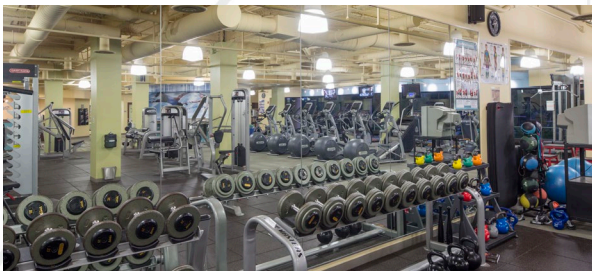


# Find Your Space.

1200 Liberty Ridge Dr.  
Wayne, PA 19087

2,602 SQ. FT.  
Available for Lease



## Property Highlights

### PARK AMENITIES



Park amenities include jogging trails with access to Wilson Farm Park, restaurants, hotels, a daycare facility and Valley Forge National Park.

### TRANSPORTATION



Easy Access to Routes 202, 252, 422, & 76. Public transportation includes SEPTA Route 124 with service to the King of Prussia Transportation Center & Philadelphia.



### TAXES

Located in tax-friendly Tredyffrin Township and the Chester County Keystone Innovation Zone.



### TECHNOLOGY

Comcast, Verizon, & Century Link available.



### SUSTAINABILITY

Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers single-stream recycling, green janitorial cleaning, and e-waste recycling and shredding twice a year.

### WORKSPACE PROPERTY TRUST (WSPT®)



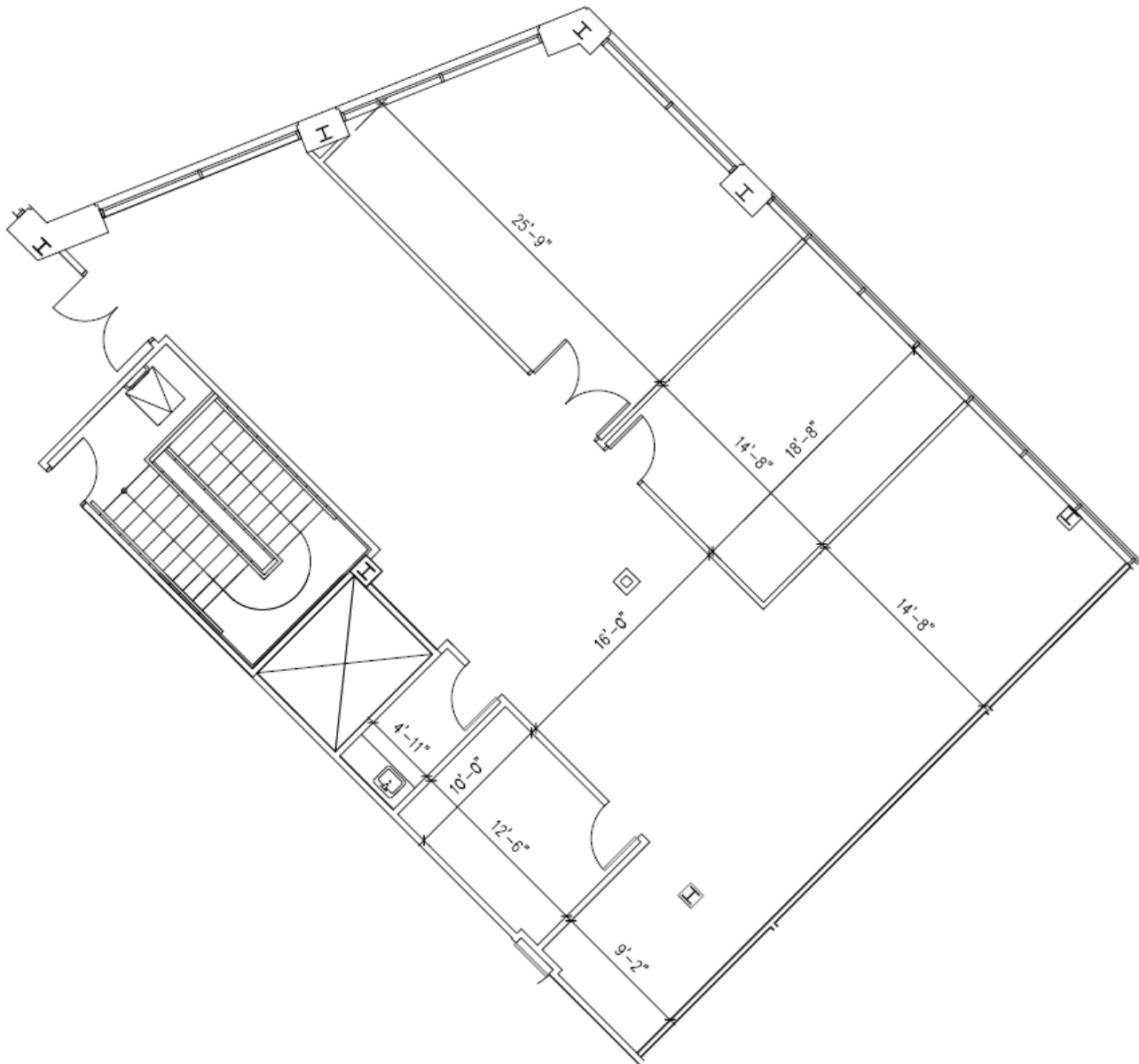
Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.

Our Space Works.



