

# Find Your Space.

1200 Morris Drive  
Wayne, PA 19087

23,432 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 are both available.



### SUSTAINABILITY

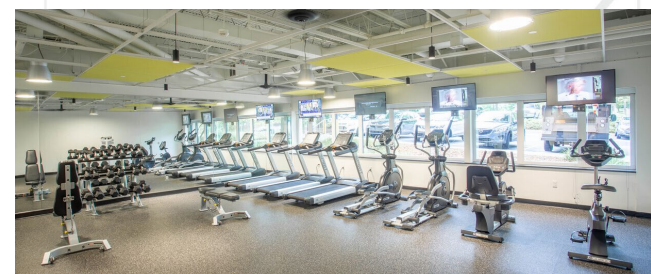
Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers single-stream recycling, green janitorial cleaning, and e-waste recycling and shredding twice a year.

### 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.

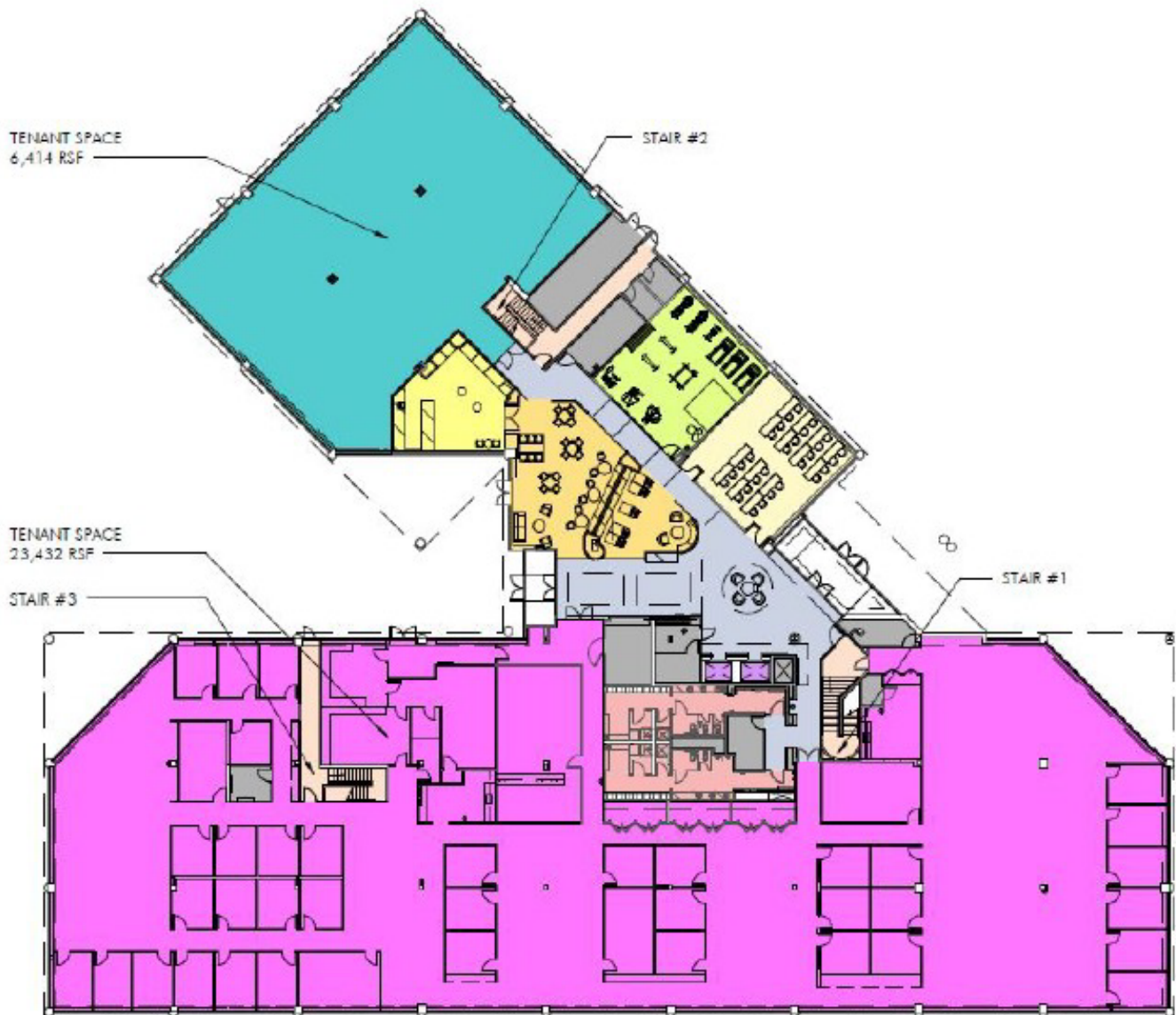
Our Space Works.





