



Professional Office Space For Sale or Lease

42

Lloyd Avenue
Malvern, PA

Partnership. Performance.

Property:	> 16,000 SF Building on 1.1 acres	
Sale Price:	> \$1,199,000	
Space Available:	> <u>First Floor</u>	
	> 1,250 SF	\$15.00 /SF + electric & janitorial
	> <u>Second Floor</u>	
	> 1,475 SF	\$12.50 /SF + electric & janitorial
	> 1,250 SF	\$12.50 /SF + electric & janitorial
	> <u>Garden Level Suite</u>	
	> 3,675 SF	\$7.00 /SF + electric & janitorial

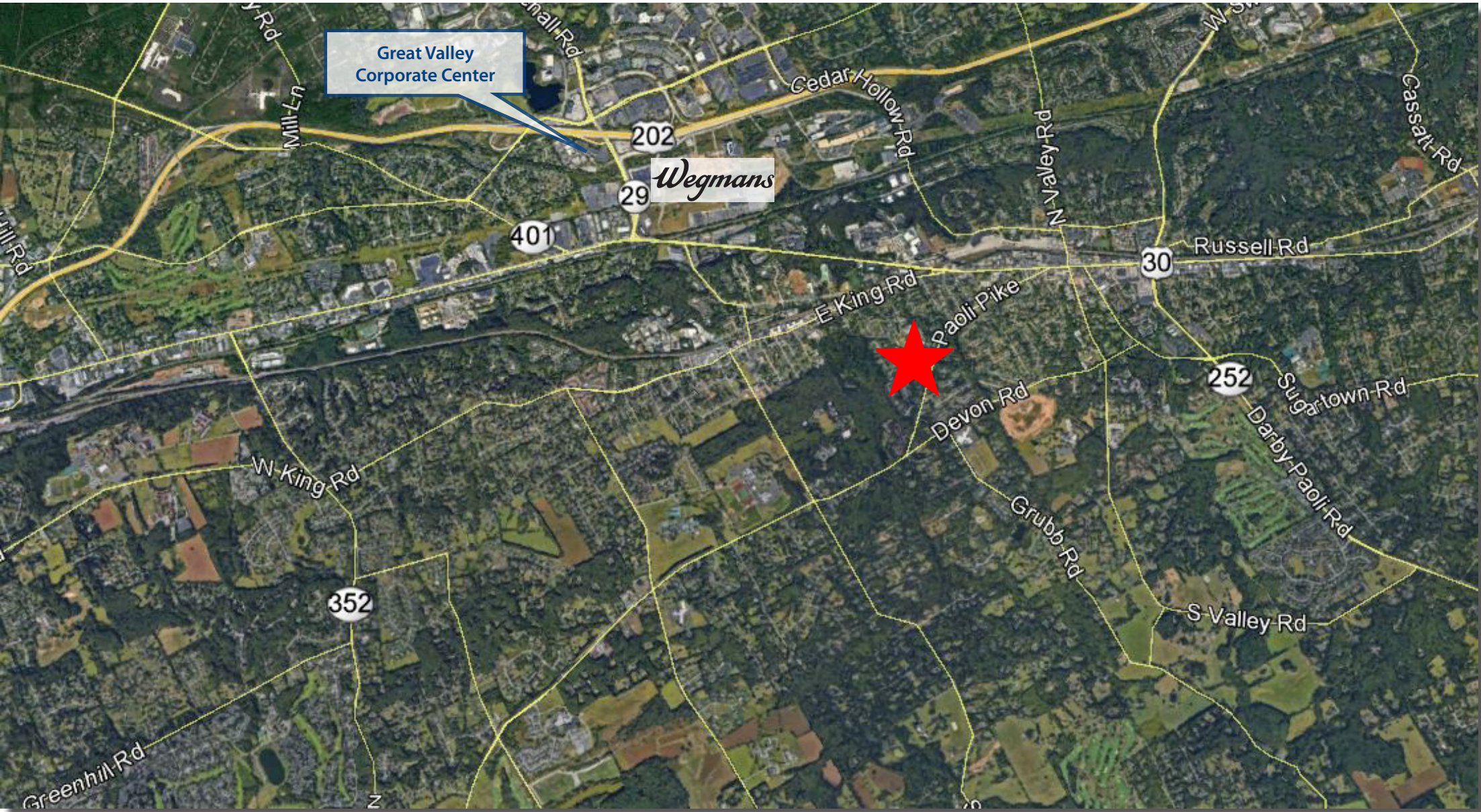
Malvern Office Building Property Overview

