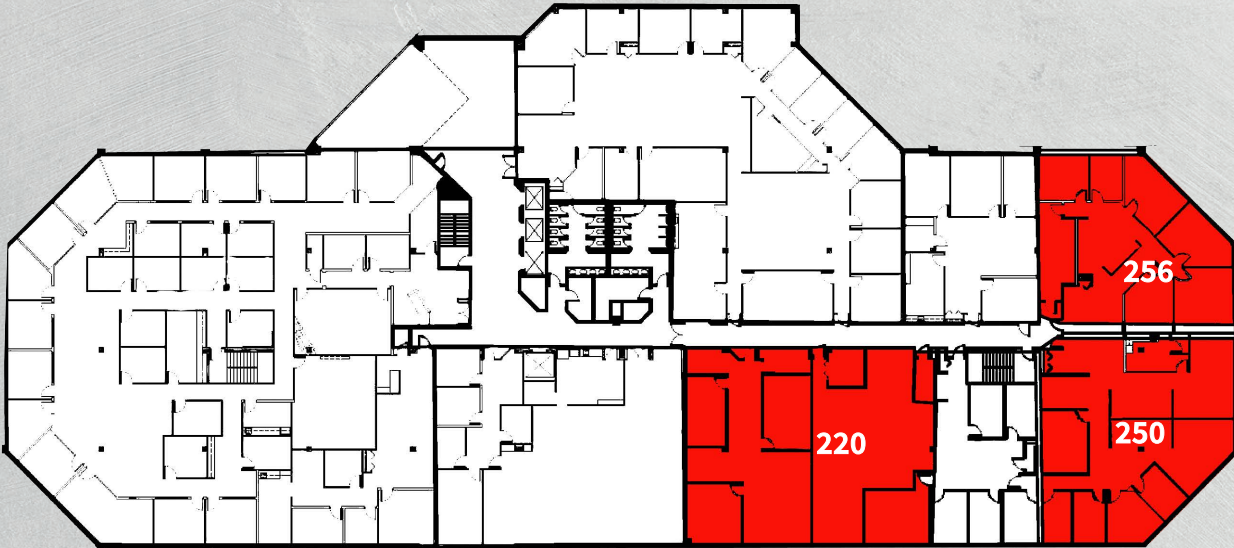
Berwyn, PA 19312

+1 610 263 5900



Availabilities

Suite	Size	Suite	Size
220	3,836 SF	432	2,126 SF
*250	3,091 SF		
*256	2,554 SF		
*Contiguous	5,645 SF		