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FOR LEASE



- Amenity-Rich Building w/ Conferencing, Fitness, Fresh Vending, and Plenty of Collaboration Space
- Tons of daylighting with four sides of wrap around ribbon glass.
- Upgraded Bathrooms w/ Locker Rooms
- Newly Renovated Lobby w/ Indoor & Outdoor Seating

## LEASING INFORMATION

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

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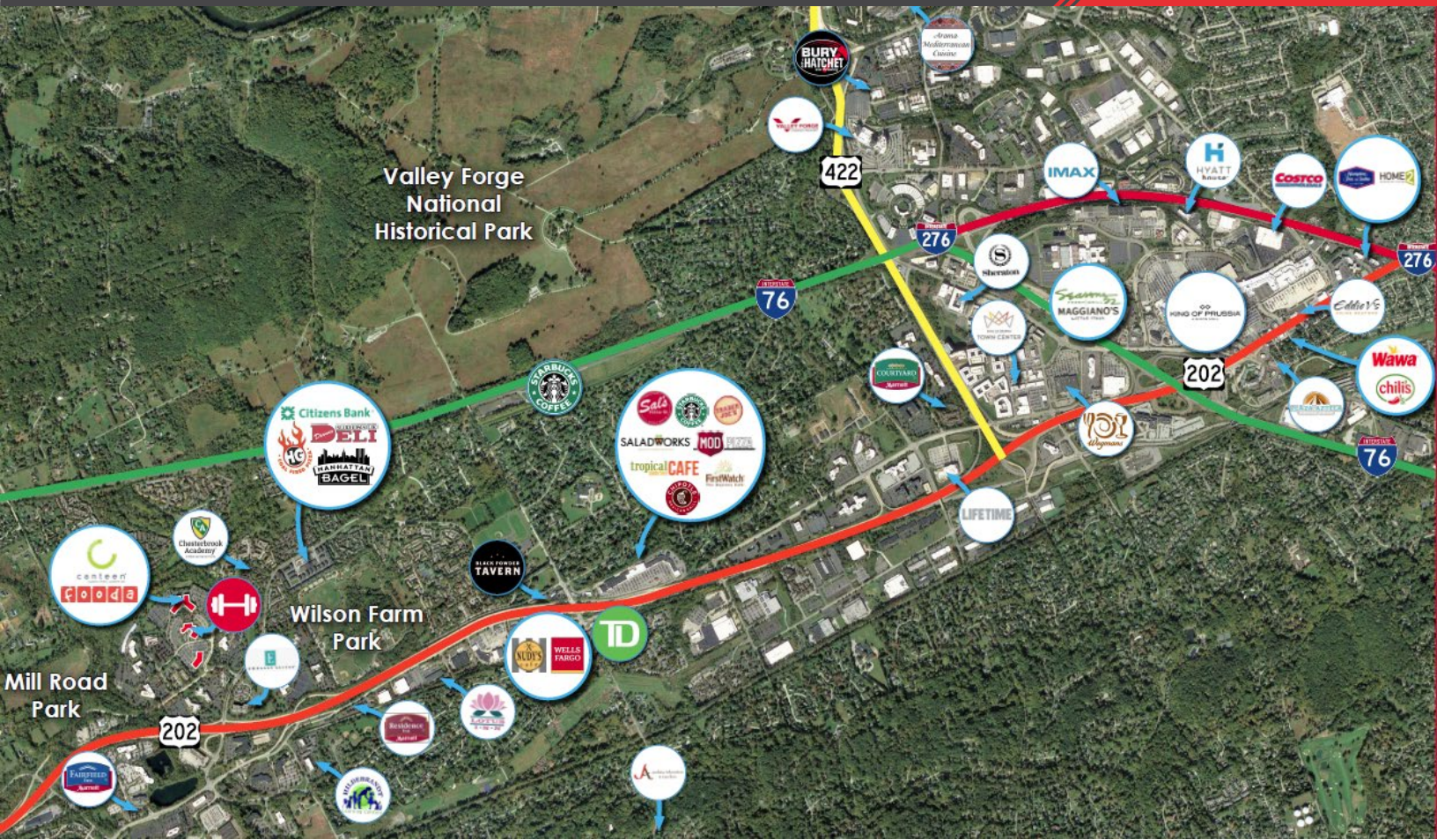


@workspacepropertytrust



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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.
- Short Drive from Workspace's Property Management Office, with dedicated personnel including Property Managers, Maintenance Technicians, & Tenant Services Coordinators.

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