

# Gulph Crossing

357 South Gulph Road  
King of Prussia, PA 19406

Class "A+" Office/Medical Building

## For Lease

\$22.50 + Electric

## New Lower Rate!



2006 Winner  
of the  
BOMA Philadelphia  
"Best of the Best"  
Cleanest Building Award

+/-5,000-16,645 SF  
Available on 3rd Floor

+/- 1,268 SF  
Available on 2nd Floor

## Features:

- 4:2 per 1,000 parking ratio
- Covered parking under building
- Incredible access
- Flexible floor plates
- Continuous glassline
- Zoned: office or medical use
- Flexible terms
- 1 mile from K of P Mall
- Monument signage on South Gulph
- High visibility
- 9' ceilings
- Wet columns



**NAI** Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

Managed by:



**TIC PROPERTIES**<sup>TM</sup>  
MANAGEMENT  
LLC

### contact information

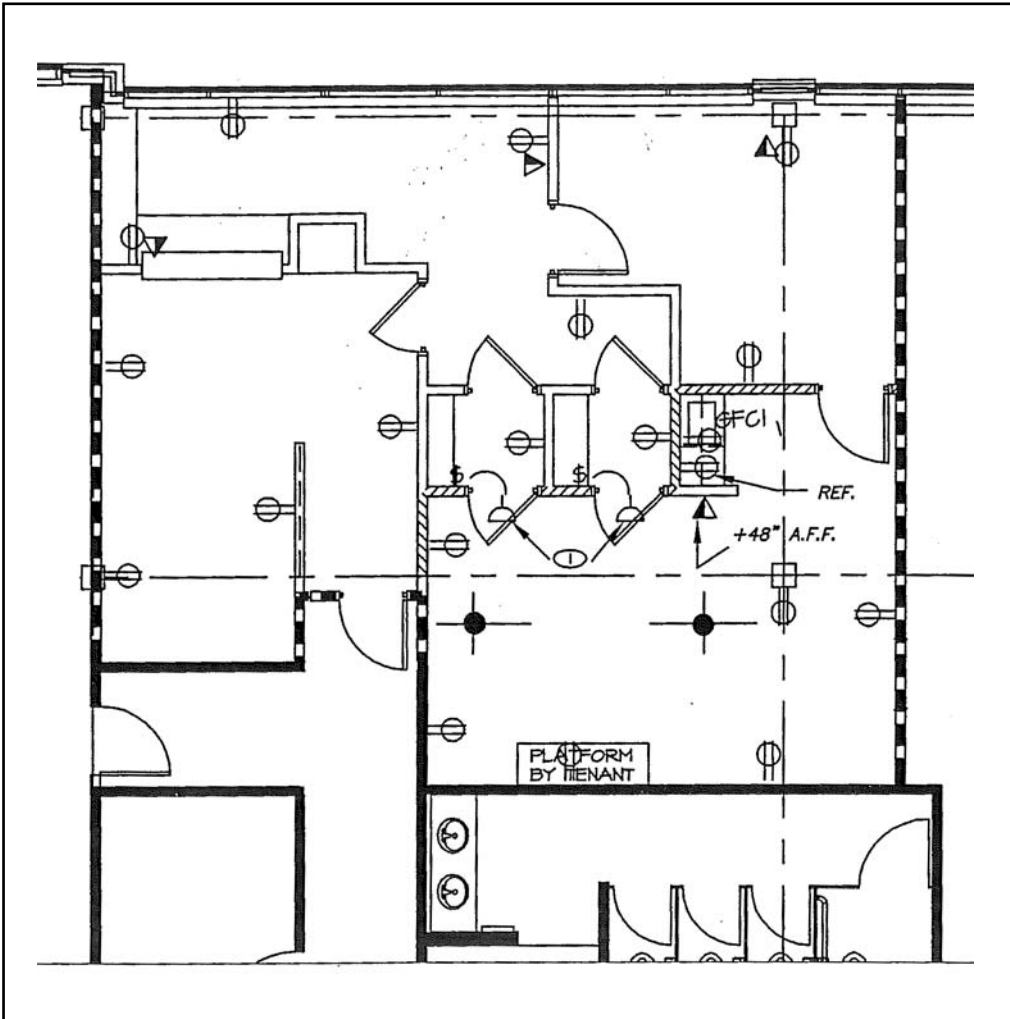
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## 2nd Level Floor Plan



**+/- 1,268 SF at \$22.50**  
**Available 1/1/2011**

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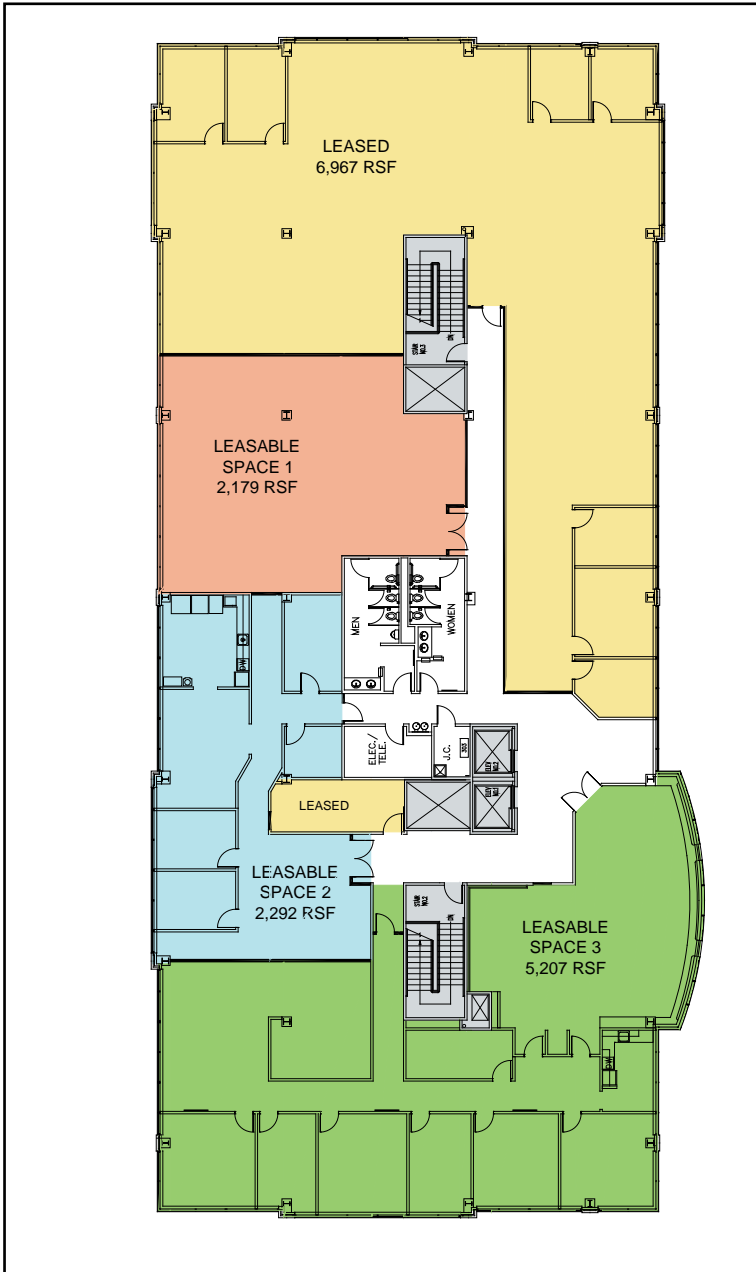
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## 3rd Level Floor Plan



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