

YOUR NAME HERE



For Sale:

49 E. Lancaster Avenue
Malvern, PA 19355



Prime Route 30 Exposure

Prominent Office Building on the Main Line

19,047 SF

Property Highlights

- Prime user location with exceptional signage
- Four sides of glass with dramatic views
- Abundant parking ratio of 4/1,000 SF
- Remarkable new atrium lobby
- Sale price: \$3,950,000
- Signalized intersection with full ingress & egress
- Countless nearby amenities
- Impressive demographics with a daily traffic count of 32,930*
- Elevator served
- Patient/executive covered parking
- Easy access via Routes 202 & 30, Route 29, & I-76 (PA Turnpike)
- Close proximity to the newest upscale development, Uptown Worthington

* Source: CoStar

For more information or a private tour, please contact:



Paul E. Wolfson
Vice President
pwolfson@geisrealty.com

Adam Knox
Vice President
aknox@geisrealty.com

996 Old Eagle School Road
Suite 1117
Wayne, PA 19087

(610) 989-0300 Tel
(610) 989-0234 Fax
www.geisrealty.com

1st Floor Conference Room



Building Entrance



New Atrium Lobby



For more information or a private tour, please contact:



Paul E. Wolfson
Vice President
pwolfson@geisrealty.com

Adam Knox
Vice President
aknox@geisrealty.com

996 Old Eagle School Road
Suite 1117
Wayne, PA 19087

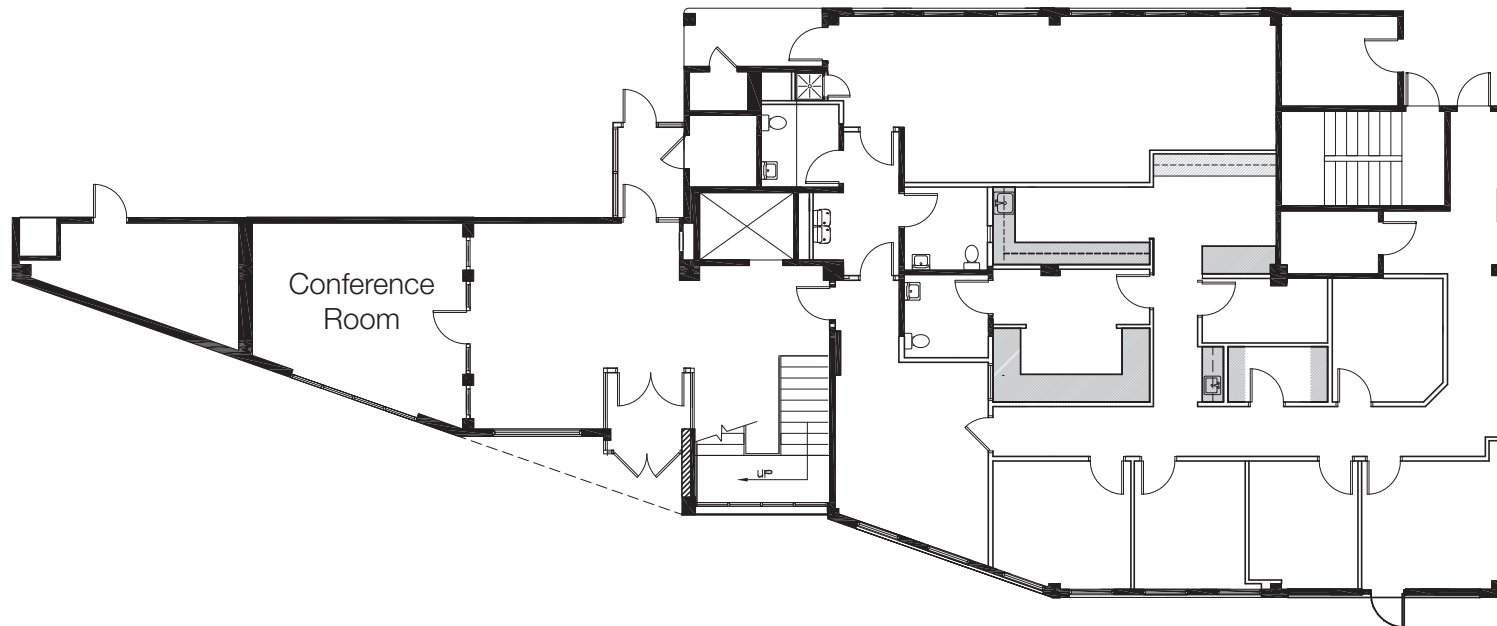
(610) 989-0300 Tel
(610) 989-0234 Fax
www.geisrealty.com

