

For Lease

49 E. Lancaster Avenue
Malvern, PA 19355

Prime Route 30 Exposure

NEW PRICE!
LOWEST IN THE
MARKETPLACE!

\$19.75/SF

~~\$22.50/SF~~ + E&J

- 1st Floor - 2,881 RSF
- 2nd Floor - 2,987 RSF

Prominent Office Building
on the Main Line

Property Highlights

- Prime user location with exceptional signage
- Four sides of glass with dramatic views
- Abundant parking ratio of 4/1,000 SF
- Countless nearby amenities
- Elevator served
- Close proximity to the newest upscale development, Uptown Worthington
- Patient/executive covered parking
- Signalized intersection with full ingress & egress
- Easy access via Routes 202 & 30, Route 29, & I-76 (PA Turnpike)
- Remarkable new atrium lobby
- Impressive demographics with a daily traffic count of 32,930*

* Source: CoStar

For more information:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, Pennsylvania 19087

610 989 0300

geisrealty.com

49 E. Lancaster Avenue
Malvern, Pennsylvania 19355

Photos

Common building conference/meeting room
at no cost to tenants

1st Floor Conference Room



Building Entrance



New Atrium Lobby



For more information:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

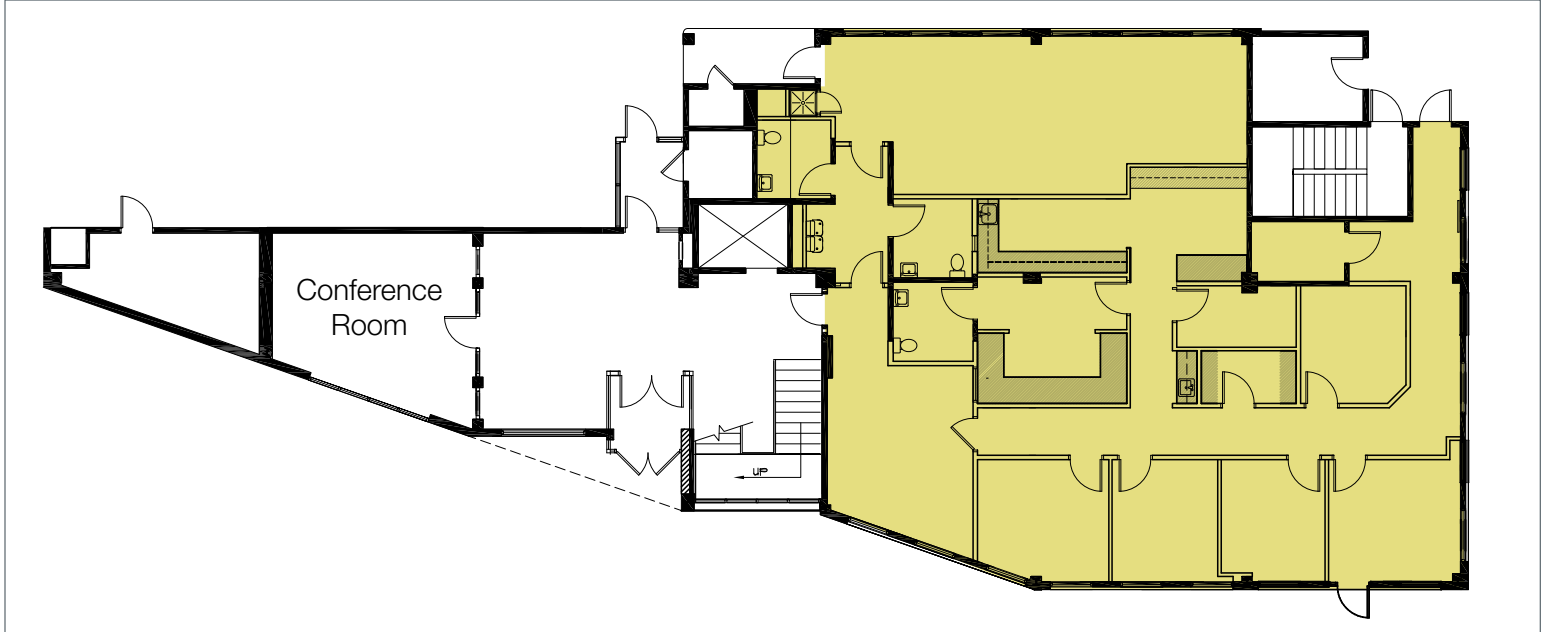
996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

