

150 S Warner Road offers

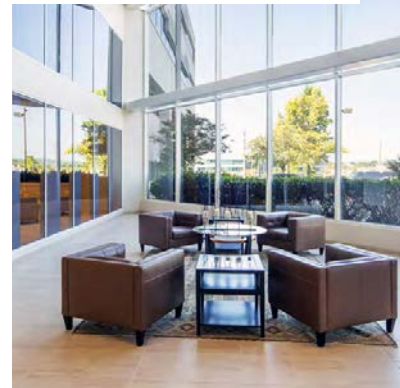
# best-in-class, Class A work environments

in the region's premiere Class A corridor





Leverage an easily accessible location, newly renovated spaces, top amenities, and leading ownership to find the perfect fit in available spaces ranging from 5,423 SF to 29,749 SF.



## Highlights

- Brand new state-of-the-art gym coming in 2023
- New \$1.2M amenity center with conferencing space, lounges, locker rooms and showers, full kitchen and eating area as well as a grab-n-go café
- \$2.2M invested in renovations since 2013 to upgrade exterior façade, common areas and corridors, and modernize the building entry
- Outdoor seating areas and well-maintained landscaping for professional curb appeal
- Exceptional local and regional access to the area's most heavily traveled roadways, at the confluence of I-76, the PA turnpike, and Routes 202 and 422
- Walking distance to King of Prussia Town Center
- High visibility signage opportunity
- Energy Star-rated building
- Ample parking available
- Amenity-rich environment with close proximity to entertainment, retail, restaurants and hotels in King of Prussia







## Demographics

Located in Montgomery County, an area known for its historical feel, affluence, and economic strength, this third-largest county in Pennsylvania has more than 815,000 residents, and is the second wealthiest county in the Commonwealth.



**831,796**  
Total Residents



**\$123,968**  
Average  
Household Income



**434,000**  
Total  
Workforce



**15**  
Colleges  
& Universities



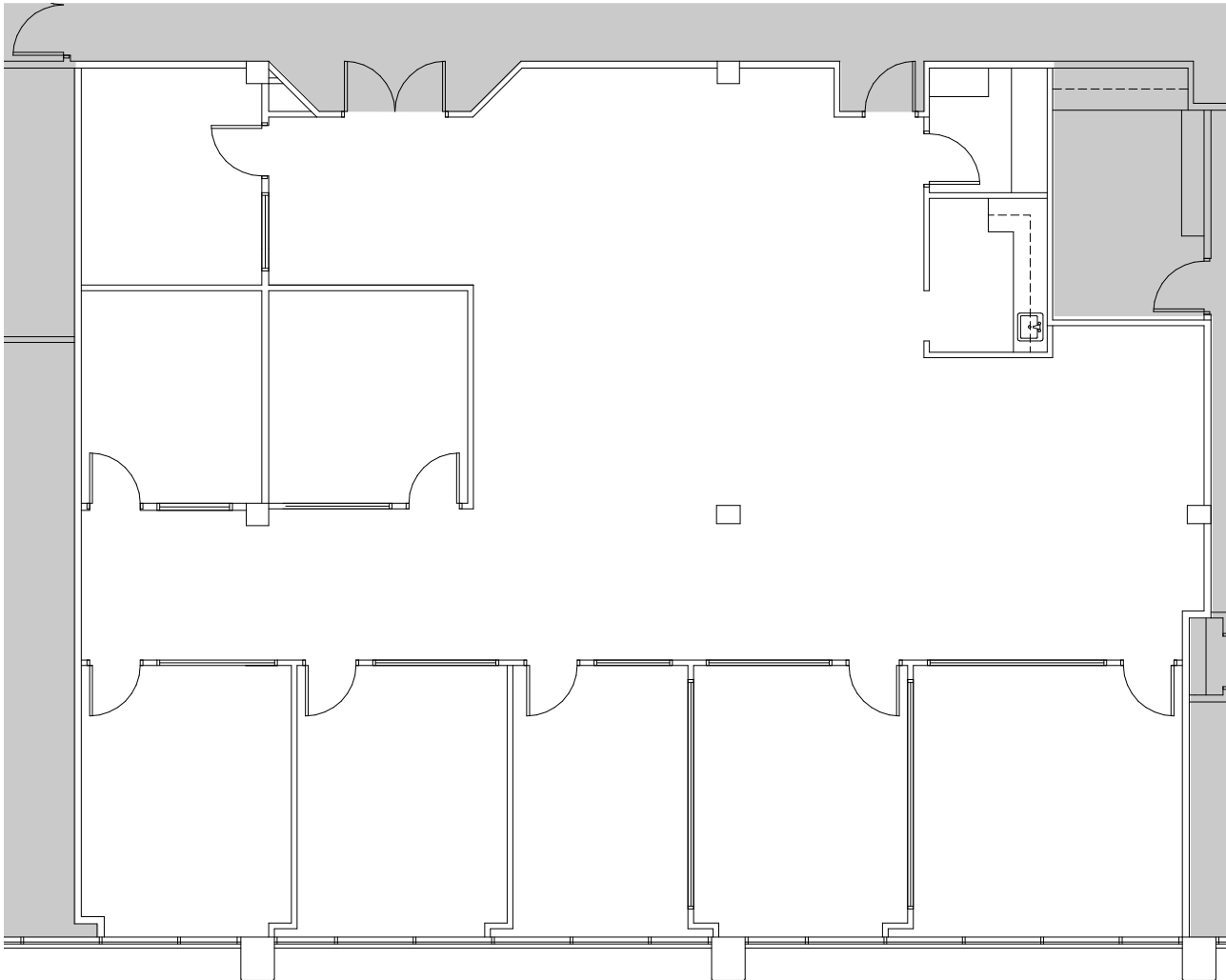
**AAA**  
Montgomery County  
Credit Rating



