

NEW LOWER RATE
OF
\$18.25/SF + E



Cedar Run Corporate Center

901 E. 8th Avenue, King of Prussia, PA 19406



- Rate includes Janitorial expense
- Located in the heart of King of Prussia
- Highway access to Routes 422, 76, 202 and PA Turnpike
- Private corporate setting
- High parking ratio
- All local amenities: shopping, food, transportation, etc.

CLASS "A" OFFICE SPACE

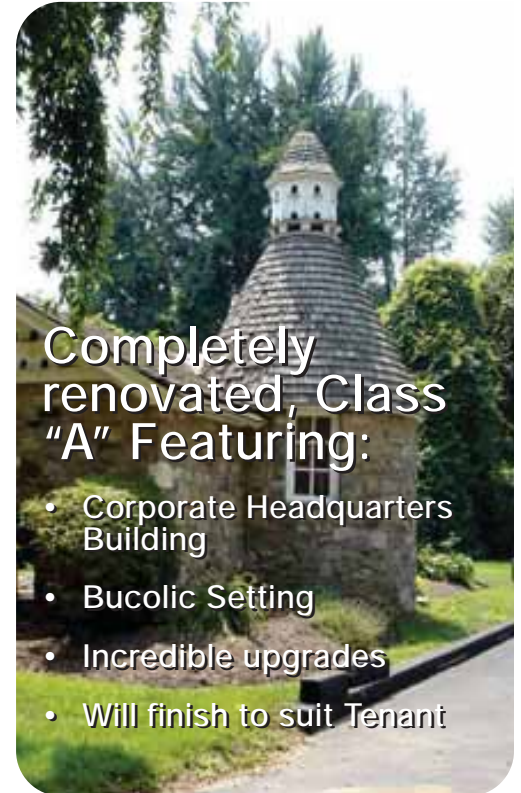
Lease

\$18.25/SF + Electric

Availability

Terrace Level	4,458 SF*
1st Floor	1,811 SF
1st Floor	2,818 SF
1st Floor	4,677 SF
2nd Floor	4,089 SF
2nd Floor	14,475 SF

*Available 9/1/12 | \$14.00/SF + Electric



Completely renovated, Class "A" Featuring:

- Corporate Headquarters Building
- Bucolic Setting
- Incredible upgrades
- Will finish to suit Tenant

