

Entire Top Floor Available

Can be subdivided

2,994 RSF; 4,763 RSF; or 7,757 RSF

Potential Personalized Building  
Signage Available



**Prime Route 30 Exposure**

**49 E. Lancaster Avenue**  
Malvern, Pennsylvania 19355

*Prominent Signage  
and Visibility*

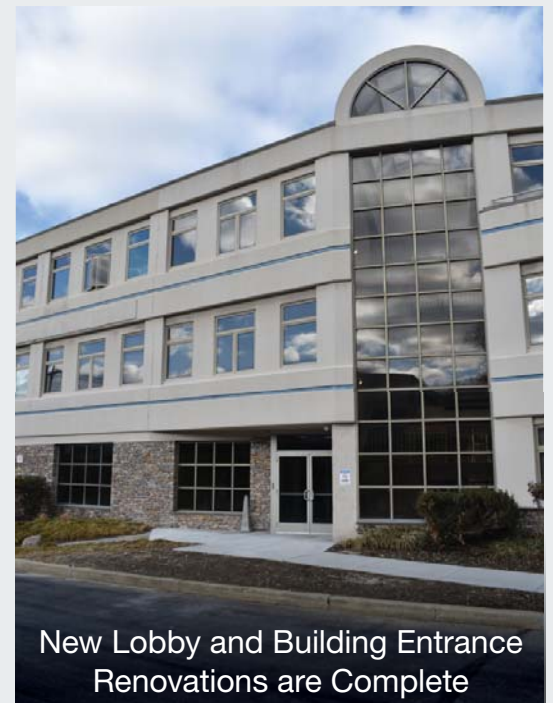
## Property Highlights

- Four sides of glass with dramatic views
- \$18.75/SF NNN
- Abundant parking ratio of 4/1,000 SF
- Signalized intersection with full ingress & egress
- Remarkable new atrium lobby
- Patient/executive covered parking
- Many nearby amenities
- Daily traffic count: 32,930\*
- Generous fitout allowance
- Impressive demographics
- Easy access via Routes 202 & 30, and Route 29 & I-76
- Common building conference/meeting room - at no cost to tenants
- Close proximity to the newest upscale development, Uptown Worthington

For more information:

**Paul E. Wolfson**  
pwolfson@geisrealty.com

**Adam Knox**  
aknox@geisrealty.com



**New Lobby and Building Entrance  
Renovations are Complete**

\* Source: CoStar

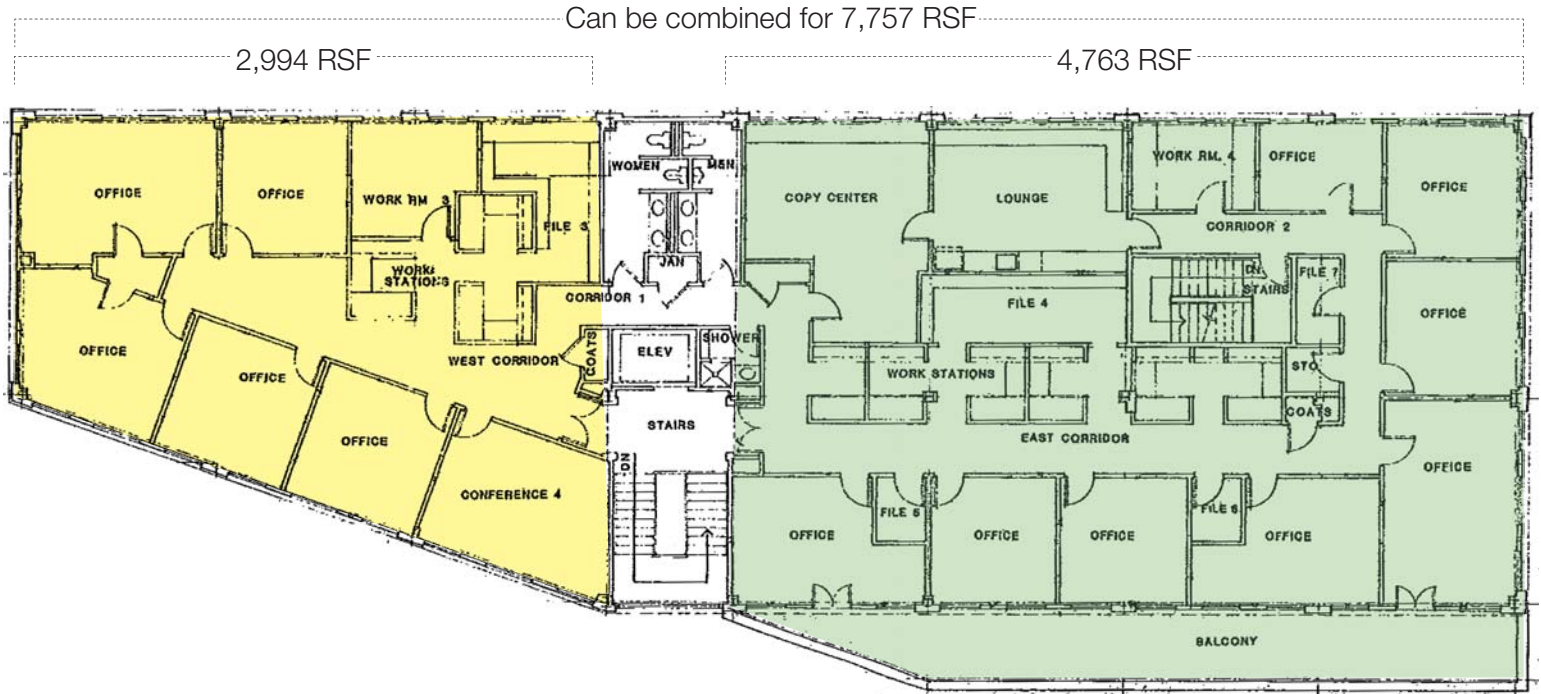
996 Old Eagle School Road, Suite 1117, Wayne, Pennsylvania 19087

610 989 0300

[geisrealty.com](http://geisrealty.com)

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3rd Floor



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