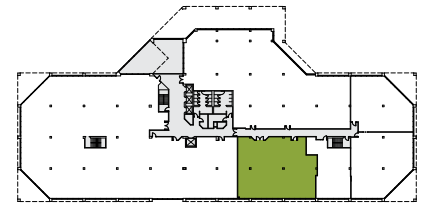
**3.4%**  
Unemployment  
Rate

## 2nd Floor Availability

Suite 220

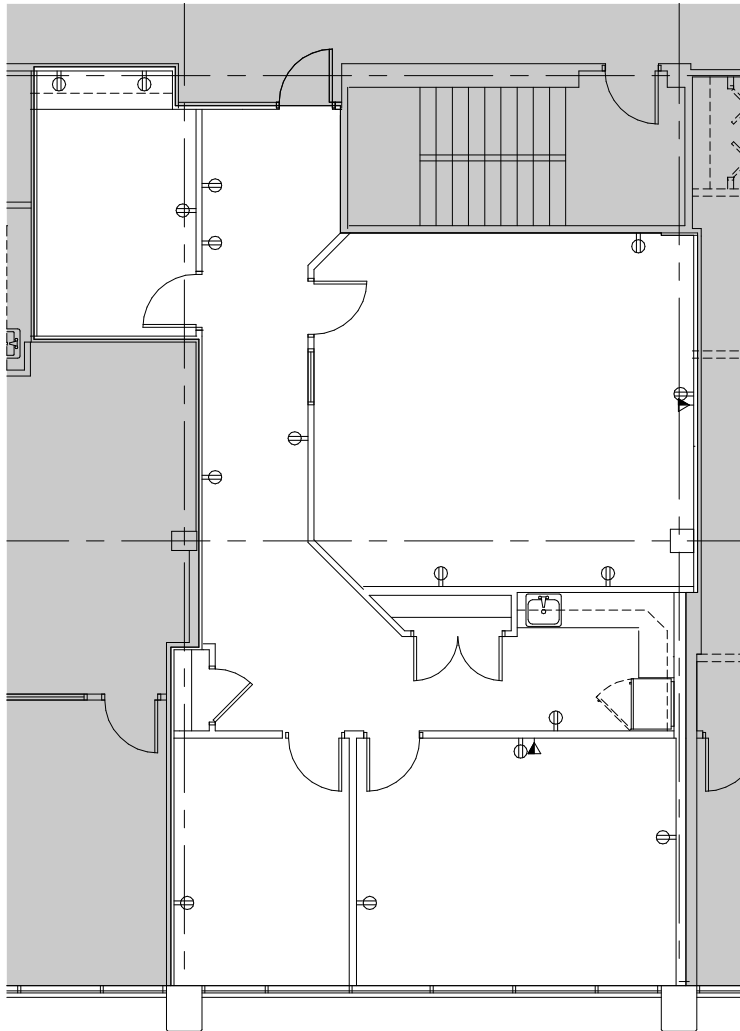


Suite 220  
