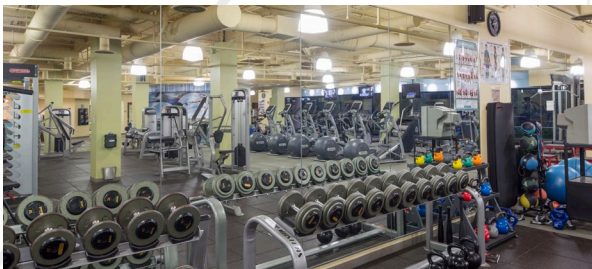


Find Your Space.

1200 Liberty Ridge Dr.
Wayne, PA 19087

6,876-14,844 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



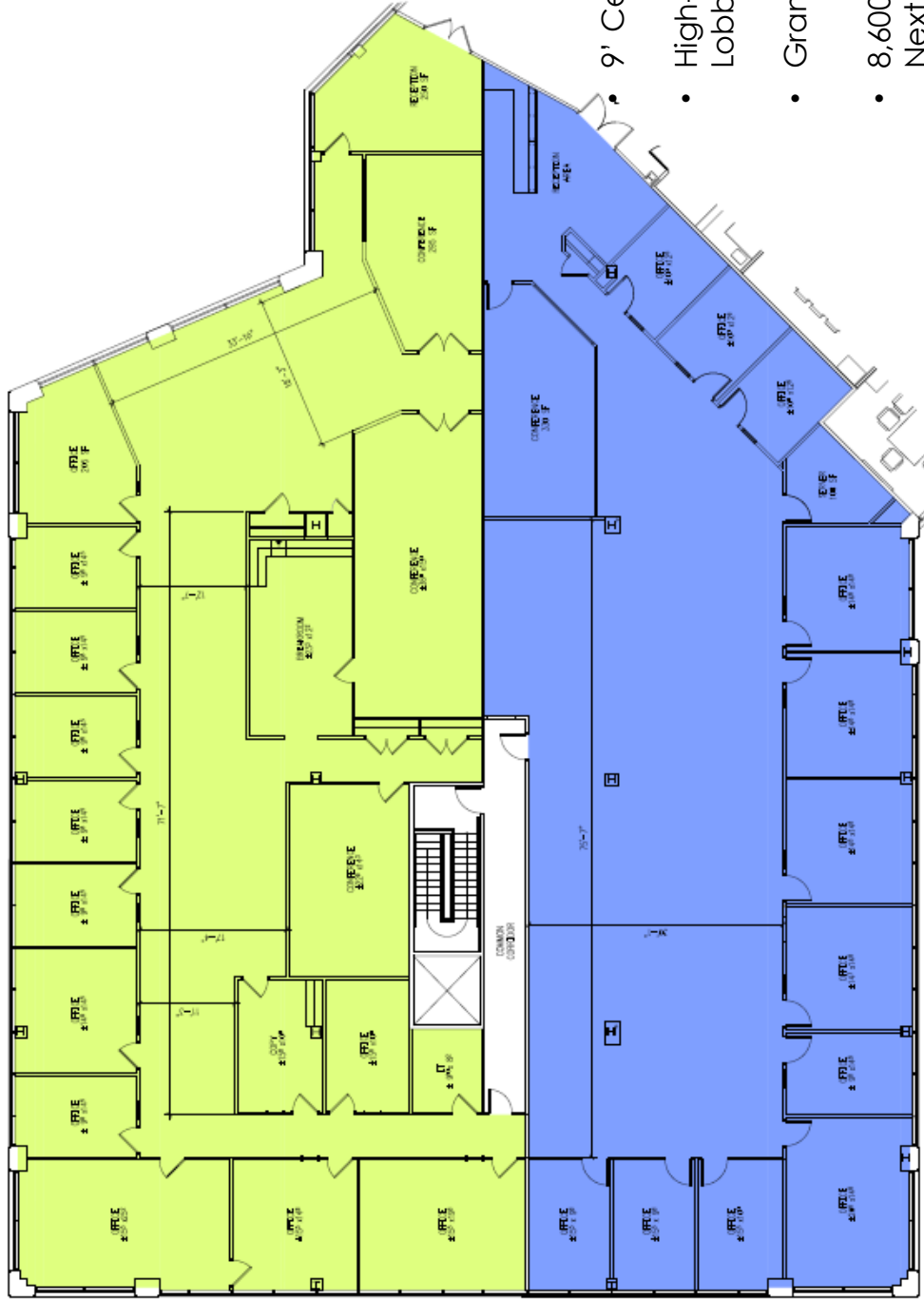
Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers single-stream recycling, green janitorial cleaning, and e-waste recycling and shredding twice a year.

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.