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

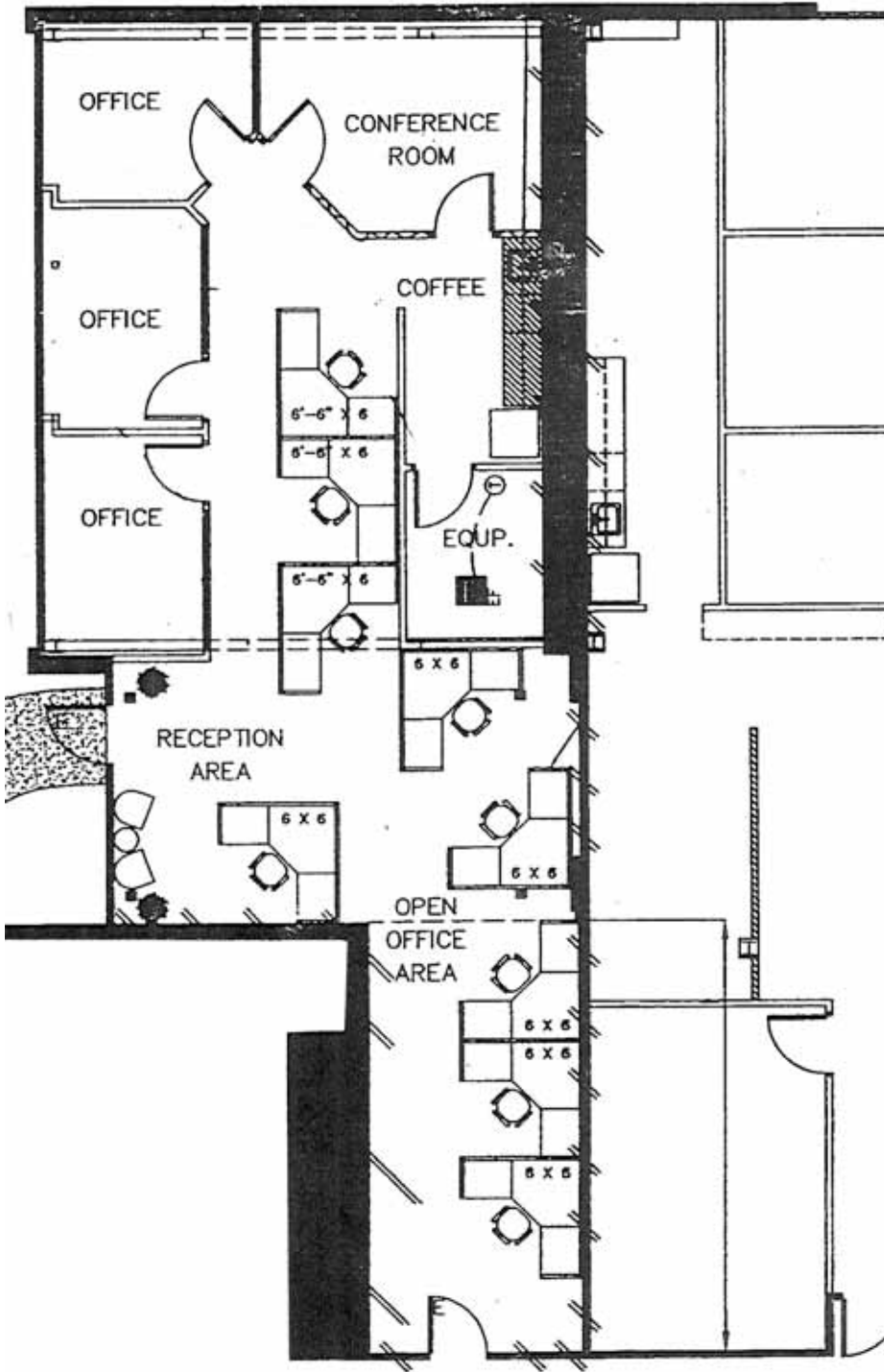
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cedar Run Corporate Center

901 E. 8th Avenue, King of Prussia, PA 19406

Class "A" Office
For Lease

1st Floor
1,811 SF
\$18.25/SF + Electric



- Flexible floor plans
- Lease terms negotiable
- Private entrance
- Class "A" finishes