- > New roof with warranty

> 4 new skylights
- > New hot water heater

> All new fire extinguishers

Great building for a user or an investor. This beautiful and unique office building is the former Greentree Kindergarten, situated in a tranquil setting adjacent to Greentree Park. The building is easily accessible to Paoli Pike, Route 30 (Lancaster Avenue), Route 202 and is within walking distance of the Eastside Flats in Malvern. The garden level suite offers private offices, open area, kitchen and private restrooms. Cable and FIOS internet are available to the building. Second floor has a conference room, executive office, full bathrooms, and open bullpen areas with two private outdoor decks.



Distances

> Exton	16 minutes
> Wayne	18 minutes
> West Chester	18 minutes
> Downingtown	18 minutes
> Conshohocken	22 minutes
> Philadelphia	38 minutes
> Philadelphia Airport	40 minutes

Drive Times

> Wayne	7 miles
> West Chester	8 miles
> Exton	8 miles
> Conshohocken	13 miles
> Downingtown	14 miles
> Philadelphia	26 miles
> Philadelphia Airport	23 miles

FOR SALE OR LEASE: PROFESSIONAL OFFICE SPACE

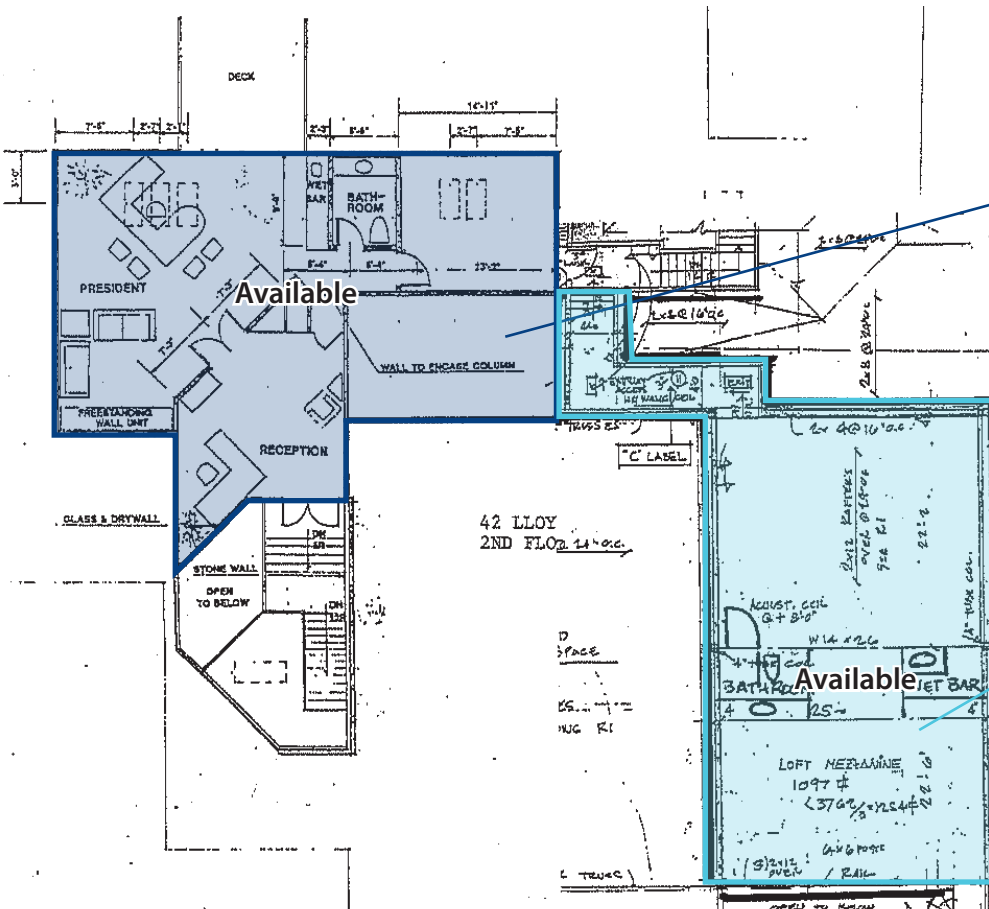
42 LLOYD AVENUE, MALVERN, PA

1ST FLOOR



1,250 SF
Available

2ND FLOOR



1,475 SF
Available

1,250 SF
Available