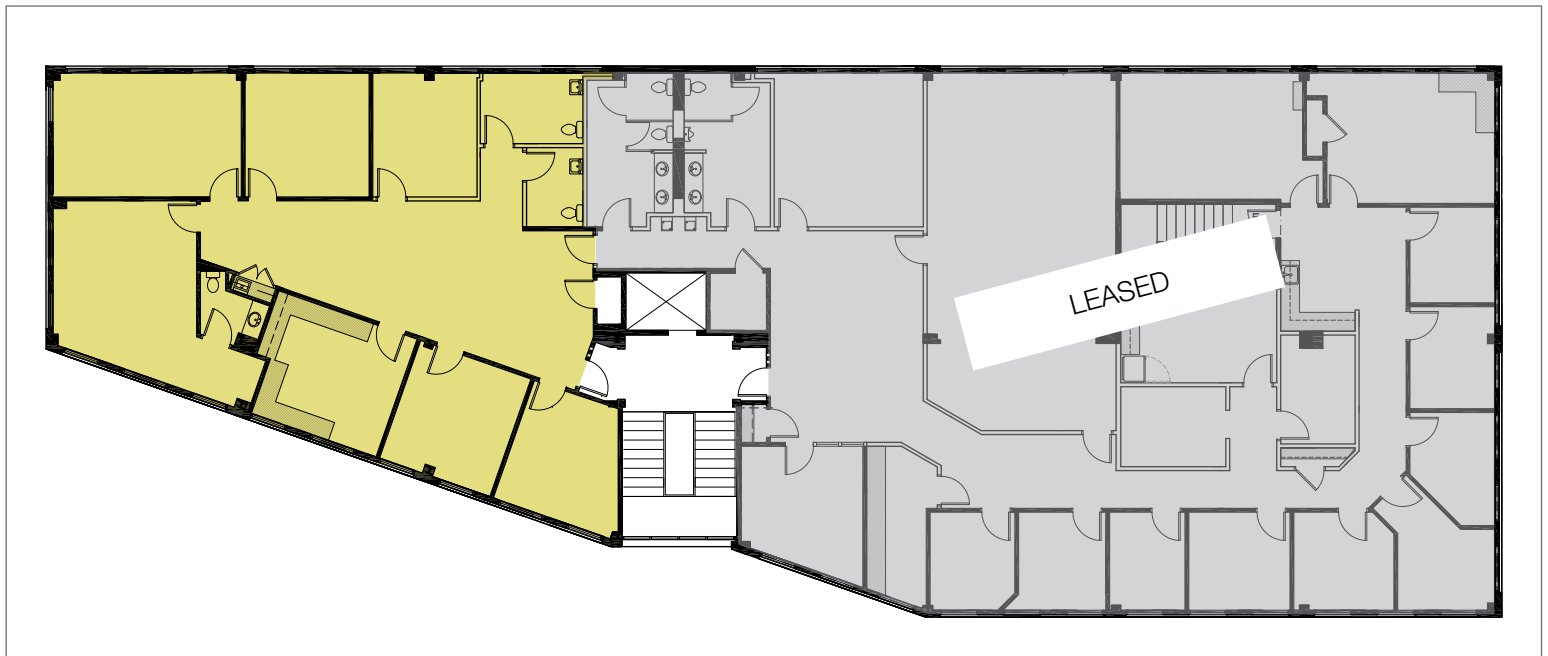
49 E. Lancaster Avenue
Malvern, Pennsylvania 19355

Floor Plans

1st Floor: 2,881 SF



2nd Floor: 2,987 SF



For more information:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

49 E. Lancaster Avenue Malvern, Pennsylvania 19355



For more information:

Paul E. Wolfson
pwolfson@geisrealty.com

Adam Knox
aknox@geisrealty.com

996 Old Eagle School Road, Suite 1117, Wayne, PA 19087 610 989 0300 geisrealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.