3,926 SF

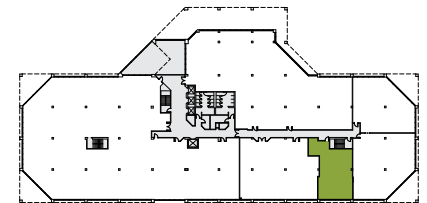


## 2nd Floor Availability

Suite 245

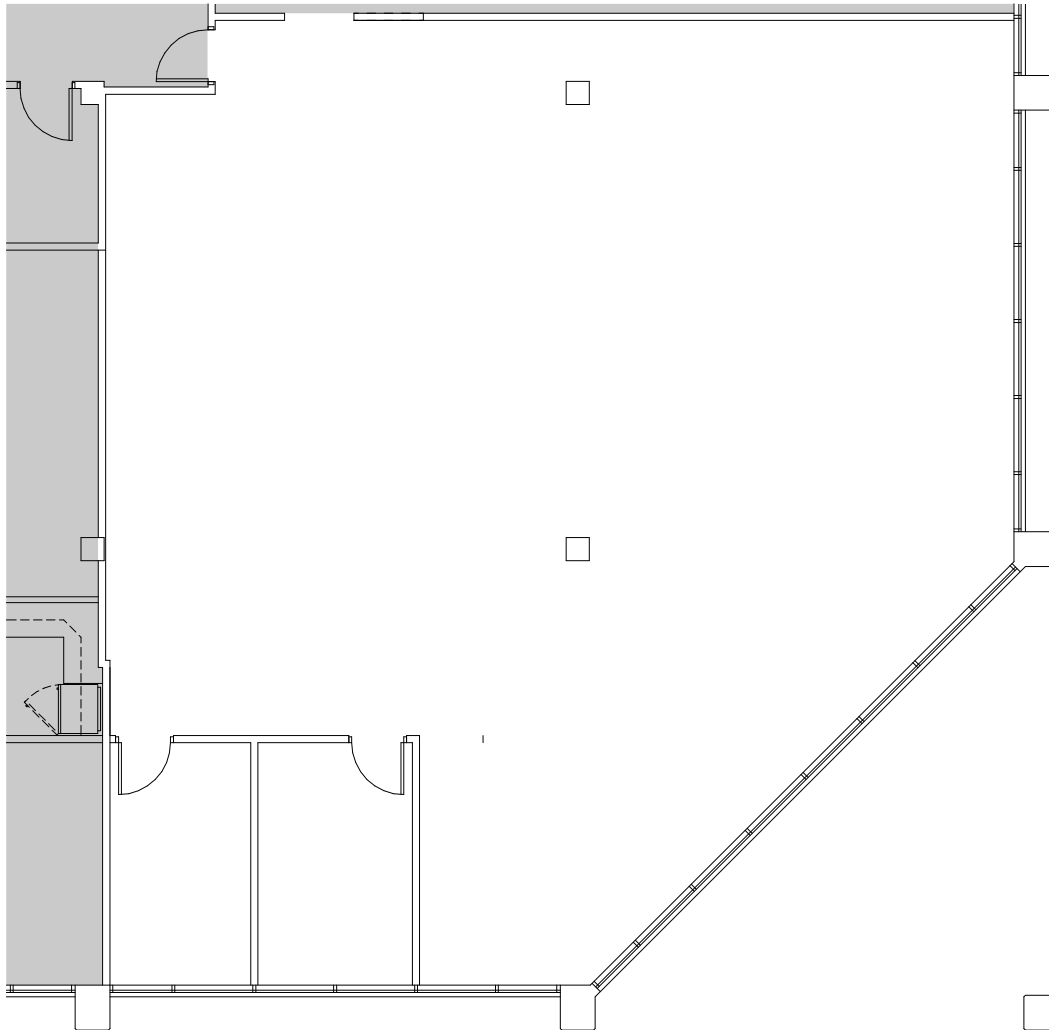


Suite 245  
1,708 SF

