

## Regency Plaza

20-22 Regency Plaza, Glen Mills, PA

Suites 20 & 22, Floors 2nd & 3rd

4,000 SF

# For Sale

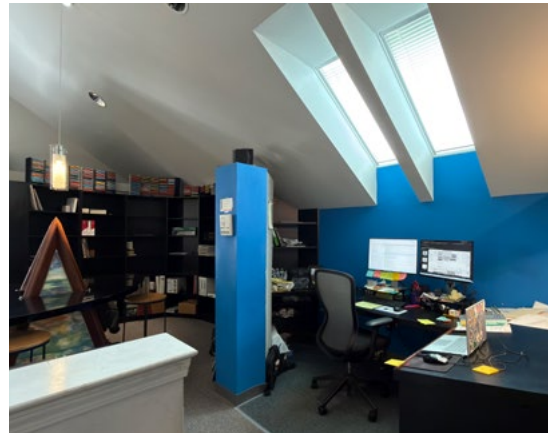


## Property Highlights

- 4,000 SF fully renovated office condominium available for sale
- Currently occupied by an architectural firm relocating to a larger nearby office. This exceptionally well-appointed space showcases a comprehensive interior buildout featuring custom mahogany millwork and trim, glass-top and wood workstations, designer lighting, and thoughtfully curated finishes throughout, delivering a sophisticated, turnkey office environment.
- Second floor layout features a large, inviting reception area, three private offices, two dramatic curved rooms, abundant storage/shelving, and a kitchenette.
- One curved room serves as a lunch room/meeting room and is adjacent to a kitchenette.
- Second curved room functions as a conference room with media capabilities, featuring floor-to-ceiling backlit stained glass panels - a true signature space for client presentations. The space could also be easily converted to a private office.
- Third floor offers 11 work stations, an expansive open studio with soaring vaulted ceilings, bold accent walls, skylights, and pendant lighting - ideal for collaborative or creative work.
- Built-in floor-to-ceiling bookshelves with a rolling library ladder add character and storage on the 3rd floor - can be removed to open additional floor space if desired.
- Renovated restrooms with modern fixtures, backlit mirror, and decorative ceiling light.
- Updated common area entry stairwells enhance the building's overall appeal.
- Prime Route 1 (Baltimore Pike) location at the signalized intersection of Routes 1 & 322 in Glen Mills, Delaware County.
- ~40 minutes to Center City Philadelphia; ~22 minutes to Philadelphia International Airport (PHL).
- Excellent suburban connectivity with easy access to West Chester, Media, Concordville, and the greater Main Line corridor.
- High-visibility corridor with strong surrounding retail, dining, and professional services amenities.
- Ideal for architecture, engineering, law, financial services, or other professional office users seeking a turnkey space.



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