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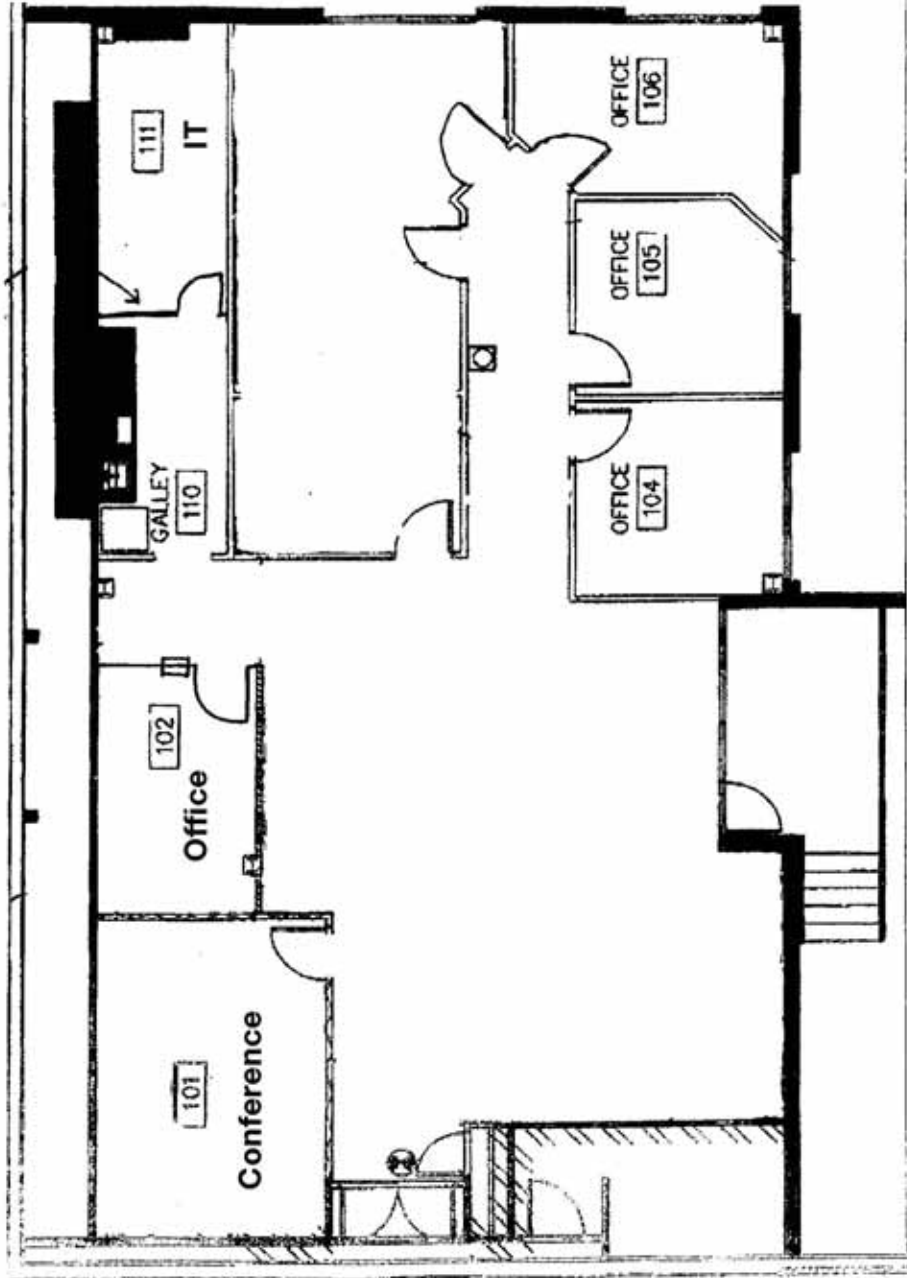
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Class "A" Office
For Lease

1st Floor
2,818 SF
\$18.25/SF + Electric



- Flexible floor plans
- Lease terms negotiable
- Private entrance
- Class "A" finishes