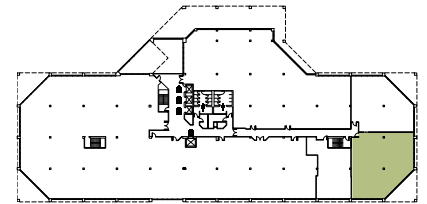


## 2nd Floor Availability

Suite 250

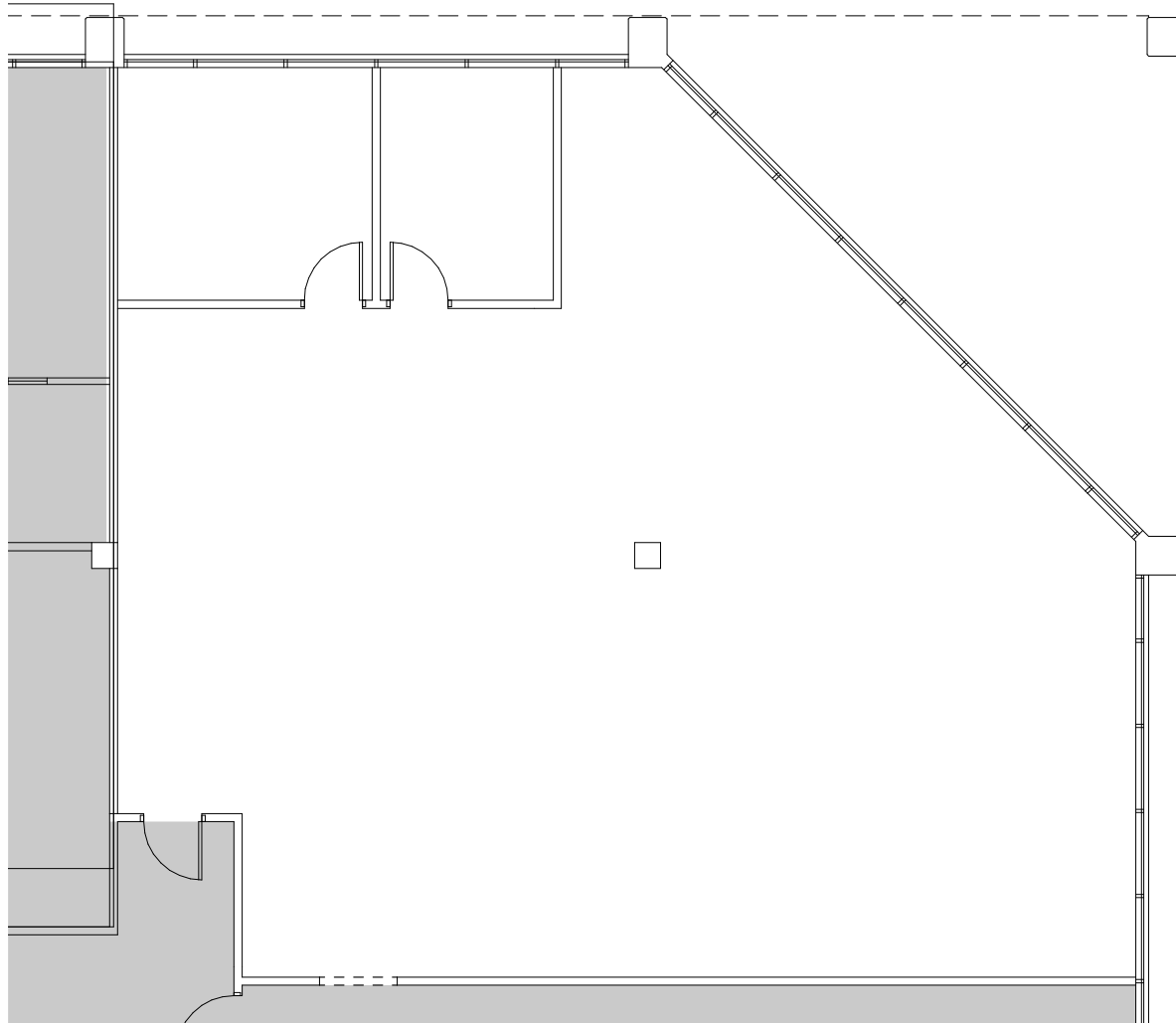


Suite 250  
3,107 SF

