

Find Your Space.

1200 Morris Drive
Wayne, PA 19087

6,414 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®)



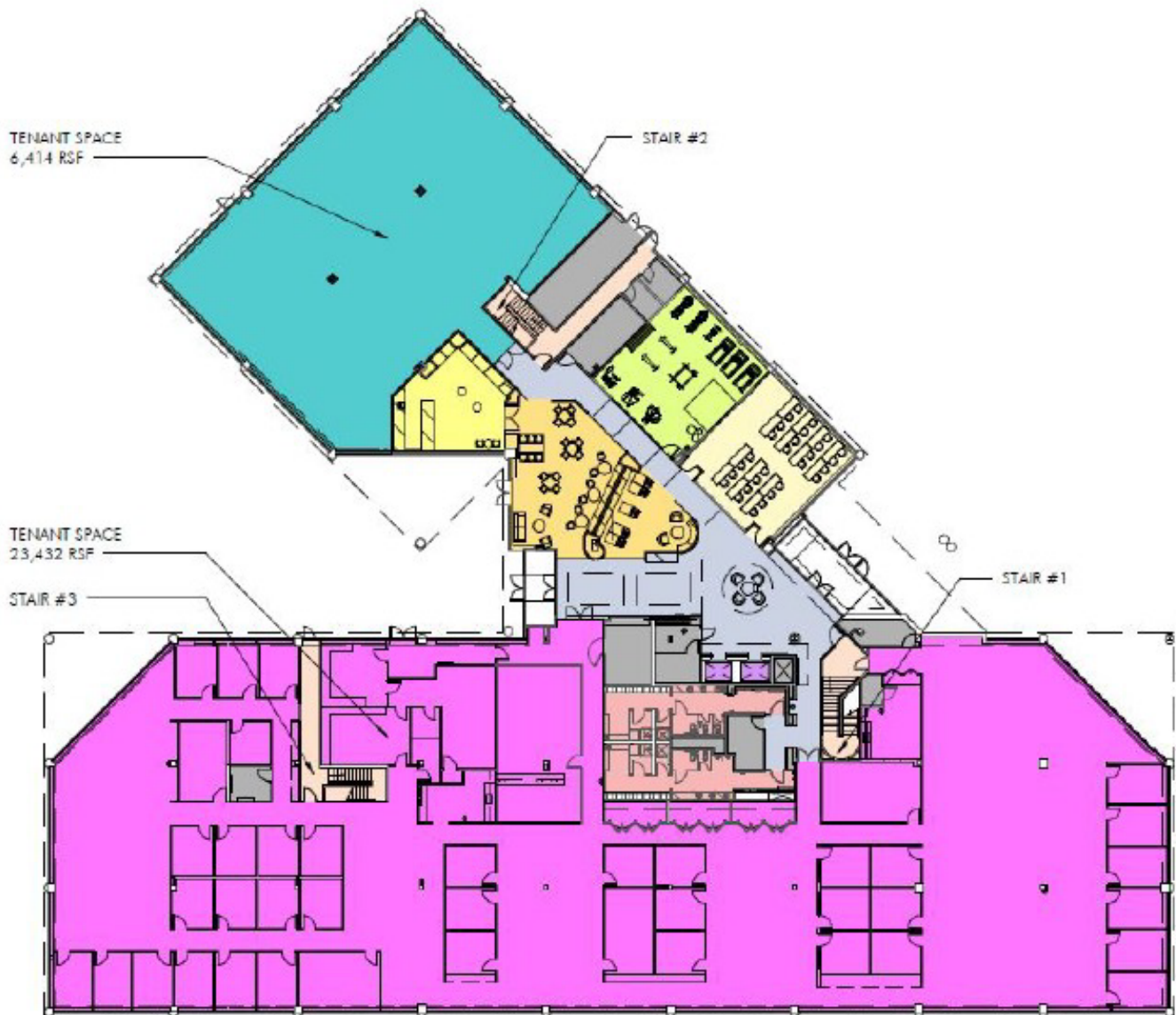
Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across 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
- Warm Shell with 3-sides of Glass and New Ceiling & Lights
- 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

