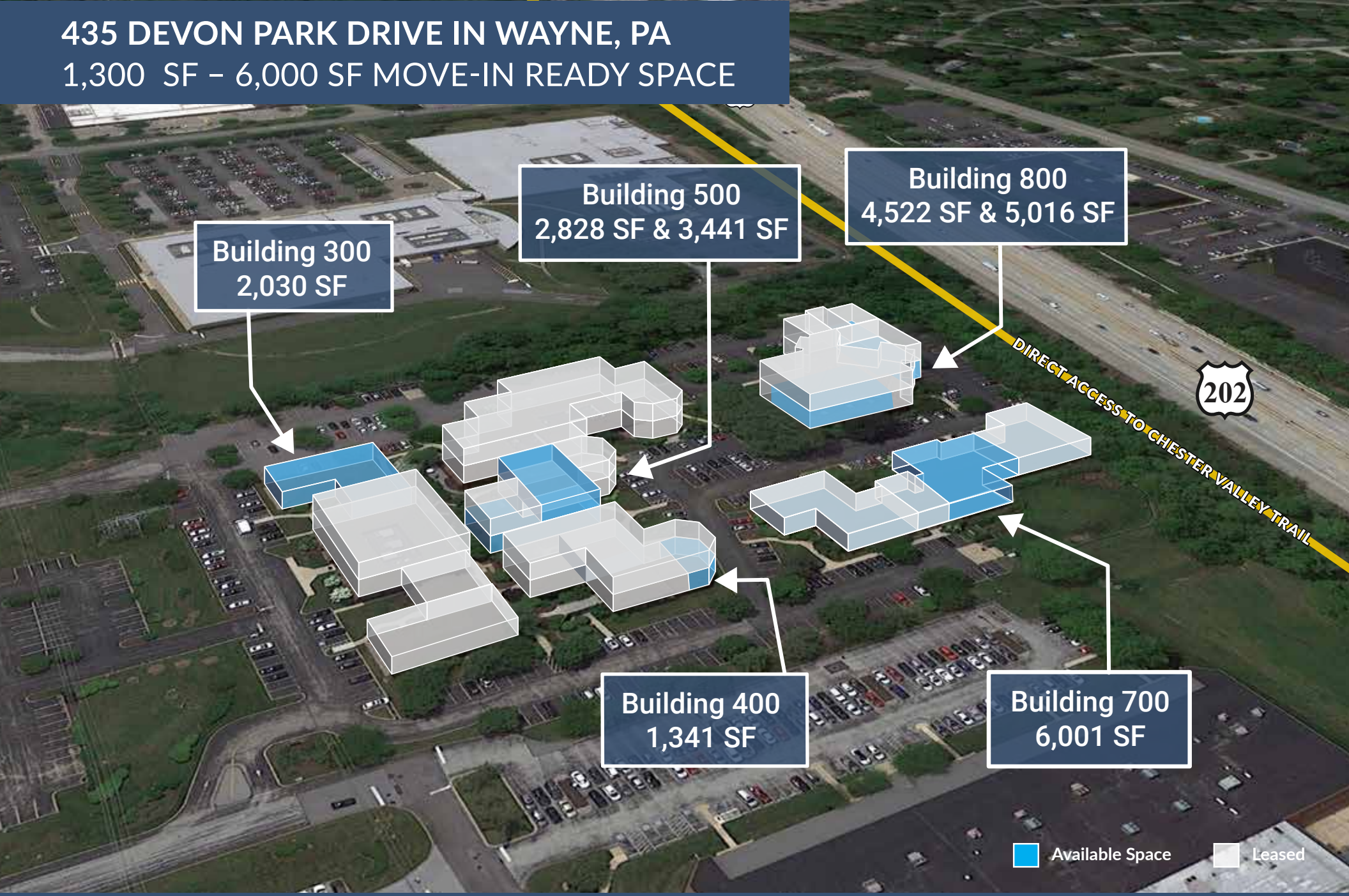
435 DEVON PARK DRIVE IN WAYNE, PA

1,300 SF – 6,000 SF MOVE-IN READY SPACE

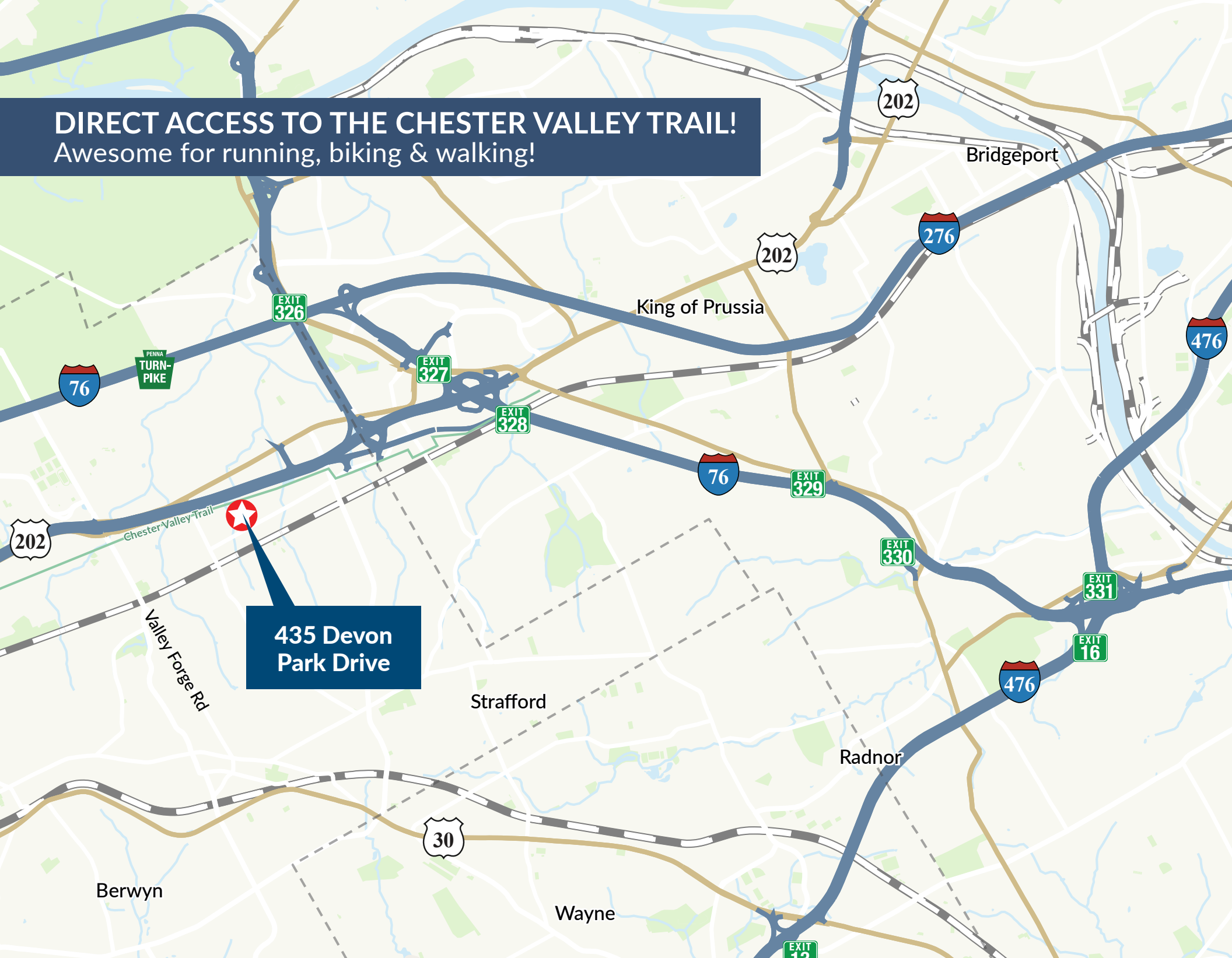


MAGUIRE HAYDEN
REAL ESTATE COMPANY

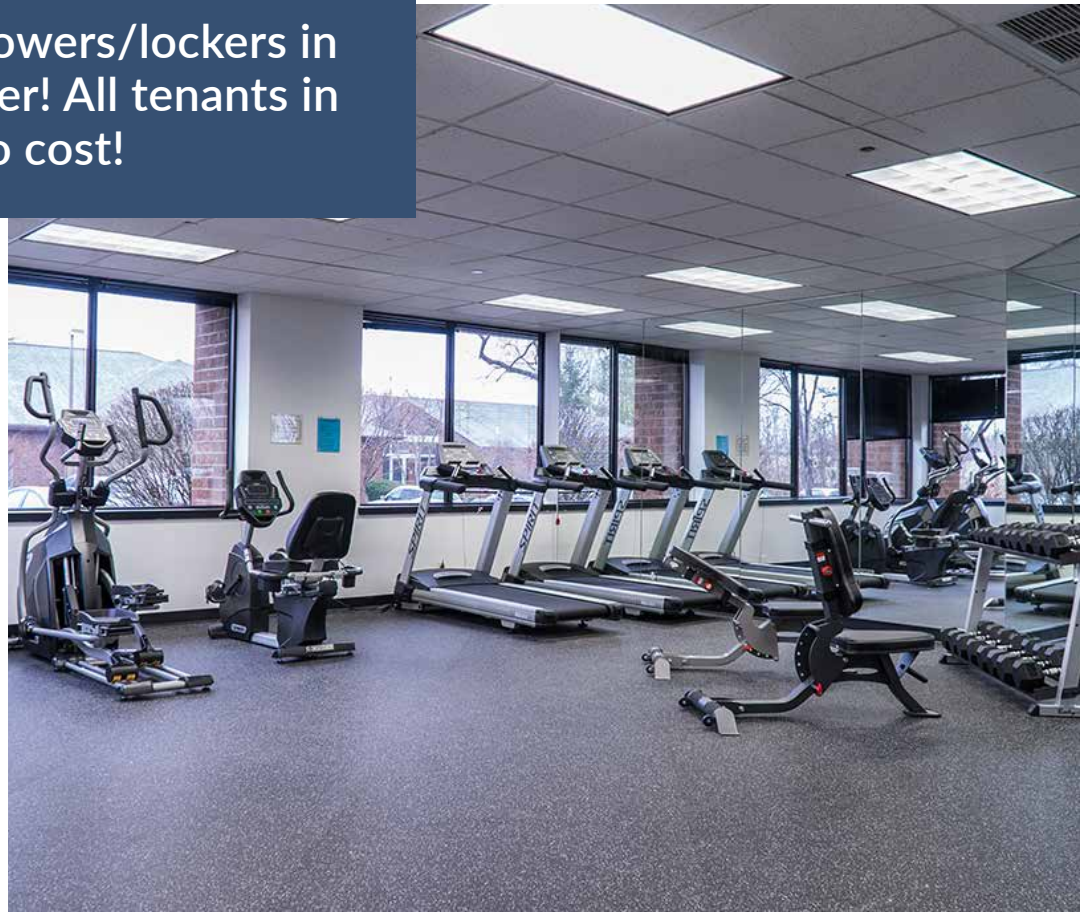
Eight Building Suburban Office Campus

435 Devon Park Drive, Wayne, PA

1,300 – 6,000 SF Space Available


DIRECT ACCESS TO THE CHESTER VALLEY TRAIL!
Awesome for running, biking & walking!
202
Bridgeport
276
202
King of Prussia
EXIT 326
EXIT 327
EXIT 328
76
PENNA TURN-PIKE
76
EXIT 329
476
202
Chester Valley Trail
EXIT 330
EXIT 331
EXIT 16
476
435 Devon Park Drive
Valley Forge Rd
Strafford
Radnor
30
Berwyn
Wayne

Building 800 has a brand new lobby, gym, showers/lockers in restrooms, and shared conference room center! All tenants in the park have access to these amenities at no cost!



Brand New Lobby!

Providing Fantastic Amenities

Property's beautiful, recently landscaped surrounding affords tenants with a campus-like feel.

Brick facades provide a timeless appeal and offer a new owner minimal capital requirements.

Various suite sizes to accommodate expansions, contractions, and new leasing to tenants both large and small.

