



TURNKEY FIRST-FLOOR OFFICE SUITE DESIRABLE MALVERN LOCATION *For Lease*



1 N BACTON HILL RD, SUITE 105 | MALVERN, PA 19355

Property HIGHLIGHTS

- +/- 850 SF First-Floor Well-Maintained Office Suite
 - Suitable for Professional Services and General Office Use
 - Favorable Office Layout Featuring (3) Private Offices, Waiting/Reception Area, Co-Working Area, Private Powder Room, and Kitchenette
 - ADA Accessible
 - Ample On-Site Parking
 - Abundant Natural Light
 - Plenty of Storage and Updated Light Fixtures Throughout
 - Walking Distance to Chester Valley Trail
 - On-Site Management
 - Full-Service Rental Rate (All Utilities Included)
 - Well-Located With Easy Access to Major Thoroughfares, Bus. Rt. 30, Rt. 100, Rt. 401, & Rt. 202
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LEASE RATE:
\$1,600 PER MONTH

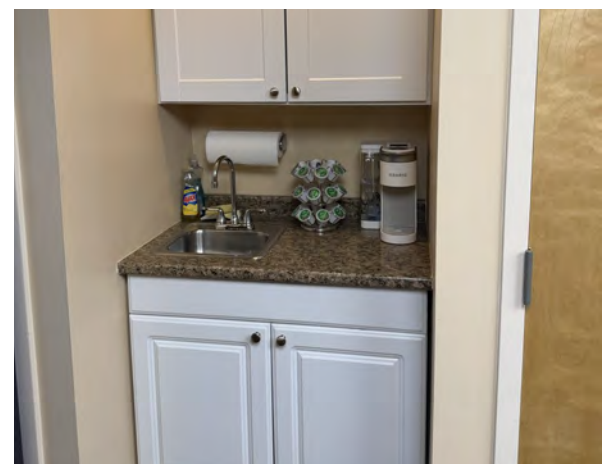
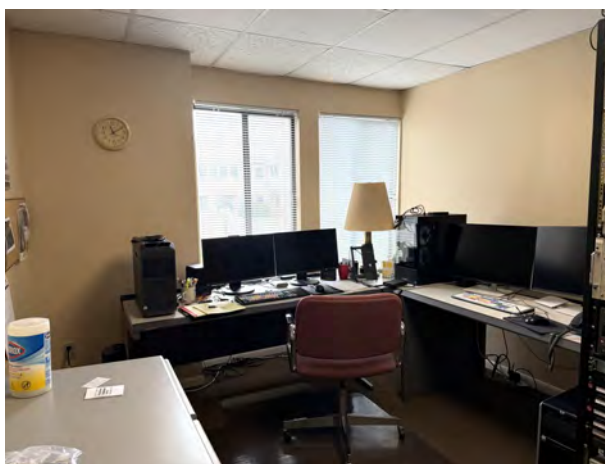


Floor plan of Suite 105. The suite includes four offices, two storage areas, a closet, and a bathroom. The dimensions for each room are as follows:

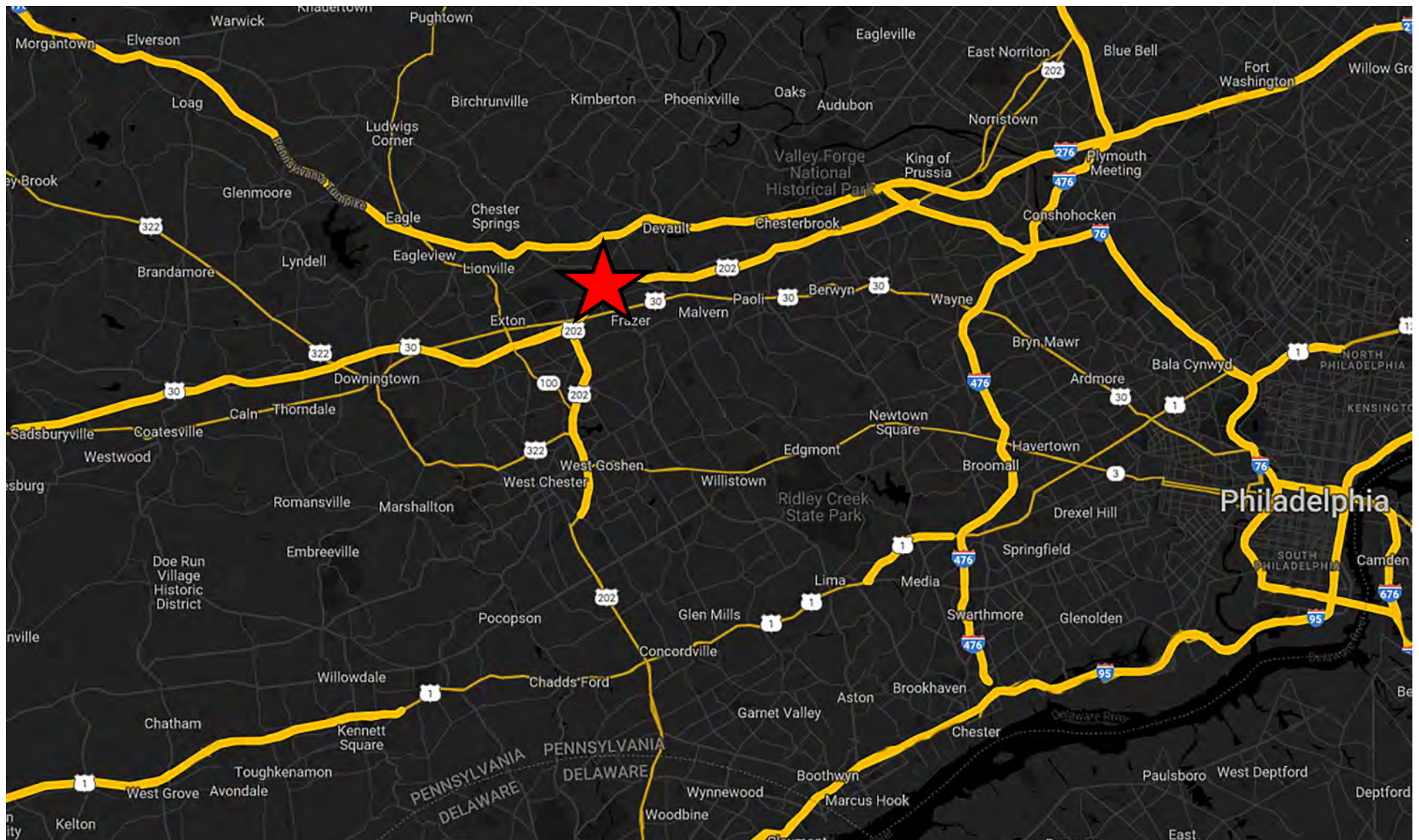
- Office (top left): 11'-0" x 12'-0"
- Office (top right): 10'-0" x 15'-3"
- Office (bottom left): 11'-0" x 12'-4"
- Office (bottom right): 10'-0" x 11'-0"
- Storage (middle right): 10'-0" x 4'-0"
- Storage (bottom right): 10'-0" x 4'-0"
- Closet (middle right)
- Bathroom (top left)

The suite is labeled "SUITE 105" in the center. A "HVAC" unit is located in the bottom right corner.