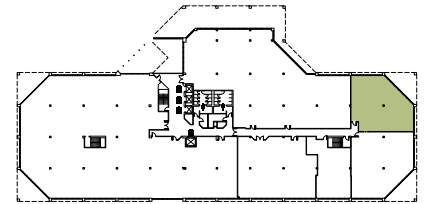


## 2nd Floor Availability

Suite 256



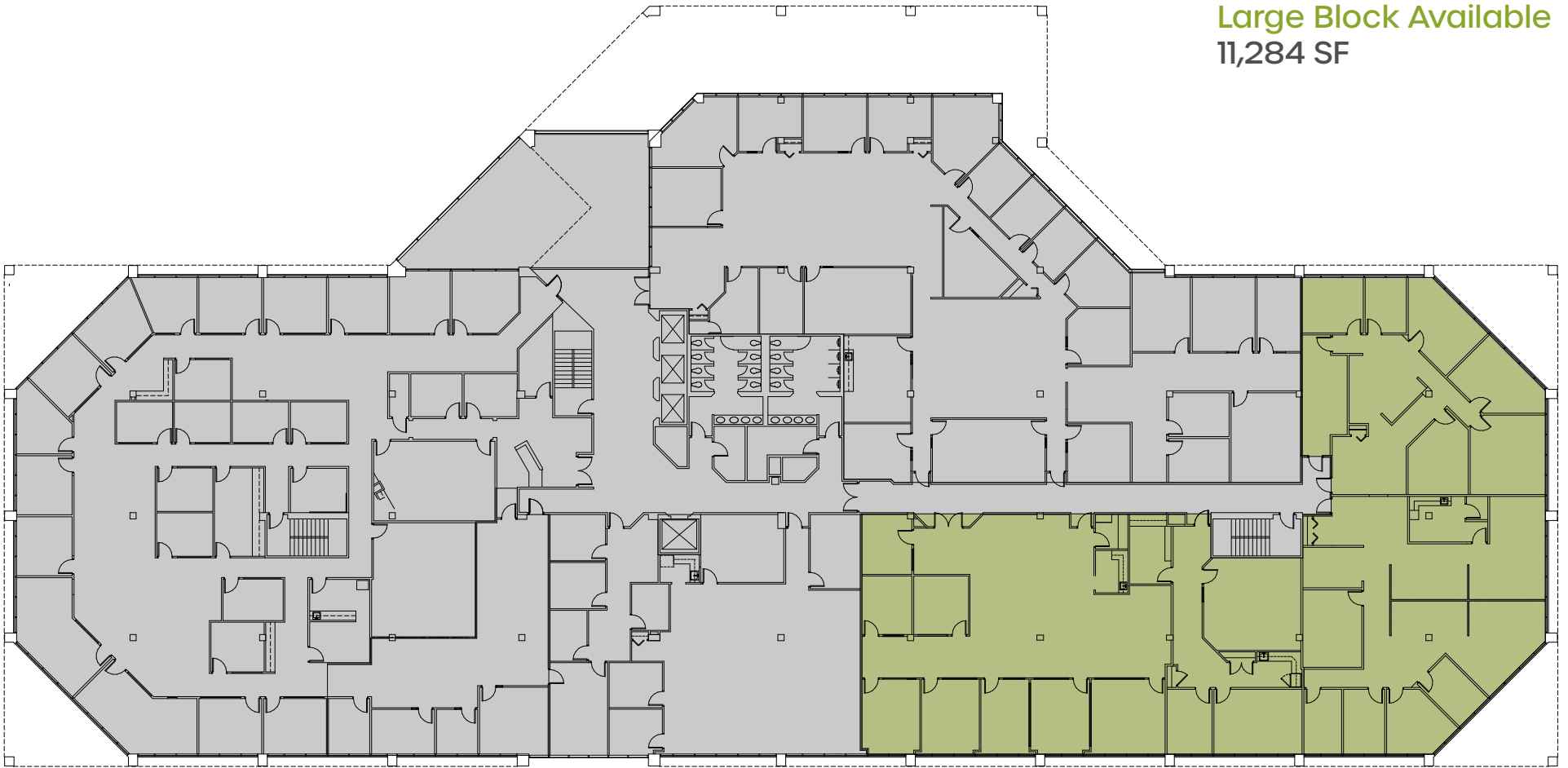
Suite 256  
2,585 SF



## 2nd Floor Availability

Large Block