Property enjoys convenient major highway access to Route 202 which connects quickly to I-76 and 276 and Routes 422, 363, and 23.

Direct access to the Chester Valley Trail.

Tredyffrin Township has the lowest overall business tax burden, creating a competitive advantage over competing submarkets, such as King of Prussia, Radnor, and Conshohocken.

3.9 acre parking lot positioned along Devon Park Drive, which includes 141 parking spaces.

Exciting Renovations

Brand new landscaping for entire center.

Building 800 Improvements: complete lobby renovations featuring all new flooring, fresh paint, wall coverings, light sculptures, and addition of a gym and shared conference/training room!

Renovated monument signage throughout campus.

24/7 Micro-Market

It will provide healthy breakfast, lunch, snack and drink options for whenever a tenant needs them with automated inventory management. It will be restocked on a daily basis at 6:00 a.m. to ensure freshness!

Beautiful Ready to Move-in Space with Furniture!

435 Devon Park Drive
PENNSYLVANIA
MARYLAND
VIRGINIA
NEW JERSEY
DELAWARE
Williamsport
Kingston
Wilkes-Barre
Berwick
Bloomsburg
Hazleton
Sunbury
State College
Pottsville
Easton
Allentown
Bethlehem
Emmaus
East Stroudsburg
Hopatcong
Dover
Ringwood
Wanaque
Ramsey
Peekskill
Ossining
Spring Valley
Hillsdale
Port Chester
Yonkers
Paterson
Hackensack
New Rochelle
Passaic
Mineola
New York
Newark
Elizabeth
Bayonne
Lynbrook
Freeport
Long Beach
Middlesex
Somerville
New Brunswick
Perth Amboy
Keansburg
South River
Princeton
Freehold
Eatontown
Long Branch
Asbury Park
Trenton
Bristol
Point Pleasant
Reading
Lebanon
Harrisburg
Carlisle
Elizabethtown
Ephrata
Lansdale
Pottstown
Phoenixville
King of Prussia
Lancaster
Columbia
Weigelstown
York
Chambersburg
West Chester
Philadelphia
Moorestown
Woodlyn
Haddonfield
Beachwood
Hanover
Wilmington
Newark
Pennsville
Pine Hill
Williamstown
Elkton
Hagerstown
Westminster
Havre de Grace
Martinsburg
Frederick
Reisterstown
Timonium
Towson
Randallstown
Parkville
Baltimore
Essex
Dundalk
Damascus
Columbia
Ferndale
Brooklyn Park
Germantown
Gaithersburg
North Laurel
Green Haven
Leesburg
Odenton
Glenmont
Severna Park
Silver Spring
Arnold
Crofton
Annapolis
Reston
Bethesda
Washington D.C.
Arlington
Forestville
Annandale
Burke
Alexandria
Manassas
Mount Vernon
Waldorf
Dale City
Saint Charles
Easton
Cambridge
Dover
Vineland
Bridgeton
Millville
Pleasantville
Atlantic City
Somers Point
Ocean City

