

SUBLEASE AVAILABLE



2593 Yellow Springs Road | Malvern, PA 19355

Available Space

- Total: 12,500 SF
- Office: 5,000 ± SF (2 Stories– 2,500 per floor)
- Warehouse: 7,500 ± SF

Property Highlights

- Two-story flex building at the Malvern (Route 29) on/off ramp of the PA Turnpike.
- Cinderblock construction with a brick façade and a perimeter fence
- Numerous amenities close-by including Wawa, Wegmans, PJ Whelihan's Pub, and Valley Creek Park
- Zoning: C2– Commercial Tredyffrin Township
- Sublease through January 31, 2025
- Two drive-in doors



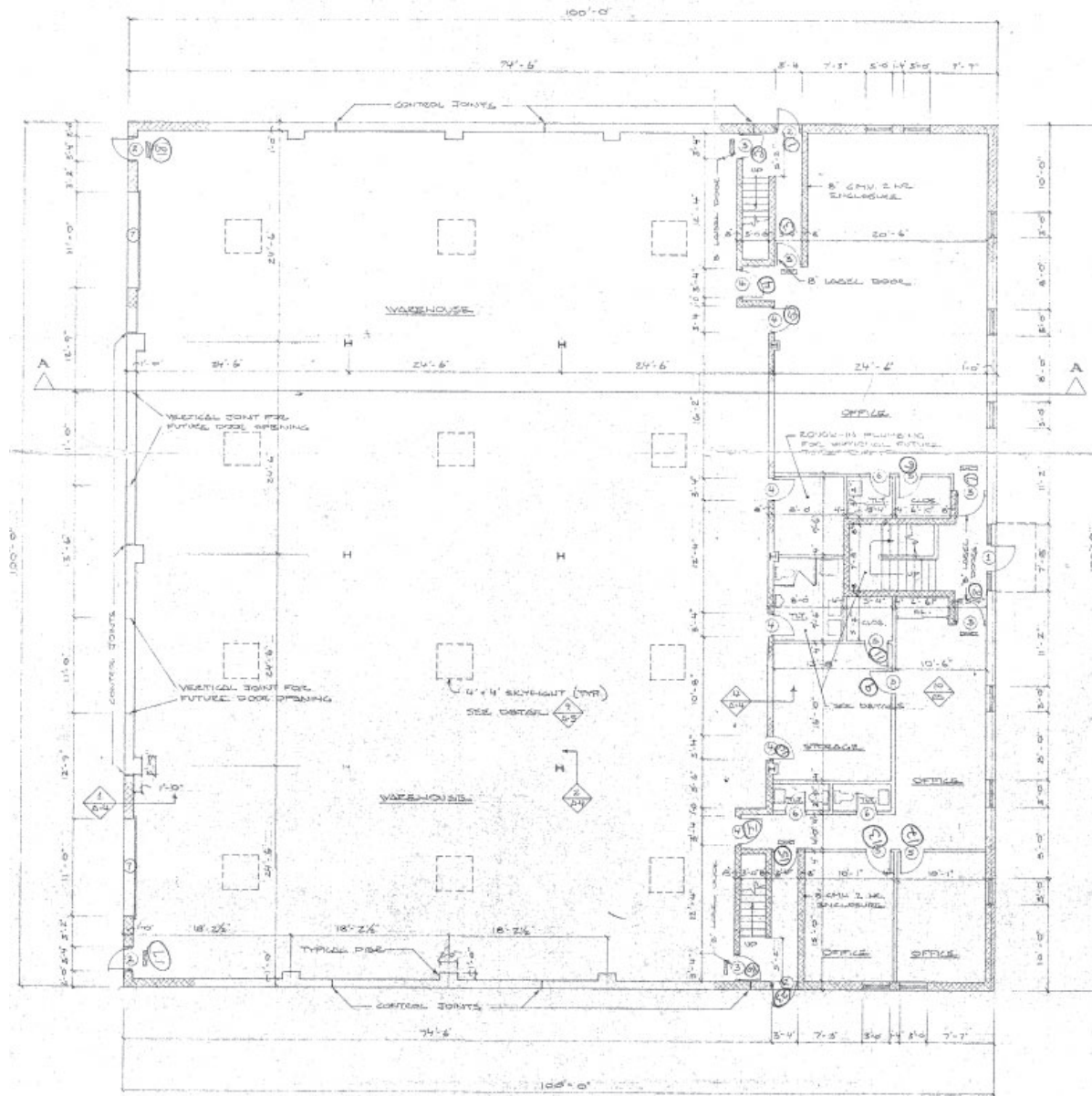
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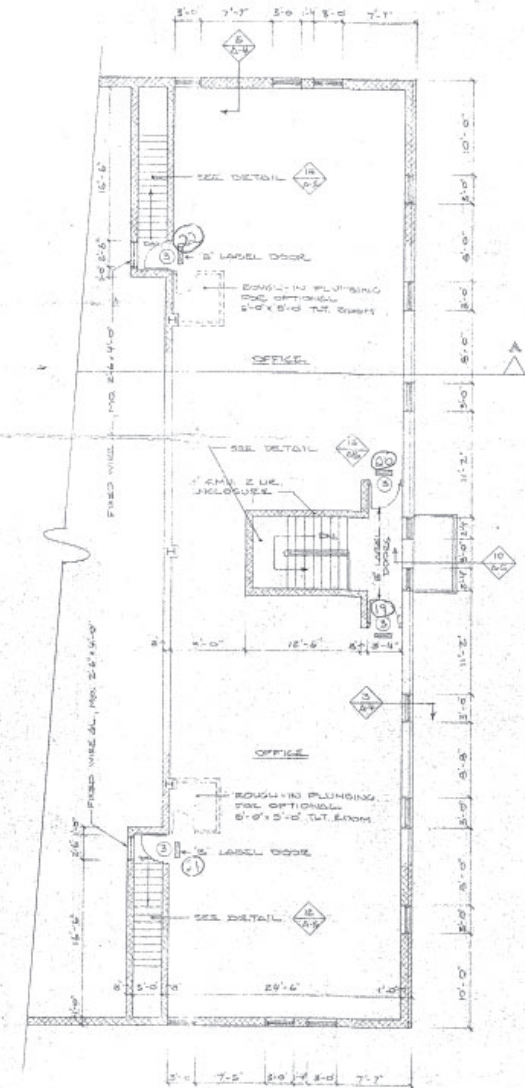
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First Floor

Second Floor



FIRST FLOOR PLAN



SECOND FLOOR PLAN