1200 Liberty Ridge Dr. | 2,602 SF | Wayne, PA

FOR LEASE



- 9' Ceiling Height Throughout
- High-End Reception w/ Double Door Entrance
- Prominent Suite Entrance Off Elevator Lobby
- 8,600 SF State-of-the-art Fitness Center Next Door
- Spacious Outdoor Patio w/ Seating
- 2-Story Atrium Lobby w/ Fireplace

## LEASING INFORMATION

5 Great Valley Parkway  
Suite 209  
Malvern, PA 19355  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

DIRECTOR OF LEASING  
Catherine Bianco  
O 484.320.3708  
C 484-429.4899

[cbianco@workspaceproperty.com](mailto:cbianco@workspaceproperty.com)

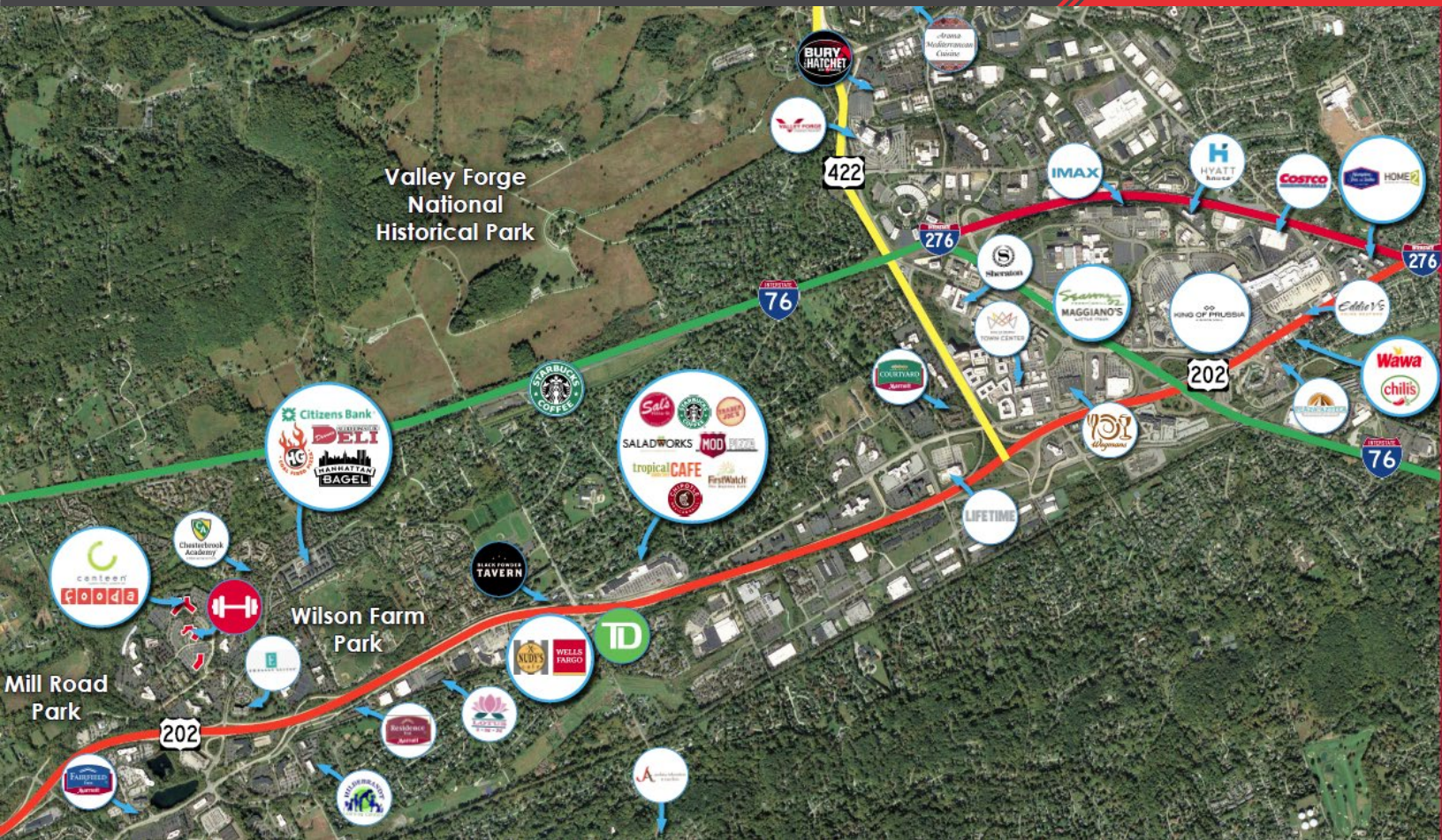
FOLLOW US ON



@workspacepropertytrust

1200 Liberty Ridge Dr. | 2,602 SF | Wayne, PA

FOR LEASE



- Within minutes to several eateries, hotels, and conferencing centers.
- Walking distance to Wilson Farm Park, which provides amenities such as a ball field, multipurpose field, sand volleyball court, picnic area, walking trails, and amphitheater.
- 5 miles from the King of Prussia Mall, and KOP Town Center.
- Electric car charging station next door.
- Short Drive from Workspace's Property Management Office, with dedicated personnel including Property Managers, Maintenance Technicians, & Tenant Services Coordinators.

## LEASING INFORMATION

5 Great Valley Parkway  
Suite 209  
Malvern, PA 19355  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

DIRECTOR OF LEASING  
Catherine Bianco  
O 484.320.3708  
C 484-429.4899  
[cbianco@workspaceproperty.com](mailto:cbianco@workspaceproperty.com)

FOLLOW US ON



@workspacepropertytrust