Restaurants

1. Fogo De Chao
2. Ruth's Chris Steak House
3. Champps Kitchen & Bar
4. Sullivan's Steakhouse
5. Plaza Azteca
6. Chick-fil-A
7. Davio's Northern Italian Steakhouse
8. Kabab Cafe
9. Saladworks
10. McKenzie Brewhouse
11. Shangril
12. Creed's Seafood and Steaks
13. Red Lobster
14. Wegman's
15. Starbucks
16. Duck Donuts
17. Honeygrow
18. Naf Naf Grill
19. Habit Burger Grill

Hotels, Conferences and Meeting Spaces

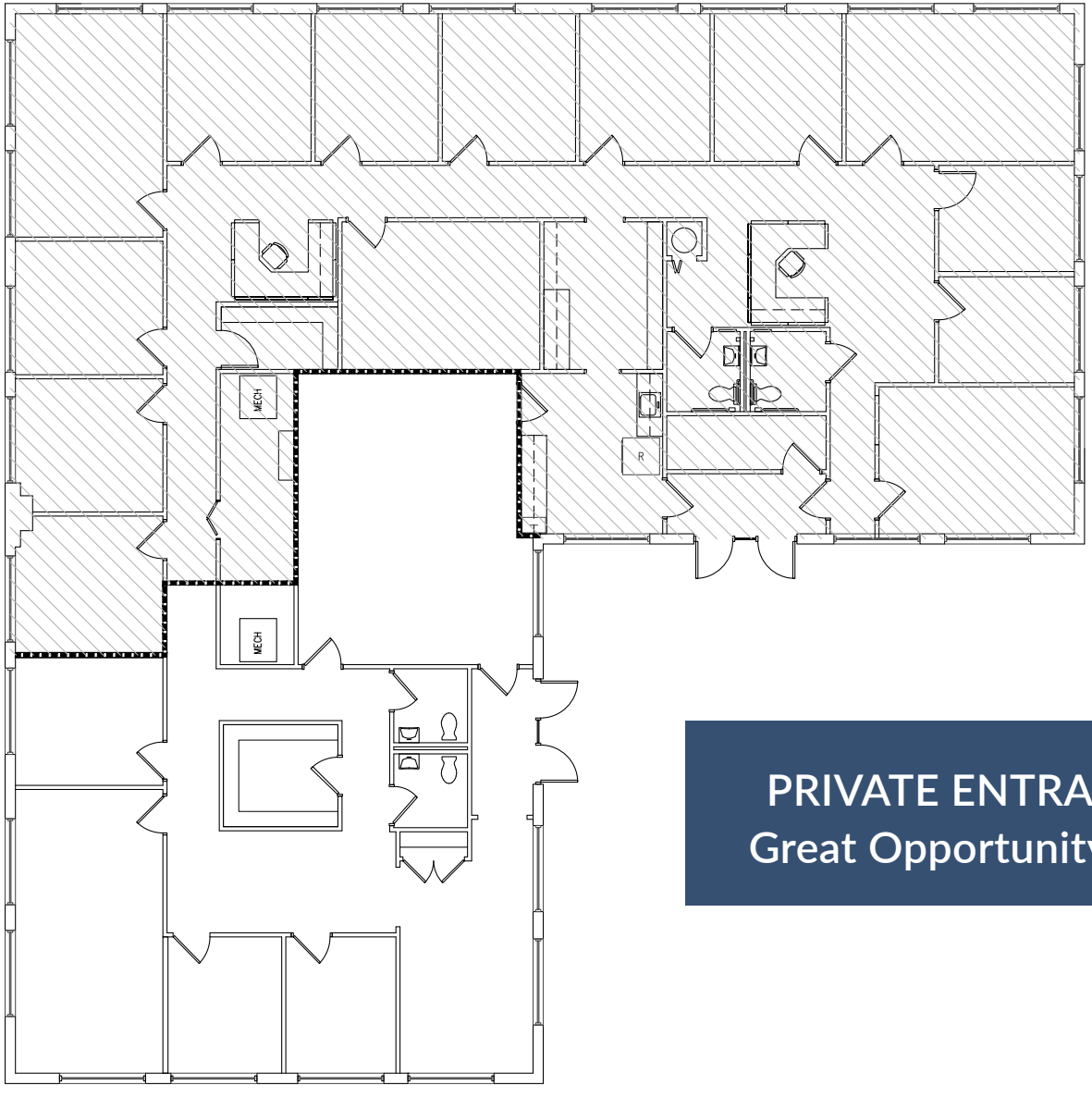
1. Best Western Plus The Inn at KOP
2. Crowne Plaza Philadelphia/KOP
3. DoubleTree by Hilton Valley Forge
4. Extended Stay America
5. Fairfield Inn Valley Forge
6. Hampton Inn
7. Holiday Inn Express Hotel & Suites
8. HYATT House
9. Hyatt Place
10. Inn of King of Prussia
11. Motel 6
12. Sheraton Valley Forge
13. SpringHill Suites by Marriott
14. Valley Forge Casino Resort

