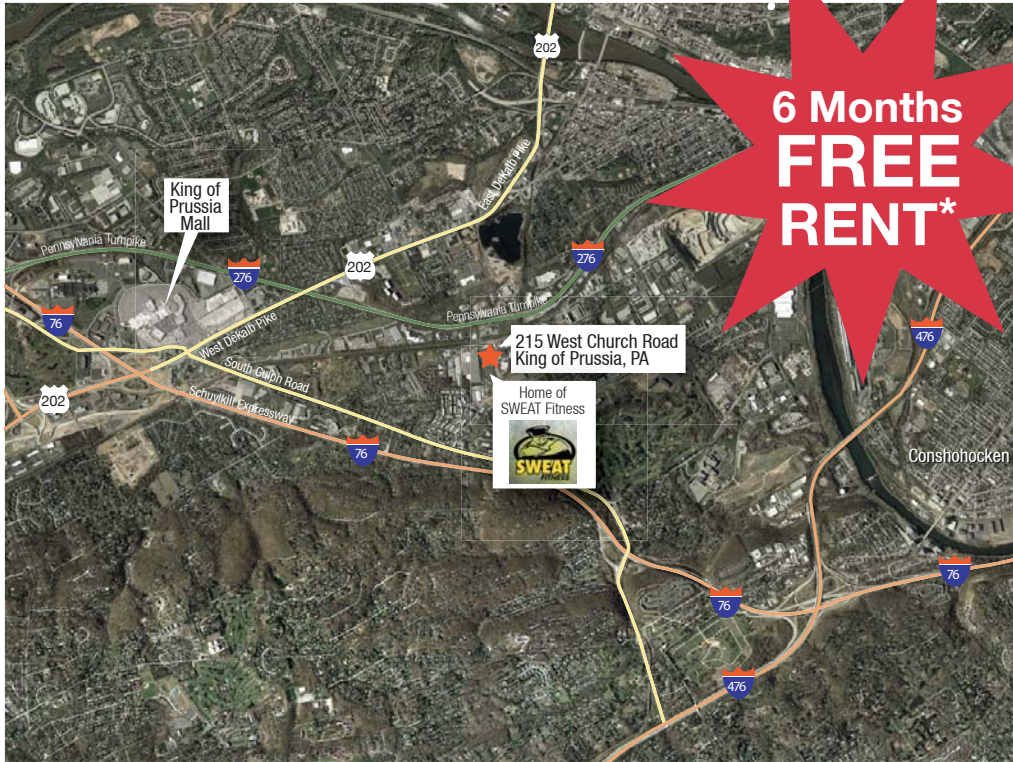


Office Space  
**215 West Church Road**  
King of Prussia, PA 19406

1,341 - 15,146 SF  
**For Lease**  
\$15.50 + Utilities



**Features:**

- 3-story bronze glass office building
- Parking ratio 4.00/1,000 SF
- Amenities include hotels and over 300 retail stores and restaurants within one mile
- Convenient access to PA Turnpike, I-76, I-476 (Blue Route) and Route 202
- One mile to King of Prussia Court/Plaza
- New ownership
- Aggressive rates with flexible terms
- SWEAT Fitness on site
- Divisible down to +/- 1,341 SF
- New I-476 On/Off Ramp



**Best Rate in  
King of  
Prussia!**



\*Based on a minimum five-year lease term.