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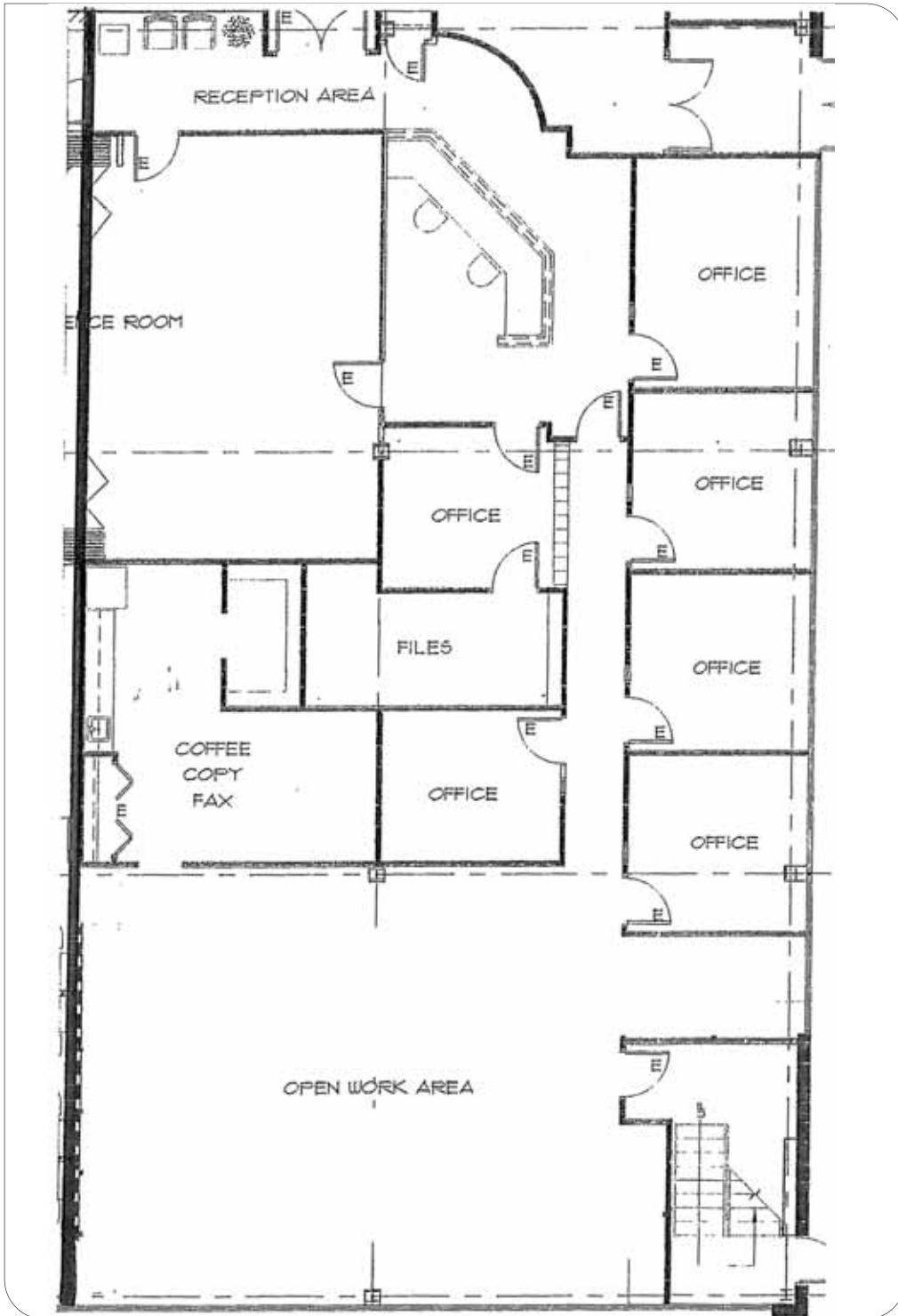
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Class "A" Office
For Lease

1st Floor
4,677 SF
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- Flexible floor plans
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- Class "A" finishes