Fun and Fitness

1. King of Prussia 16 + IMAX
2. iFly
3. LA Fitness
4. Valley Forge Casino
5. Valley Forge National Historic Park
6. Life Time Fitness
7. Escape Room Mystery

Building 300

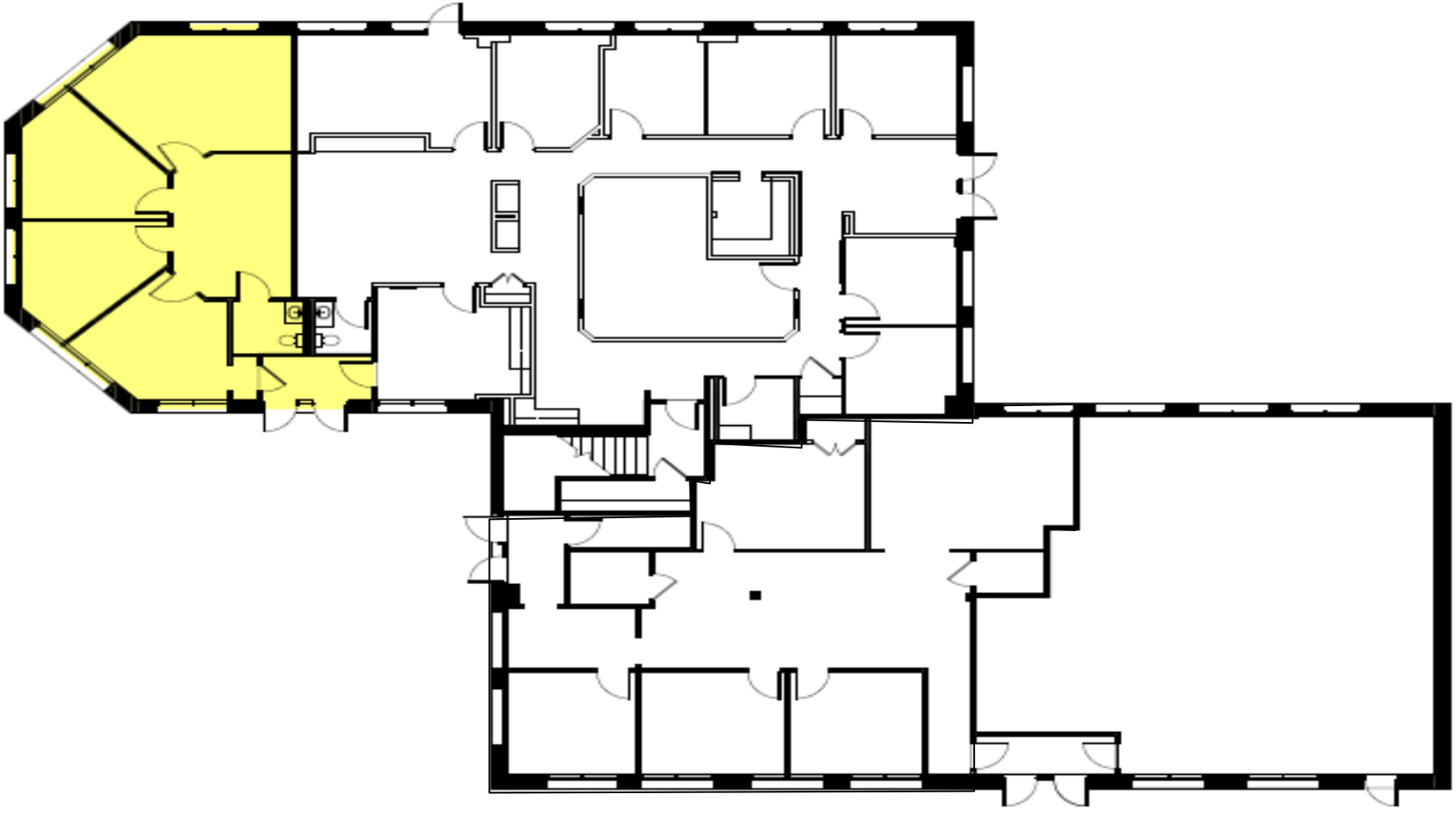
1st floor 2,030 SF space



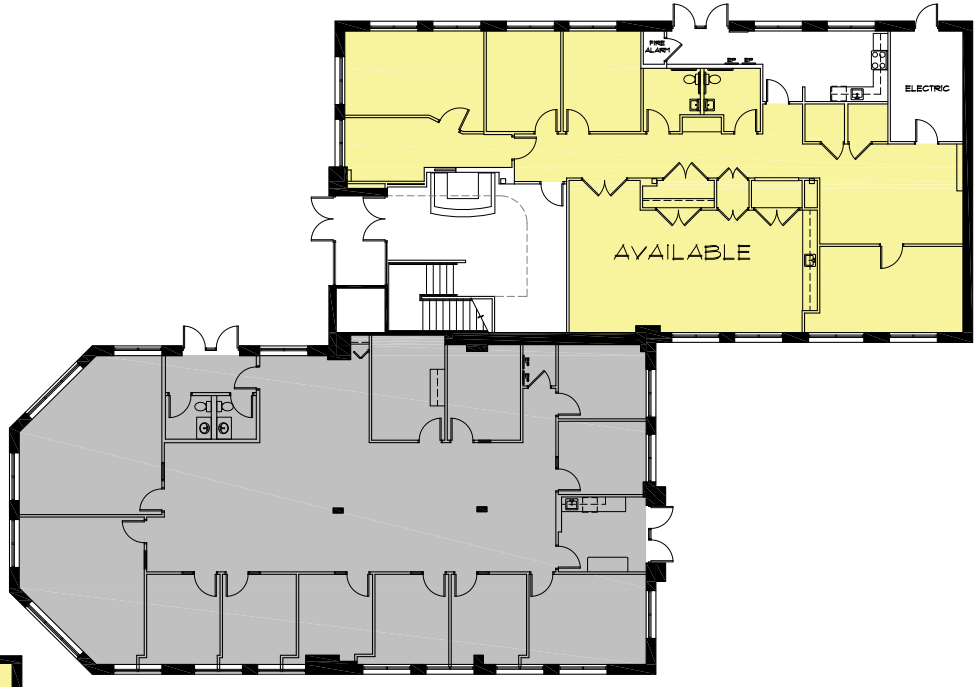
PRIVATE ENTRANCE AND RESTROOMS
Great Opportunity for a Single-Tenant User