DIRECTOR OF LEASING
Catherine Bianco
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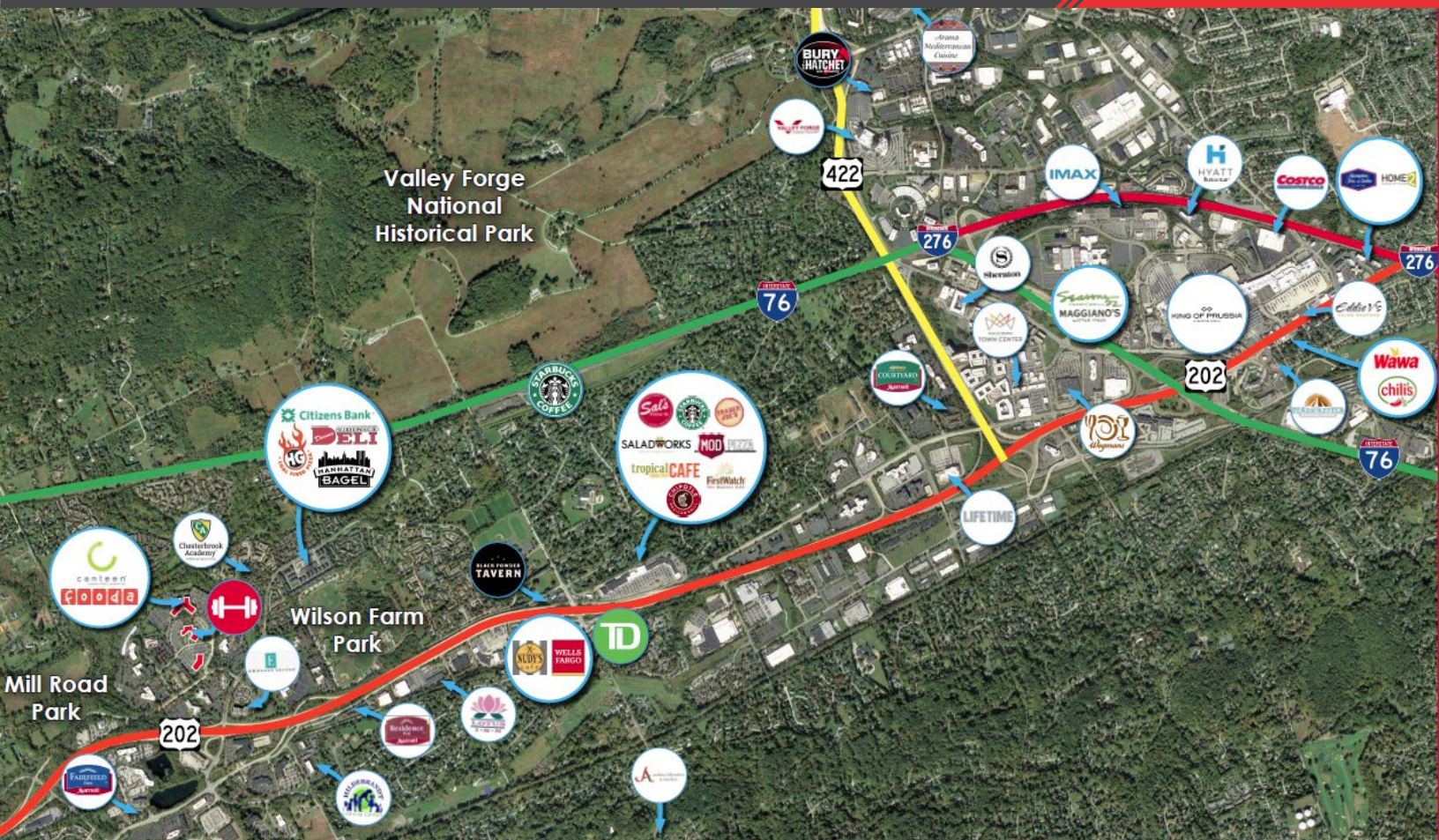
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FOR LEASE



- 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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