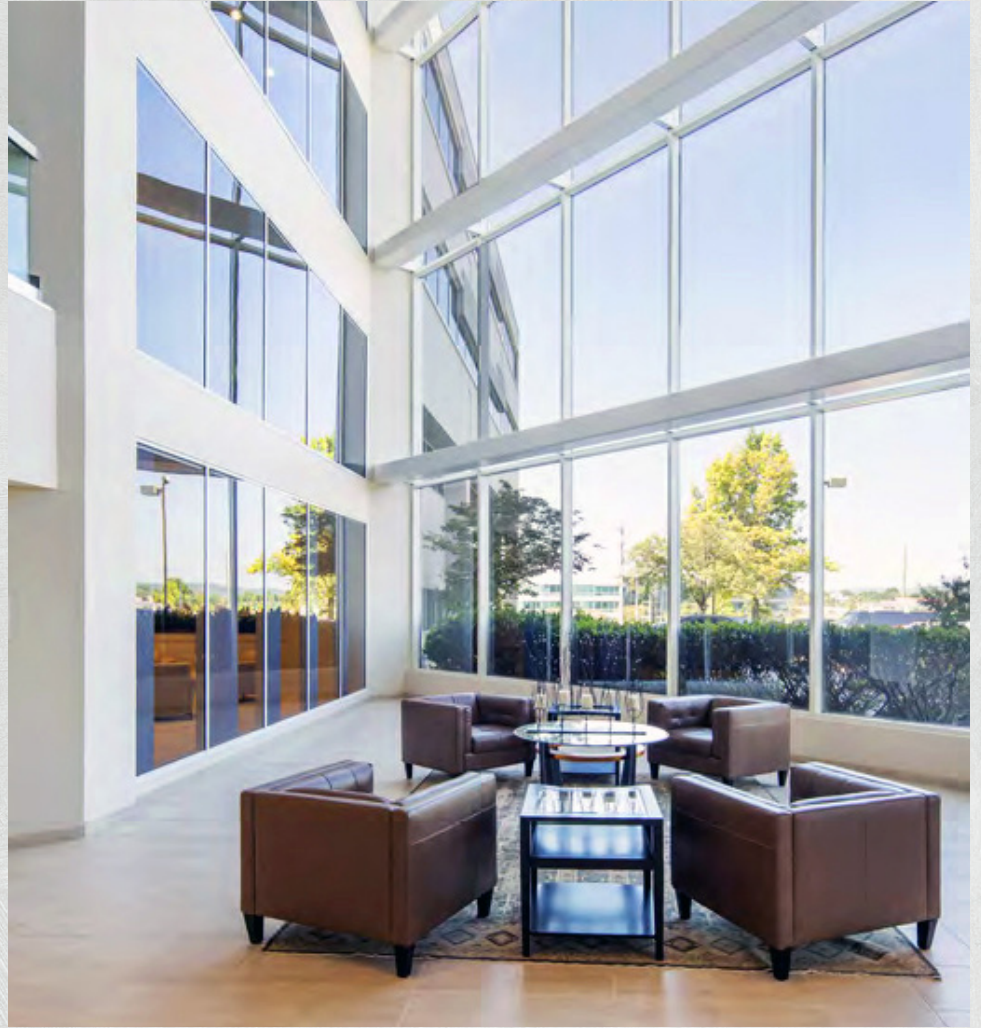
Floor 2

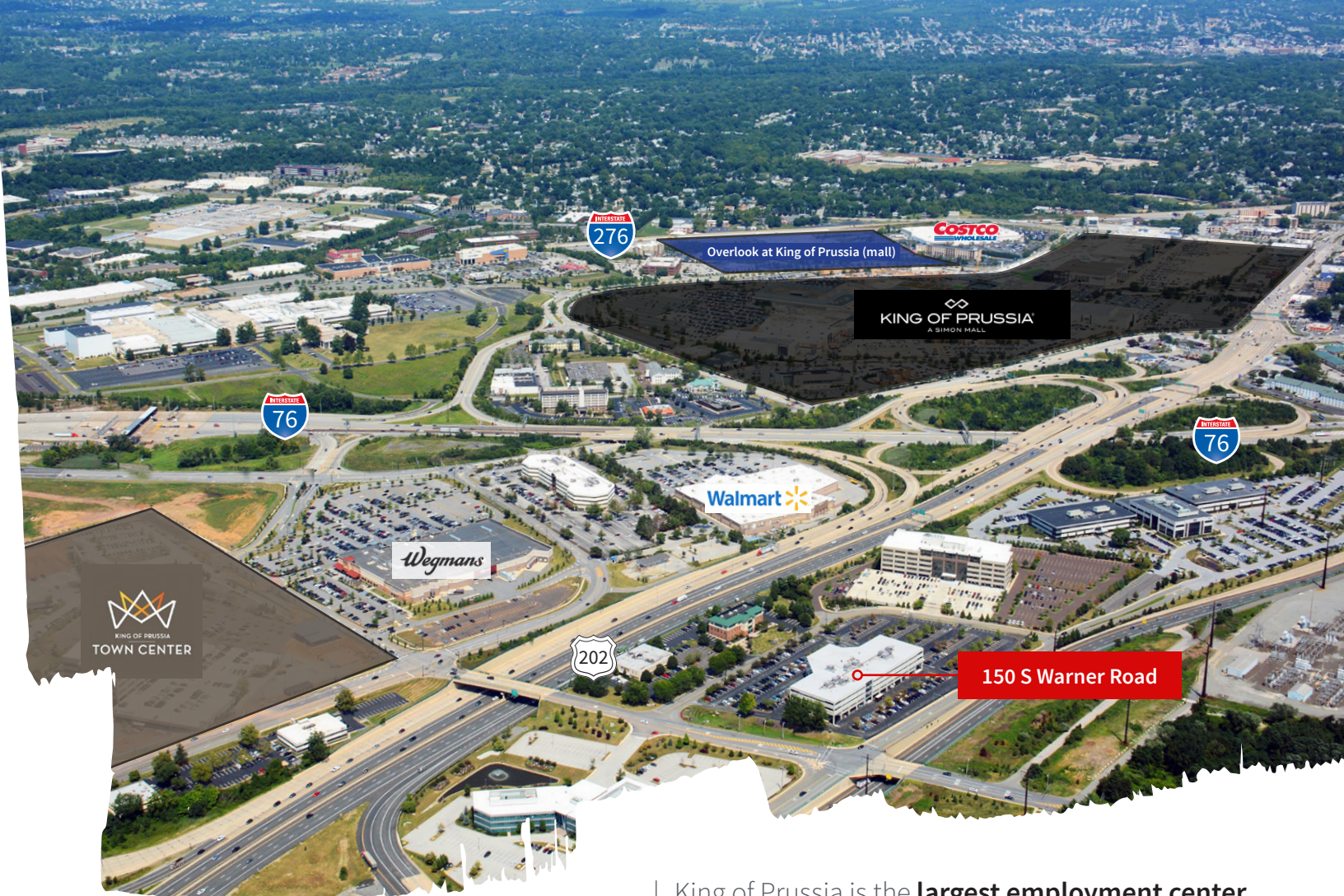


Floor 4



150 S Warner Road
King of Prussia, PA





King of Prussia is the **largest employment center** in the region outside of Philadelphia

Nearby amenities

Located less than a half mile from the King of Prussia Mall, the largest mall in the United States and the premier shopping destination on the East Coast—as well as King of Prussia Town Center, the Overlook Mall, and several big box retailers—150 S Warner Road boasts immediate access to over 600 retail, restaurant, lodging, and entertainment destinations, making this a uniquely amenity-rich location

Select nearby amenities include:

Eat and Drink

- Cheesecake Factory
- Legal Sea Foods
- Maggiano's
- Morton's
- California Pizza Kitchen
- Sullivan's Steakhouse
- Rock Bottom Brewery
- Creed's Seafood & Steaks
- Starbucks
- Fogo de Chao
- Davio's Northern Italian Steakhouse
- Pholicious
- Seasons 52
- Grand Lux Cafe
- The Zodiac
- Fox & Hound

- Tacos Puebla
- Franzone's Pizzeria
- Giacomo's

Shop

- Best Buy
- REI
- Neiman Marcus
- Nordstrom
- Bloomingdale's
- Apple Store
- William Sonoma
- Ralph Lauren
- Cartier
- Macy's
- Home Depot
- Walmart
- Wegmans
- Costco

Stay

- Courtyard Marriott
- Sheraton Valley Forge
- Holiday Inn Express
- Fairfield Inn by Marriott
- Doubletree by Hilton
- Best Western

Activities

- Glenhardie Country Club
- Lifetime Fitness
- LA | Fitness
- Valley Forge Casino
- United Artists King of Prussia 16
- Crossfit Valley Forge
- Regal Cinemas Oaks 24
- PFS Roxy Theater