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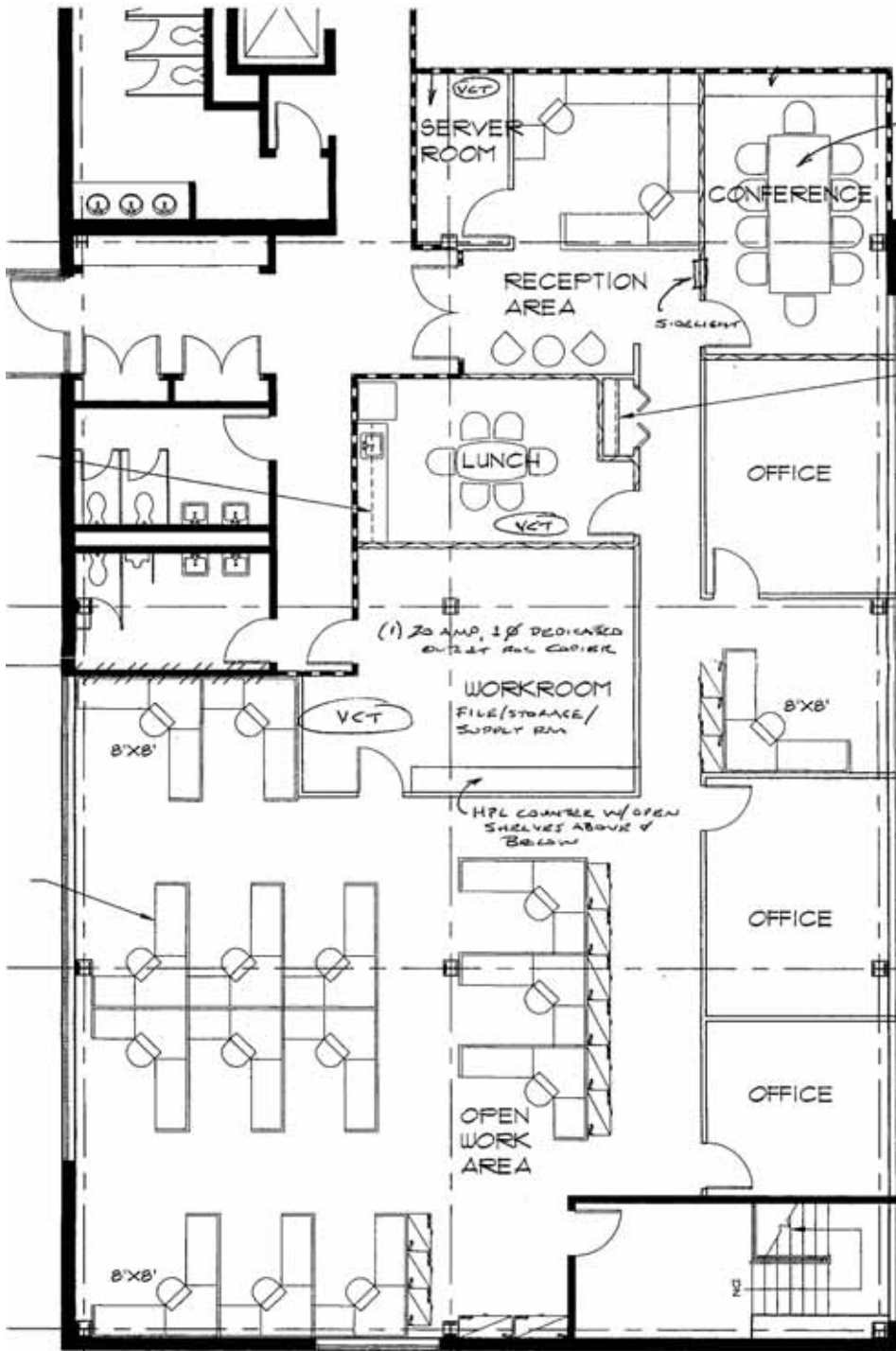
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Class "A" Office
For Lease