Property PHOTOS

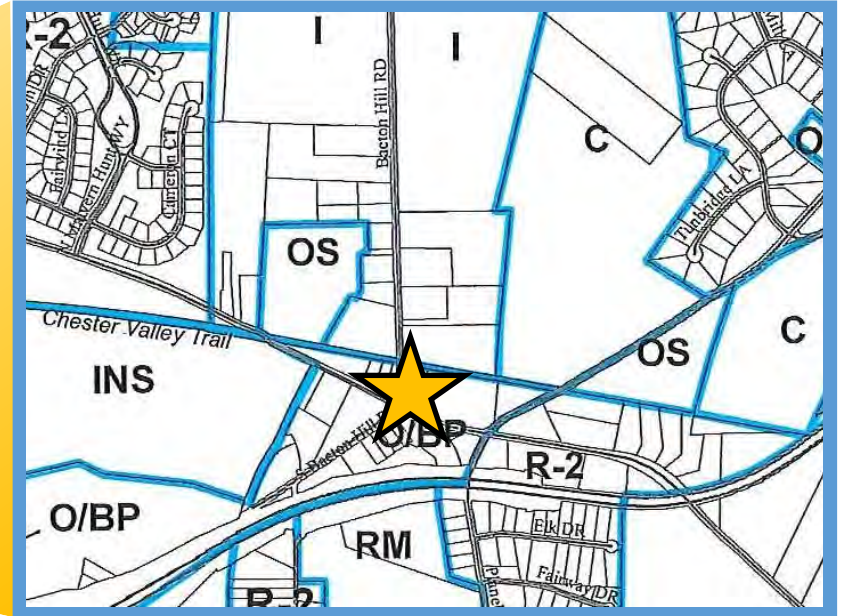
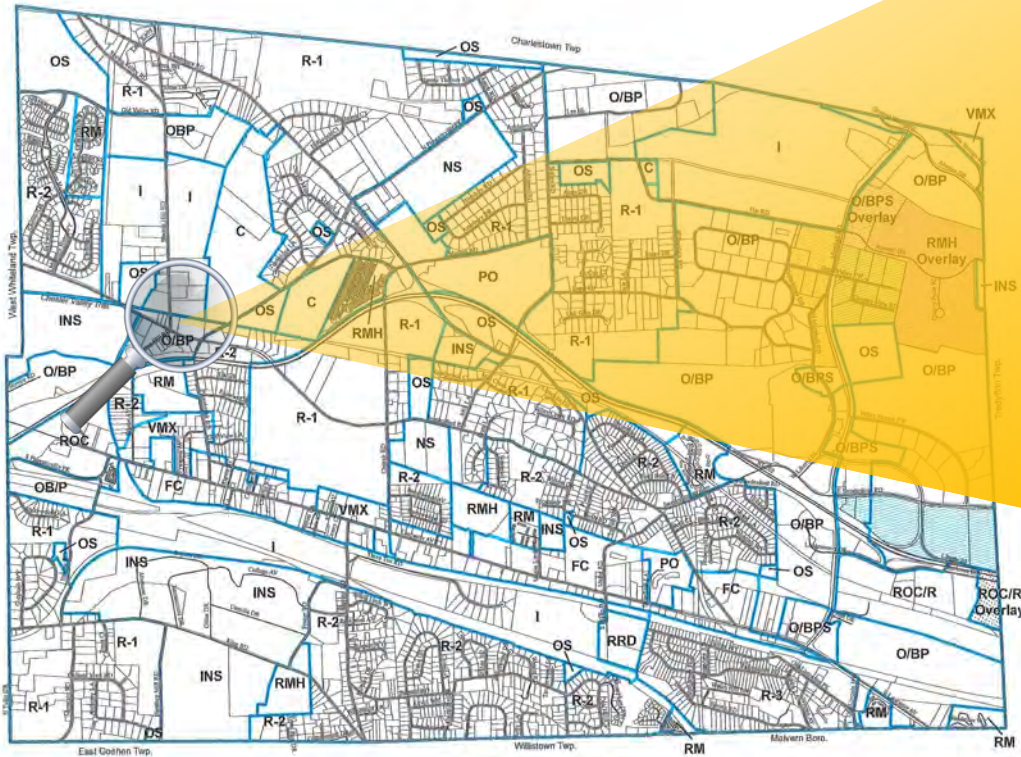


Area MAP



ZONING MAP

**All zoning information should be independently
verified with governing municipality



ZONING:
OFFICE/BUSINESS PARK
O/BP



CONTACT US

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