

**100% COMMISSION PAID
WITHIN 48 HOURS OF
LEASE SIGNING**



1200 Atwater Drive

Malvern, PA 19355

MAGUIRE
HAYDEN
REAL ESTATE COMPANY

For Lease
3,992 – 29,135 SF



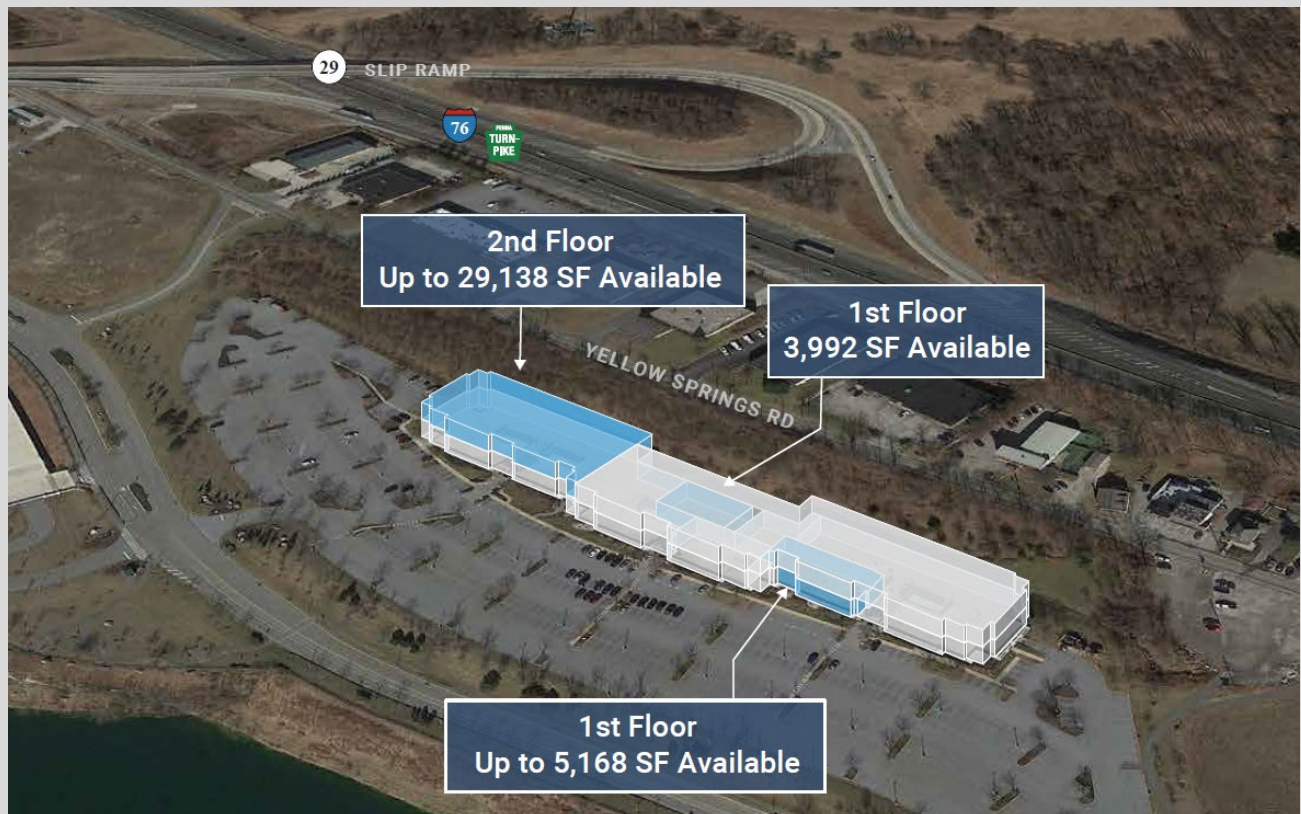
Availabilities

- 1st floor – 3,992 SF
- 1st floor – 5,168 SF
- 2nd floor – Up to 29,135 SF



Highlights

- 10' finished ceiling height throughout
- 4.50/1,000 SF parking ratio
- Floor to ceiling glass
- On-site café & beautiful outdoor patio with brand new furniture
- Car charging station for electric vehicles
- Showers in West lobby bathrooms for use after exercising on the fitness trail in the Park
- Adjacent to full service hotel with conference facilities and restaurant, fitness center and extensive jogging trails
- Direct PA Turnpike EZ-Pass Interchange at Route 29 places Atwater at the convergence of the regions most important arteries (I-76, Rt. 29, Rt. 30, Rt. 202)
- A short drive to hotels, shopping and restaurants along Route 29
- Waterfront location overlooking Echo Lake



1200 Atwater Drive sits along an 80-acre spring-fed lake and has access to several walking/running paths, making it ideal for companies wishing to provide an outstanding and comfortable environment for their employees and visitors.



Nearby Amenities



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