



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE SUITE FOR LEASE
110 PHOENIXVILLE PIKE MALVERN, PA 19355

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

This exceptional property offers a large, first-floor suite that spans the entire back of the building. Boasting 9 private offices, a conference room, a kitchenette, ensuite powder room, and a private entrance, this suite offers modern finishes and is ready to be the new home for your business. With direct access to the Chester Valley Trail and an on-site fitness center, this space caters to modern professionals seeking comfort, accessibility, and a productive environment.

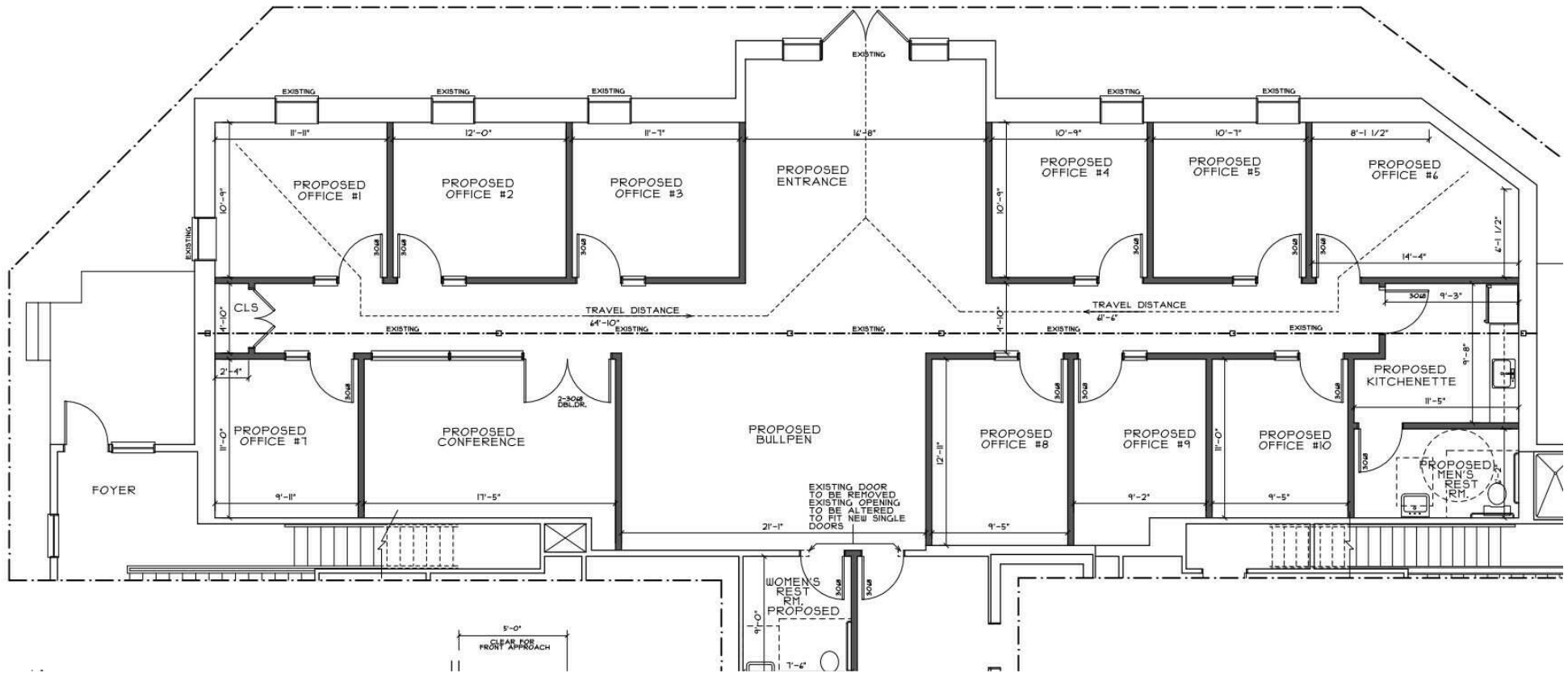
PROPERTY HIGHLIGHTS

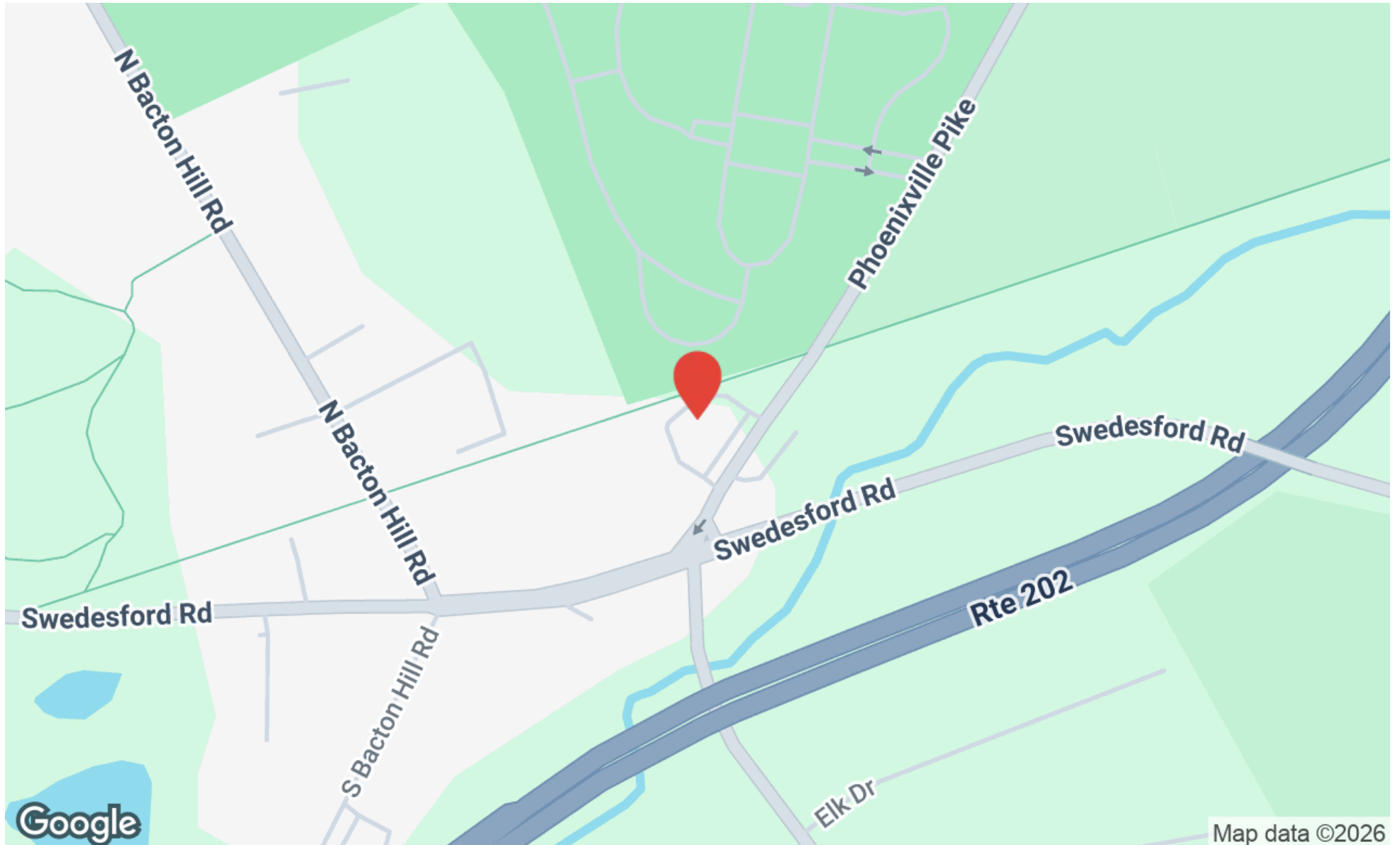
- Stately Office Building in Malvern
- Sits directly on the Chester Valley Trail
- On-Site, Well Equipped Fitness Center (free for tenants!)
- Elevator Served
- Space Available Now!