Suite 300 – 6,876 SF & Suite 310 – 7,968 SF

- 9' Ceiling Height Throughout
- High-End Reception off 3rd Floor Elevator Lobby
- Grand Views of Valley Forge Mountain
- 8,600 SF State-of-the-art Fitness Center Next Door
- Spacious Outdoor Patio w/ Seating
- 2-Story Atrium Lobby w/ Fireplace



LEASING INFORMATION

7 Great Valley Parkway
Suite 190
Malvern, PA 19355
www.workspaceproperty.com

DIRECTOR OF LEASING
Catherine Bianco
O 484-320.3708
C 484-429.4899
cbianco@workspaceproperty.com

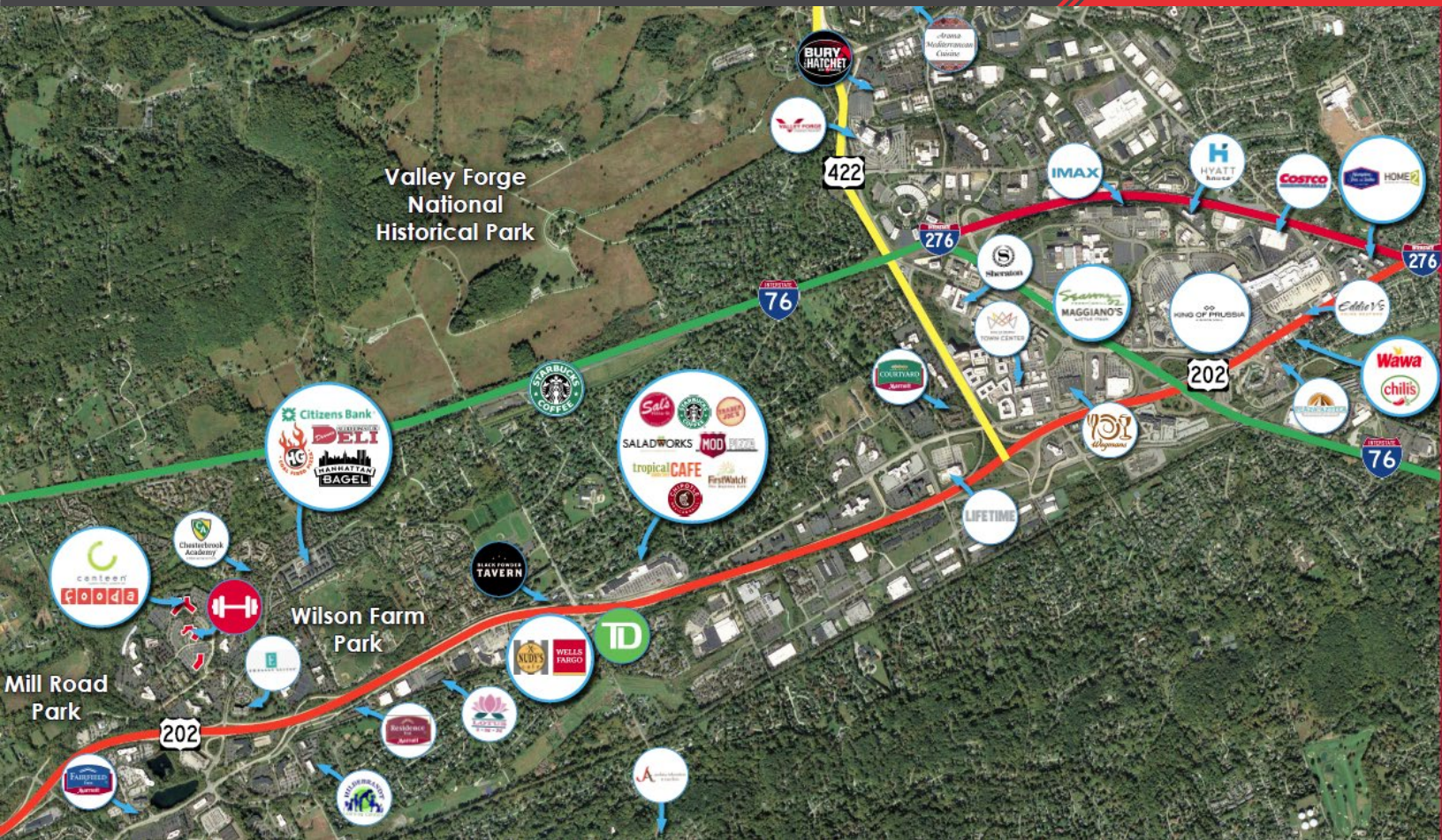
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1200 Liberty Ridge Dr. | 6,876-14,844 SF | Wayne, PA

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.

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