2nd Floor

4,089 SF

\$18.25/SF + Electric



- Flexible floor plans
- Lease terms negotiable
- Class "A" finishes

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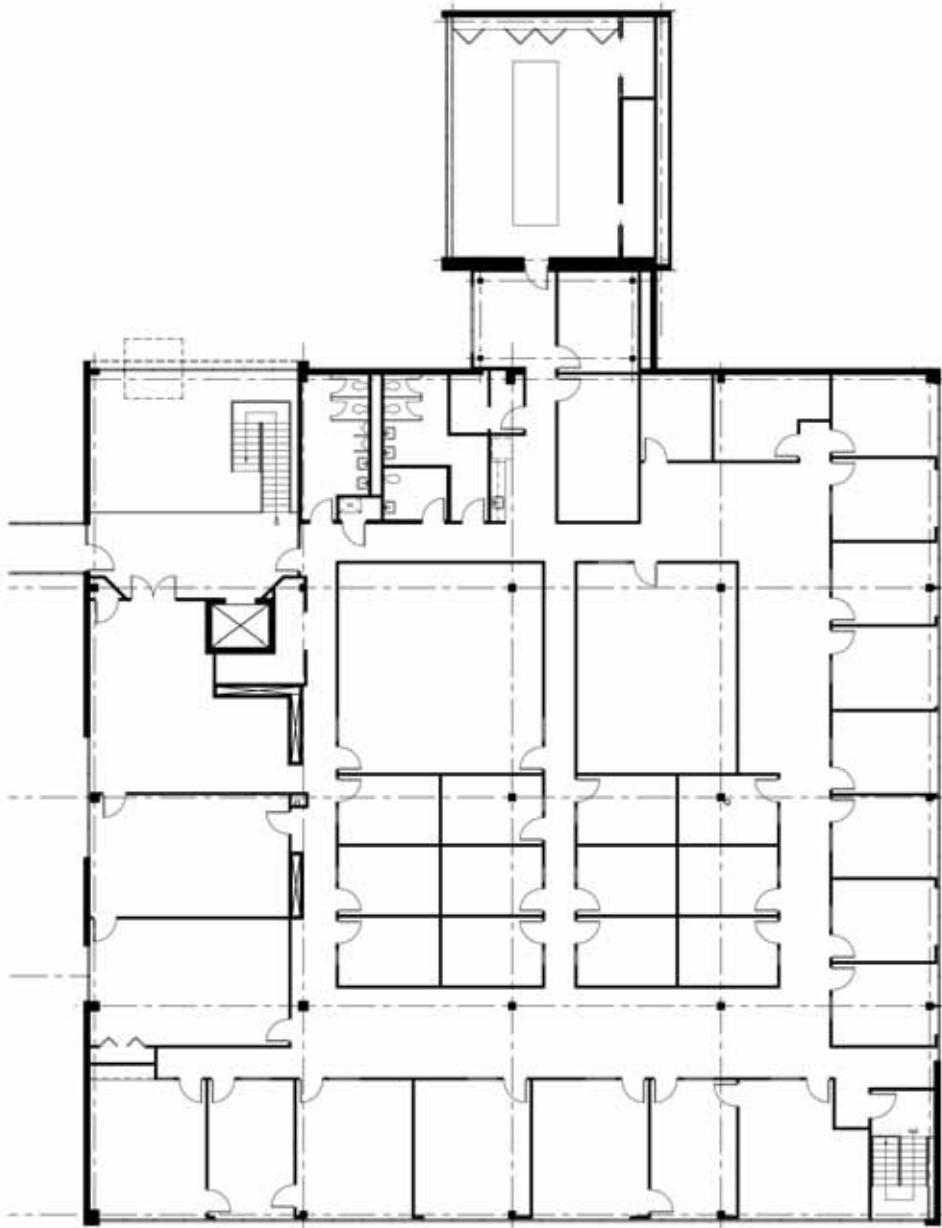
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Class "A" Office
For Lease

2nd Floor
14,475 SF
\$18.25/SF + Electric

Corporate
Headquarters
Building



- Flexible floor plans
- Lease terms negotiable
- Bucolic Corporate setting
- 4 sides of glass
- Incredible Space
- Class "A" finishes