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (NNN)
Number of Units:	1
Available SF:	3,000 SF
Building Size:	21,450 SF

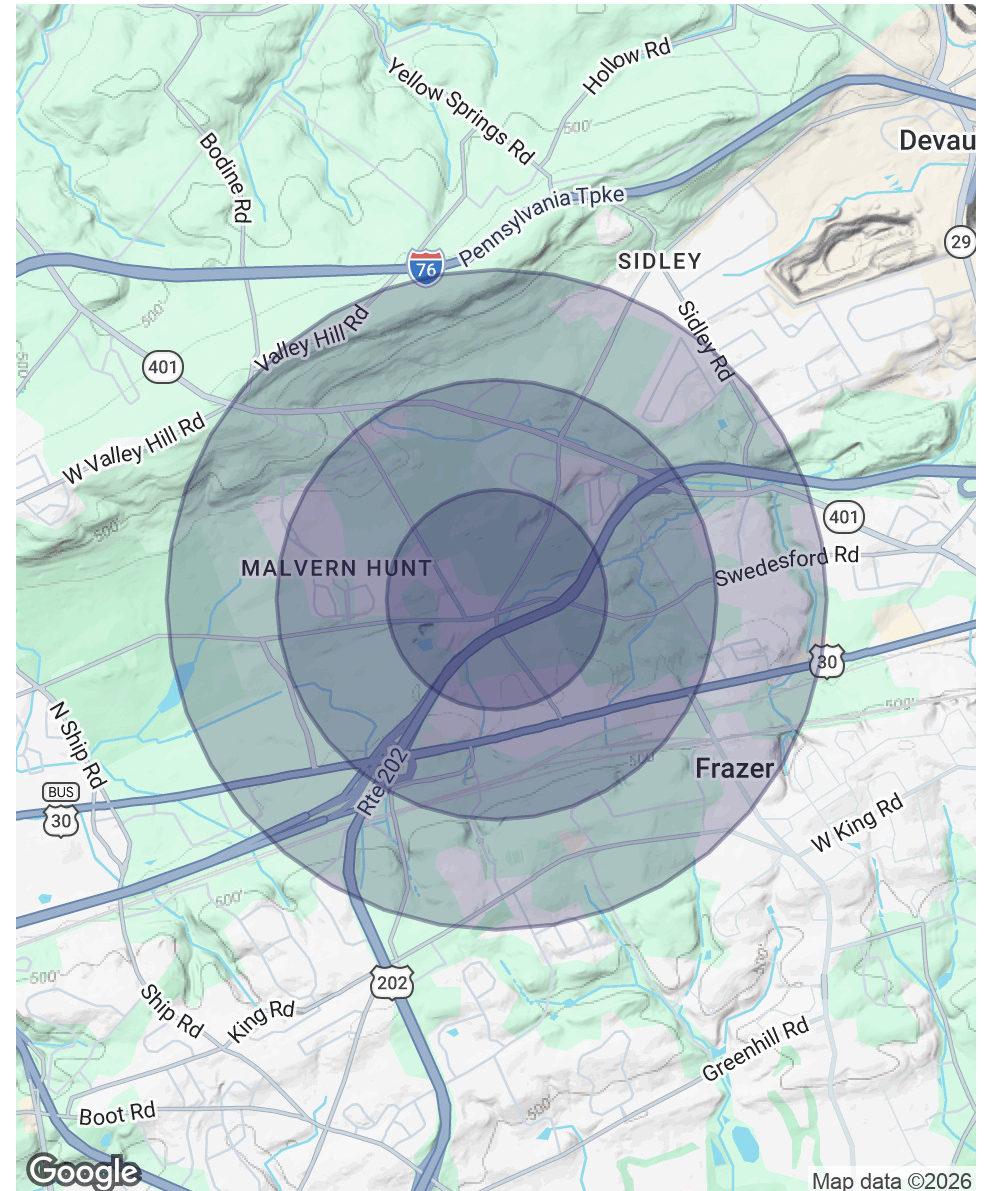
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	417	1,450	2,716
Total Population	1,122	4,045	8,069
Average HH Income	\$158,383	\$157,458	\$160,269





POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,122	4,045	8,069
Average Age	35.7	35.3	35.5
Average Age (Male)	38.8	37.1	35.1
Average Age (Female)	33.4	34.3	36.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	417	1,450	2,716
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$158,383	\$157,458	\$160,269
Average House Value	\$459,356	\$460,961	\$469,347

* Demographic data derived from 2020 ACS - US Census



Map data ©2026





110 Phoenixville Pike
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CHUCK SWOPE, CCIM
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Broker of Record

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PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD
MA, University of Pennsylvania, Philadelphia, PA

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