For Sale:

49 E. Lancaster Avenue

Malvern, PA 19355

1st Floor: 2,881 SF



For more information or a private tour, please contact:



Paul E. Wolfson

Vice President

pwolfson@geisrealty.com

Adam Knox

Vice President

aknox@geisrealty.com

996 Old Eagle School Road

Suite 1117

Wayne, PA 19087

(610) 989-0300 Tel

(610) 989-0234 Fax

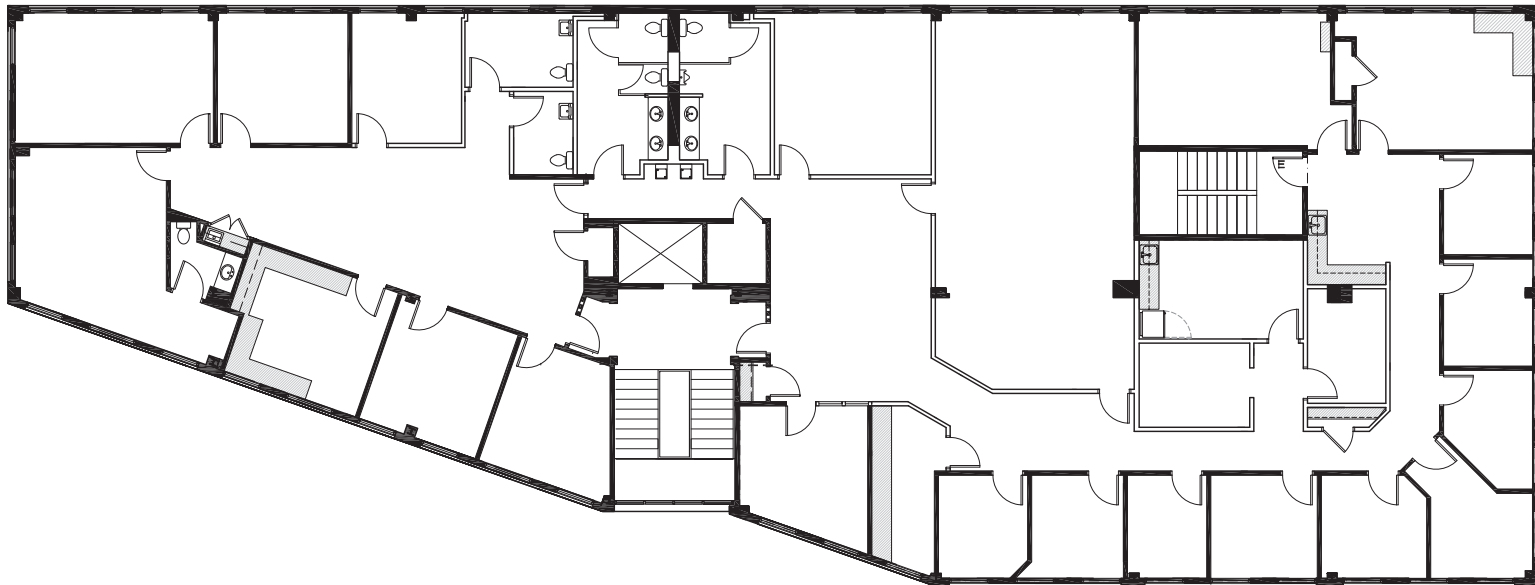
www.geisrealty.com

For Sale:

49 E. Lancaster Avenue

Malvern, PA 19355

2nd Floor: 8,392 SF



For more information or a private tour, please contact:



Paul E. Wolfson

Vice President

pwolfson@geisrealty.com

Adam Knox

Vice President

aknox@geisrealty.com

996 Old Eagle School Road

Suite 1117

Wayne, PA 19087

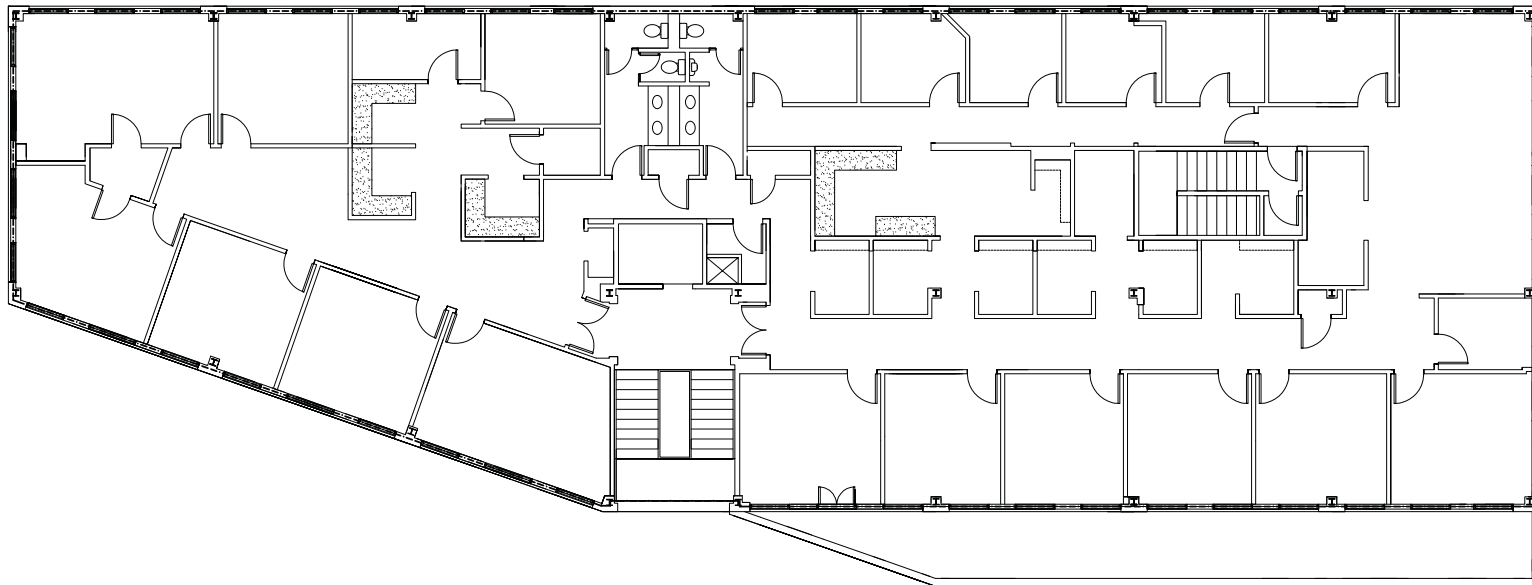
(610) 989-0300 Tel

(610) 989-0234 Fax

www.geisrealty.com

For Sale:
49 E. Lancaster Avenue
Malvern, PA 19355

3rd Floor: 7,774 SF



For more information or a private tour, please contact:



Paul E. Wolfson
Vice President
pwolfson@geisrealty.com

Adam Knox
Vice President
aknox@geisrealty.com

996 Old Eagle School Road
Suite 1117
Wayne, PA 19087

(610) 989-0300 Tel
(610) 989-0234 Fax
www.geisrealty.com

For Sale:

49 E. Lancaster Avenue
Malvern, PA 19355



For more information or a private tour, please contact:



Paul E. Wolfson
Vice President
pwolfson@geisrealty.com

Adam Knox
Vice President
aknox@geisrealty.com

996 Old Eagle School Road
Suite 1117
Wayne, PA 19087

(610) 989-0300 Tel
(610) 989-0234 Fax
www.geisrealty.com