**NAI Geis Realty Group, Inc.**  
Commercial Real Estate Services, Worldwide.

**contact information**  
**Paul Wolfson**  
pwolfson@geisrealty.com

tel 610 989 0300  
fax 610 989 0234  
www.geisrealty.com

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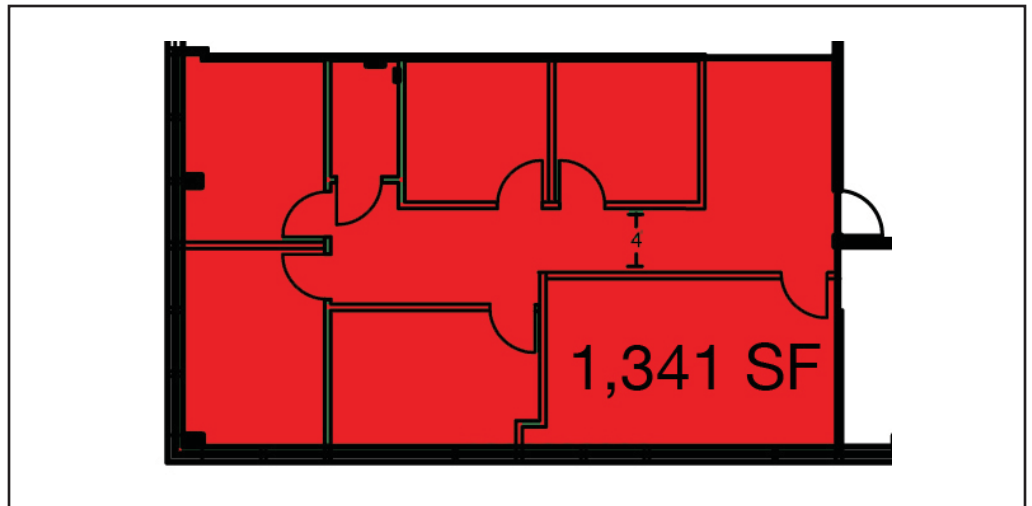
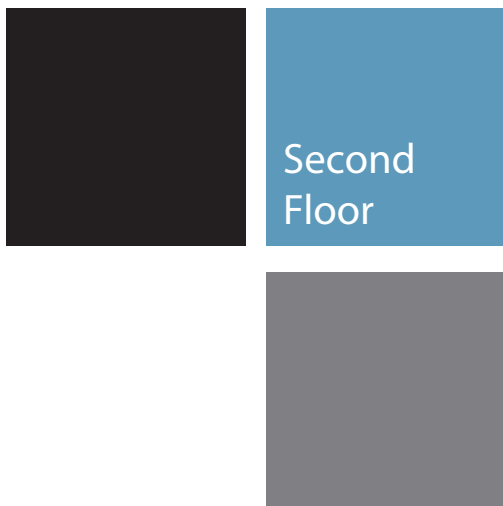
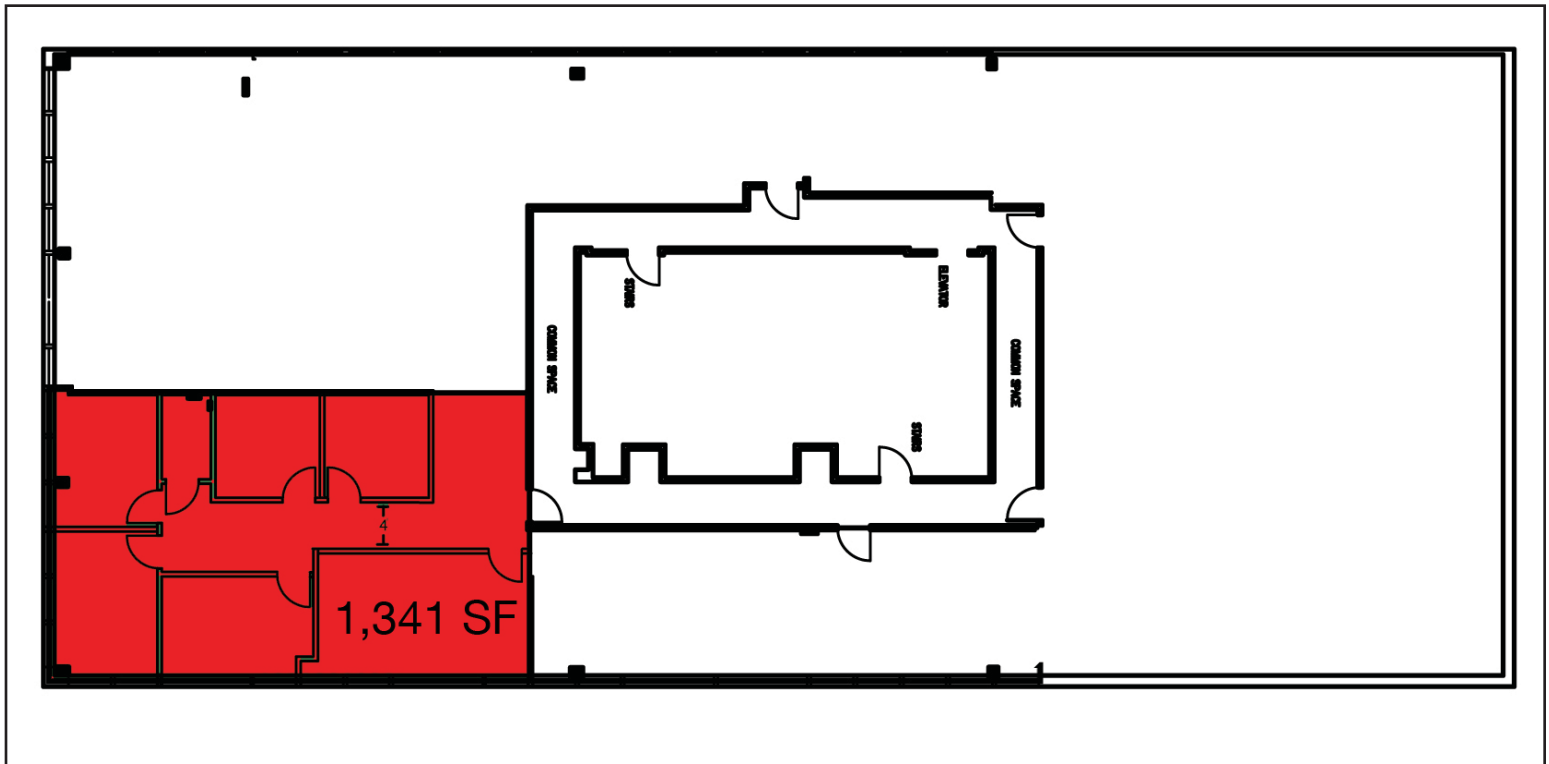
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This \$10.5 million project began in 2009 and will provide easier access for travel westbound between Upper Merion and the surrounding areas via 202 and I-76 and support the rapidly growing King of Prussia area. The new entrance ramp is now open for commuters.

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