Building 400

1st floor 1,341 SF space

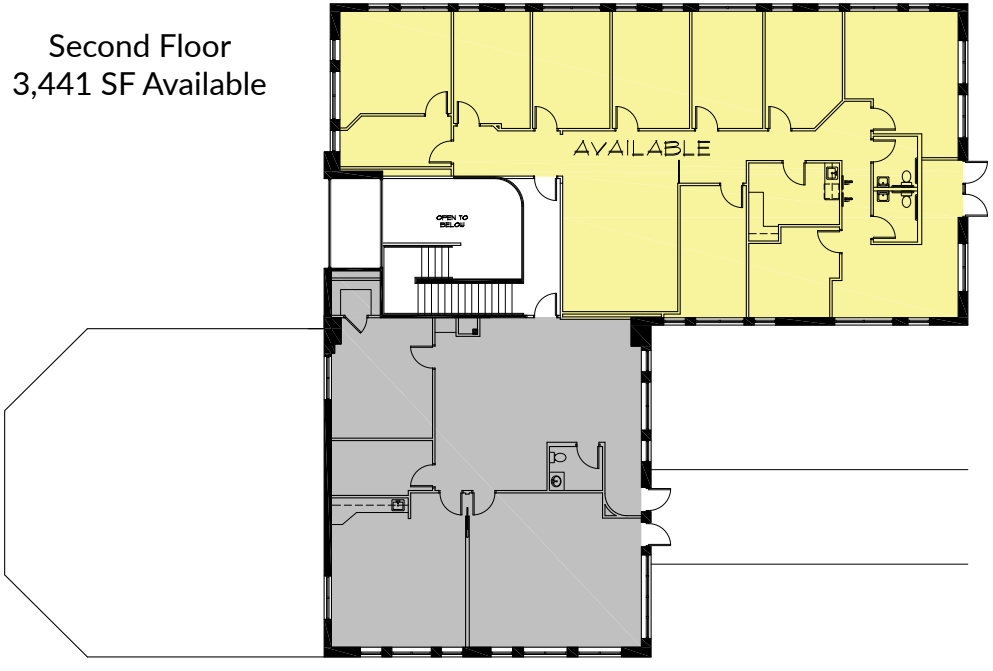


First Floor
2,828 SF Available



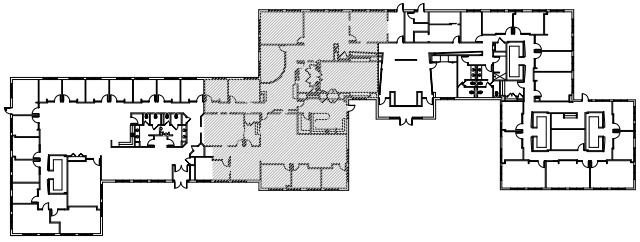
Building 500

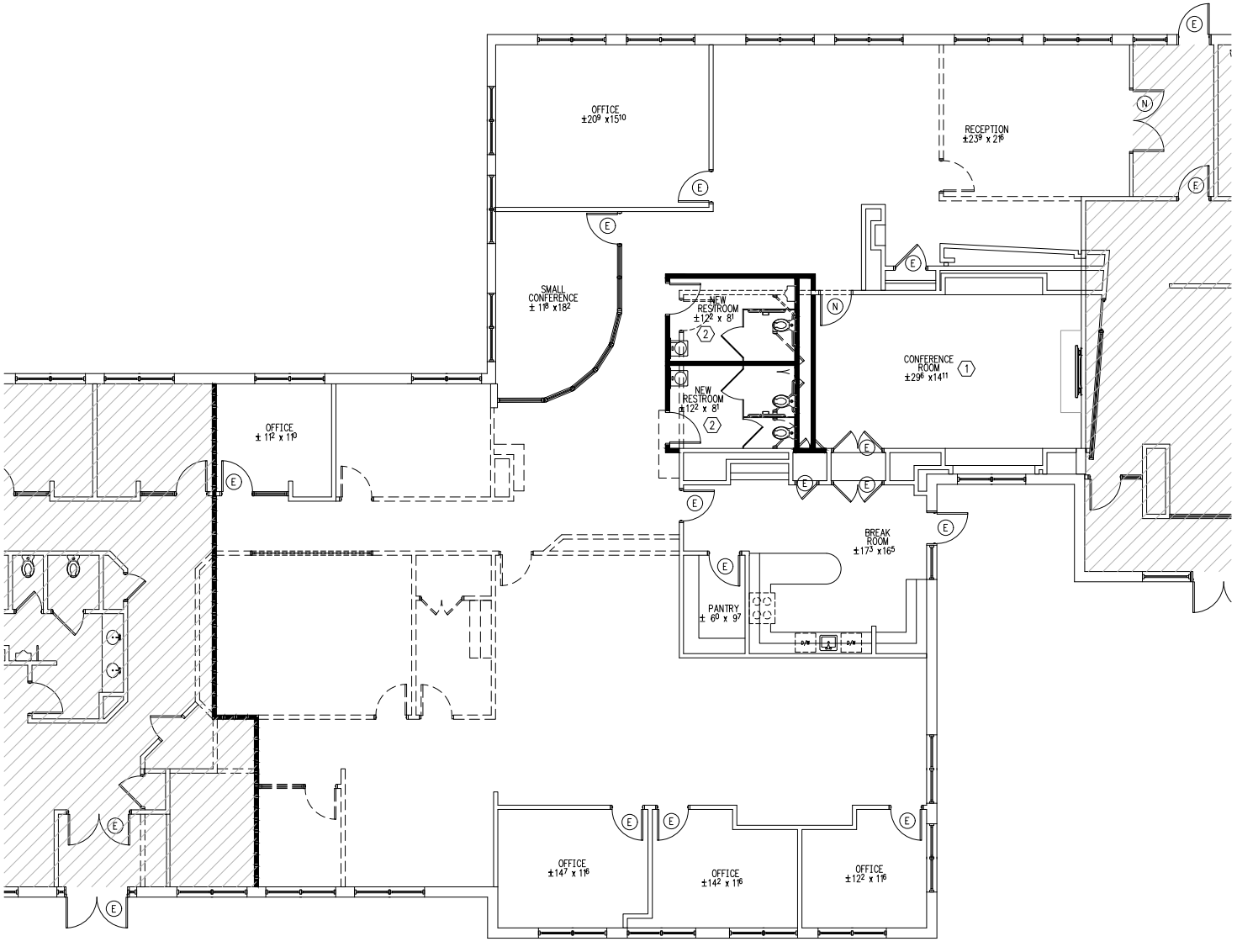
Second Floor
3,441 SF Available



Building 700

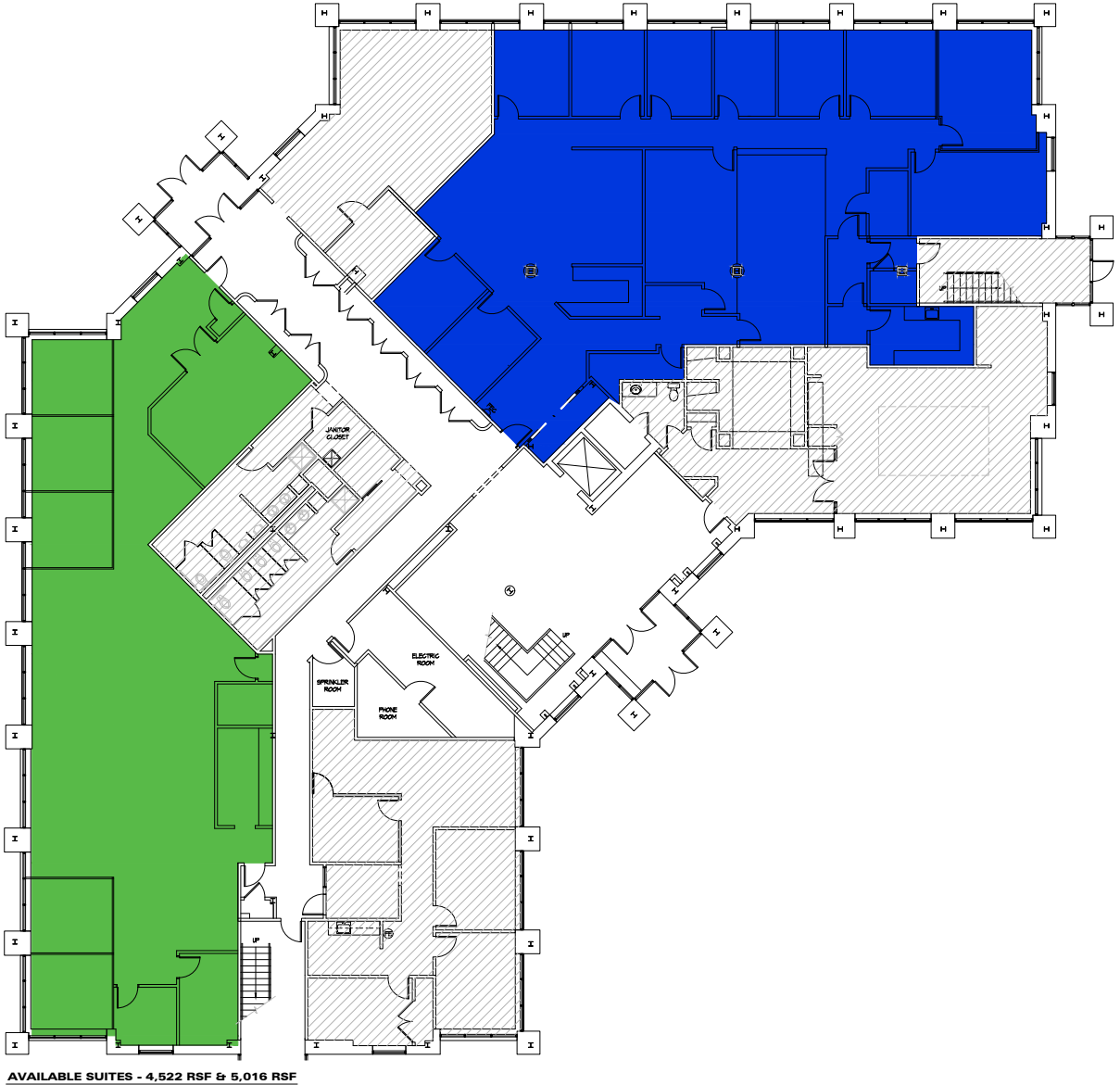
1st floor 6,001 SF space





Building 800

1st floor 4,522 SF & 5,016 SF space



MAGUIRE HAYDEN
REAL ESTATE COMPANY

Maguire Hayden is a privately held commercial real estate firm, acquiring office, industrial and mixed-use properties, improving, repositioning and professionally managing them.

Taylor Young

CELL 610.202.8334
EMAIL TYoung@HaydenREI.com

Maguire Hayden Real Estate Company
300 Four Falls, 300 Conshohocken State Road, Suite 200
West Conshohocken, PA 19428

TEL 484.362.2929
FAX 484.362.2939