

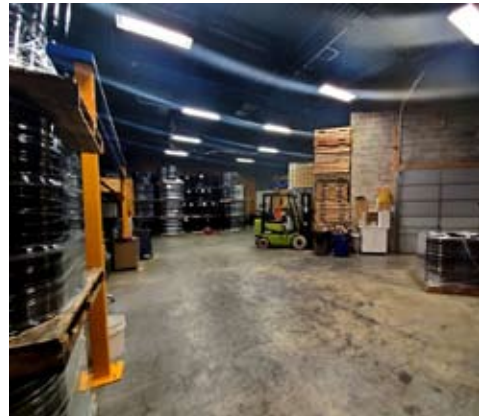
BEAUTIFUL OFFICE/FLEX BUILDING IN GREAT VALLEY

11 General Warren Boulevard • Great Valley Commons, Malvern, PA



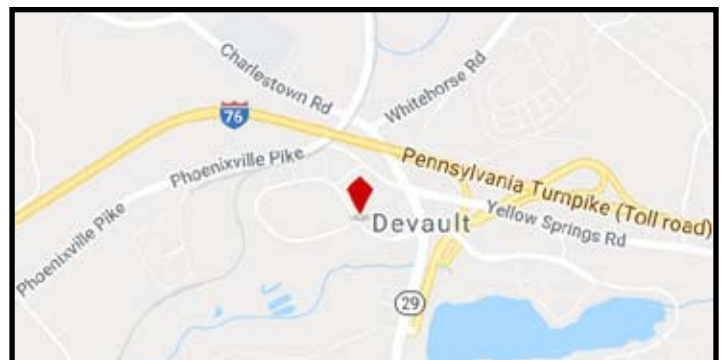
10,080 SF
1.85 Acres

POTENTIAL PARTIAL OWNER LEASE BACK



FEATURES

- Two Separate Suites:
4390 SF Office / 588 SF Warehouse
2509 SF Office / 2593 SF Warehouse
Can be combined into 1 suite
- 17' ceilings and fully sprinklered
- Attractive business park setting
- Divisible units for lease
- Flexible commercial — flex zoning
- High parking ratio
- Call for more info and pricing
- Near shopping, restaurants, hotels
- Highly accessible just off of Rt 29
- Less than a mile to PA Turnpike
- Minutes to Rt 202 & King of Prussia



Information concerning this property is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

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