



## Newly renovated, with upgraded tenant features

This three-story private corporate center has an impressive floor to ceiling glass line, efficient floor plates and abundant parking. Nestled in a serene cul-de-sac on a landscaped lot with mature trees, a peaceful outdoor pond, and a fresh-water Kai pond in the impressive 30' glass atrium lobby, Cedar Run enjoys a park-like setting.

Recent renovations include upgraded common areas, lobby, new infrastructure, and a state of the art Trane HVAC system. Cedar Run is located near the 1-76 and the PA Turnpike in the center of the King of Prussia office market with easy access to First Avenue, Route 422, 202, 76, and 23 travel arteries. The building is near King of Prussia Mall, King of Prussia Town Center, Valley Forge Resort, and a Wegmans.



Newly renovated with complete repaving of parking lot, upgraded windows and a new security/camera system.



Custom construction is available to fit tenant needs.



Ideally located just minutes from all major transit lines, roadways, and King of Prussia Mall

**For further  
information**

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[avisonyoung.com](http://avisonyoung.com)

# Cedar Run Corporate Center

901 E 8th Ave,  
King Of Prussia, PA 19406



## PROPERTY SPECIFICATIONS

Rental Rate	\$23.00 sf/Year
Total Space Available	16,758 SF
Min. Divisible	1,714 sf
Max. Contiguous	1,714
Property Type	Office
Building Class	B
Rentable Building Area	62,739
Year Built	1973
Walk Score:	37 (Car Dependent)
Transit Score	33 (Some Transit)
Rental Rate Mo.	\$1.92 USD sf/Mo



**First Floor**

Space Available	3,670 - 10,300 SF
Rental Rate	\$23.00 sf/yr
Date Available	Immediately
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

**Second Floor**

Space Available	4,744 SF
Rental Rate	\$23.00 sf/yr
Date Available	Immediately
Service Type	Plus Electric
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

**Third Floor**

Space Available	1,714 SF
Rental Rate	\$23.00 sf/yr
Date Available	Immediately
Service Type	Plus Electric
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

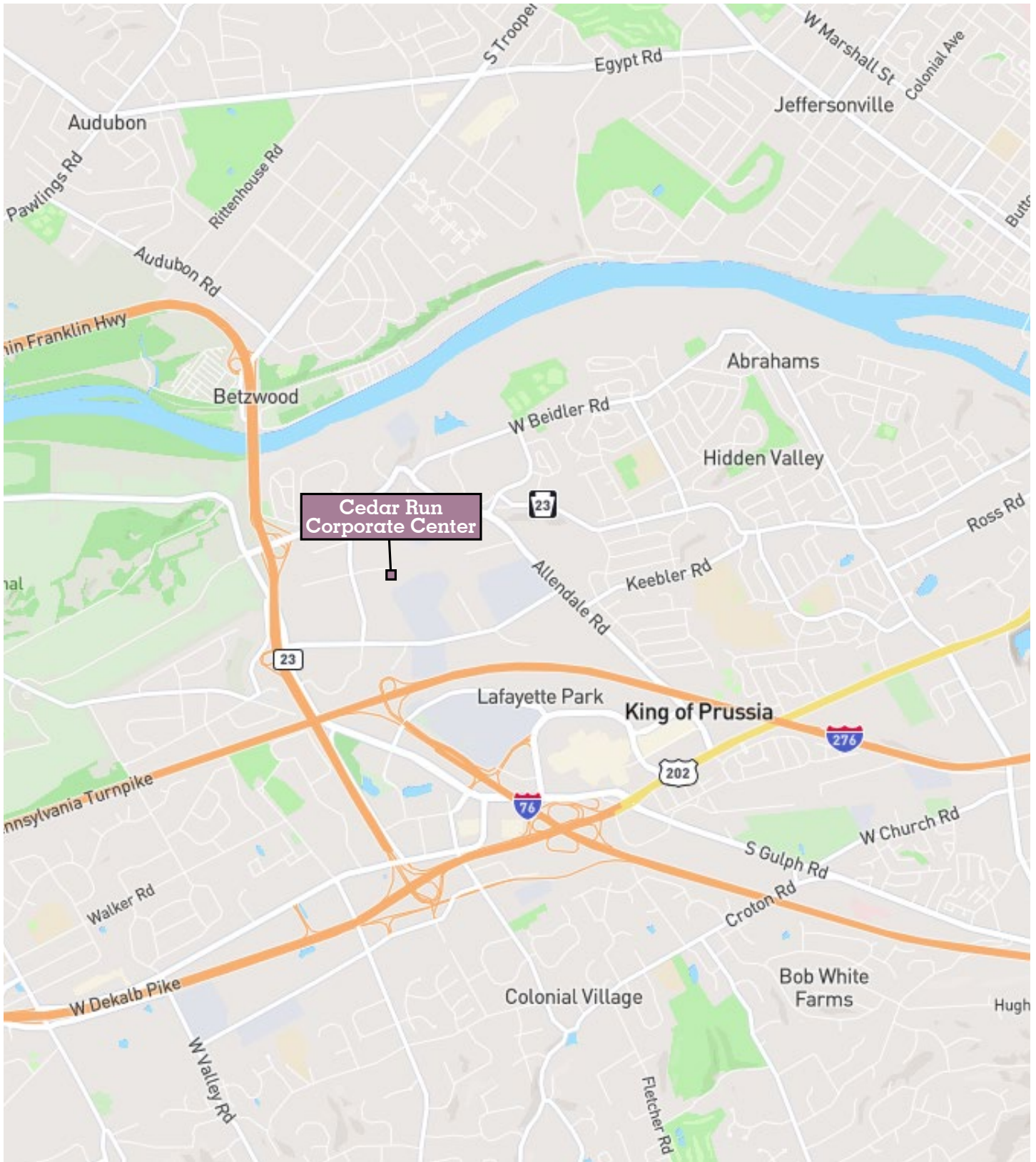
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