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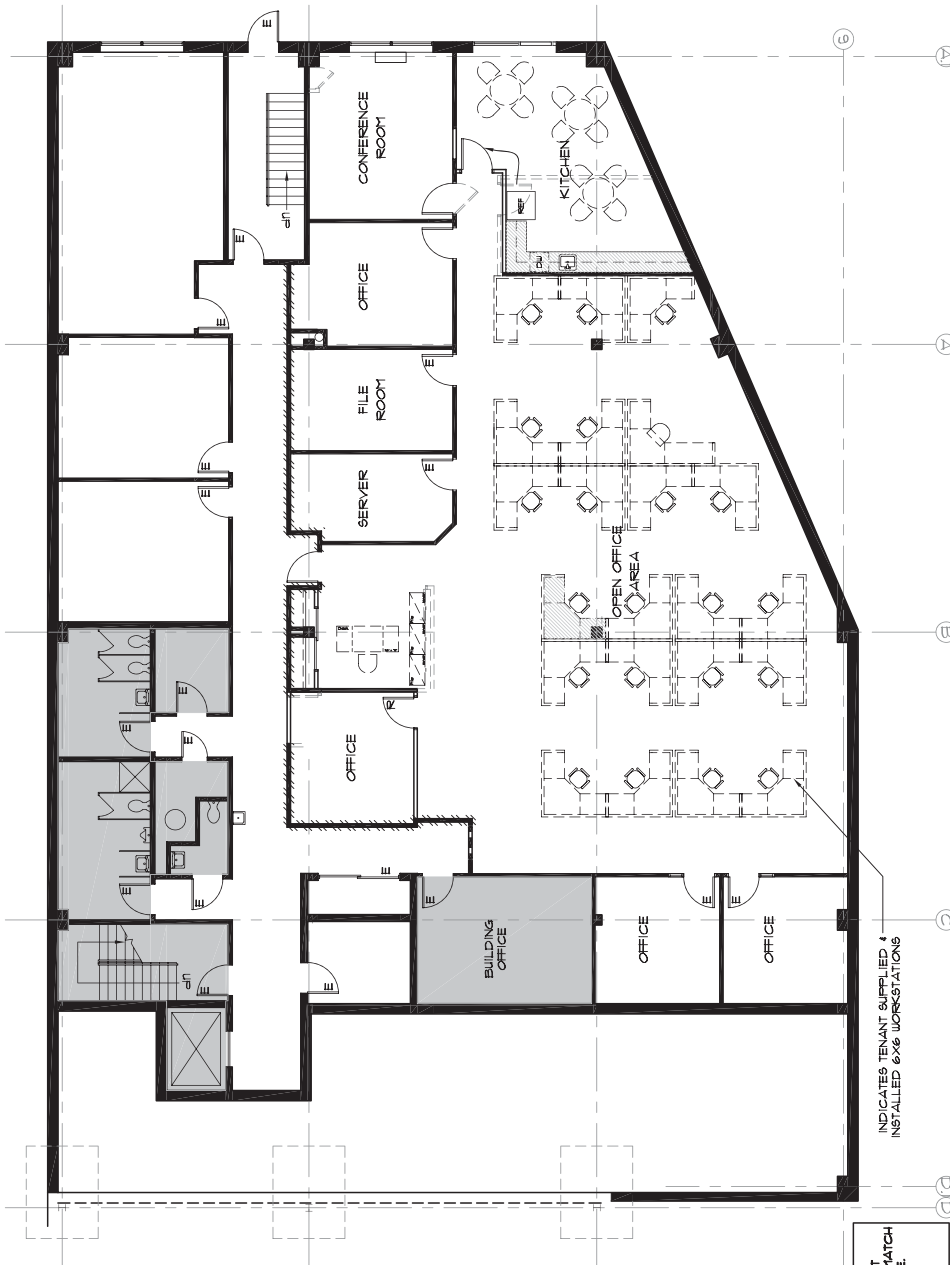
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For Lease

Terrace Level

4,458 SF

\$14.00/SF + Electric



FINISH NOTE:
NEW FINISHES AT
EXPANSION ARE TO MATCH
EXISTING TENANT SPACE.
INSTALL NEW CARPET
THROUGHOUT.

INDICATES TENANT SUPPLIED 4
INSTALLED 6X6 WORKSTATIONS



- Flexible floor plans
- Lease terms negotiable
- Nice finishes

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