Large Block Available  
11,284 SF

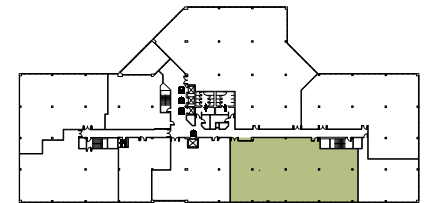
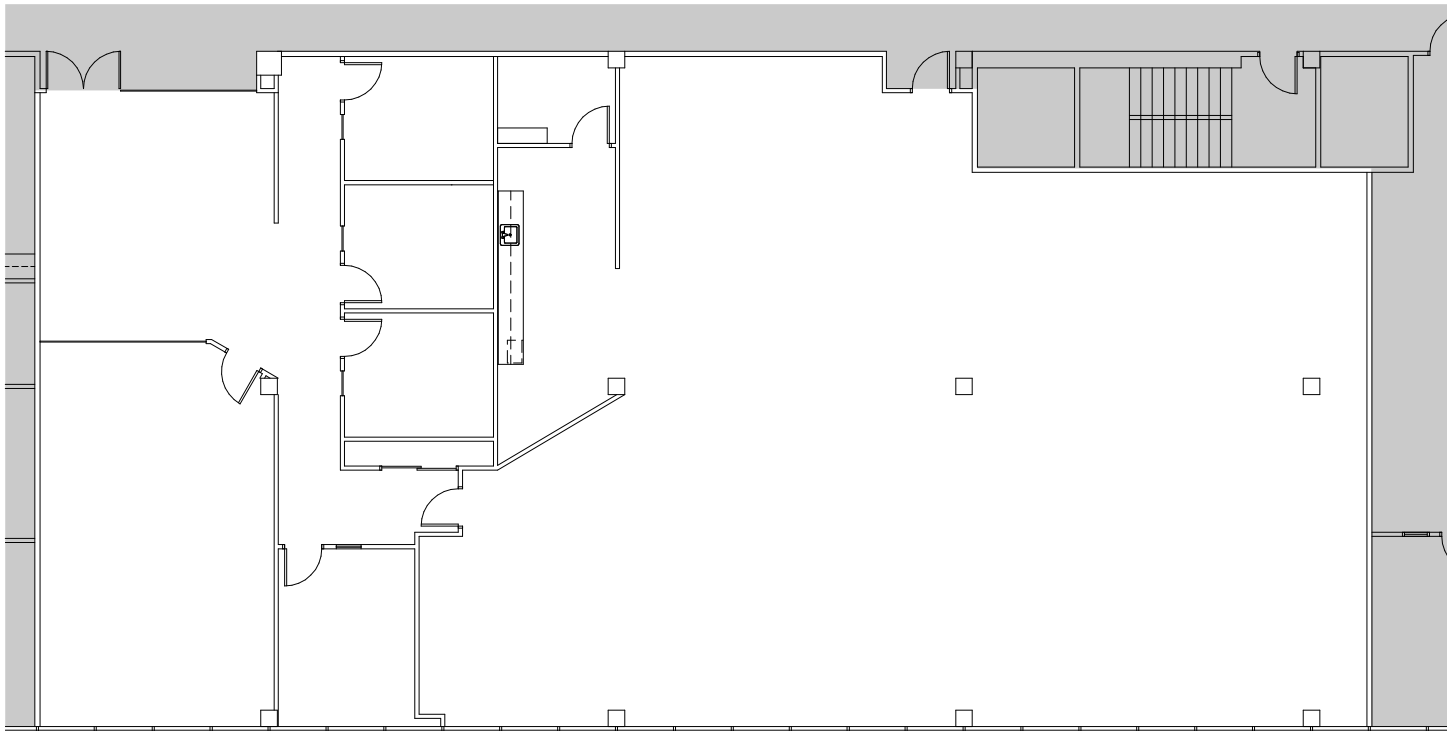




## 4th Floor Availability

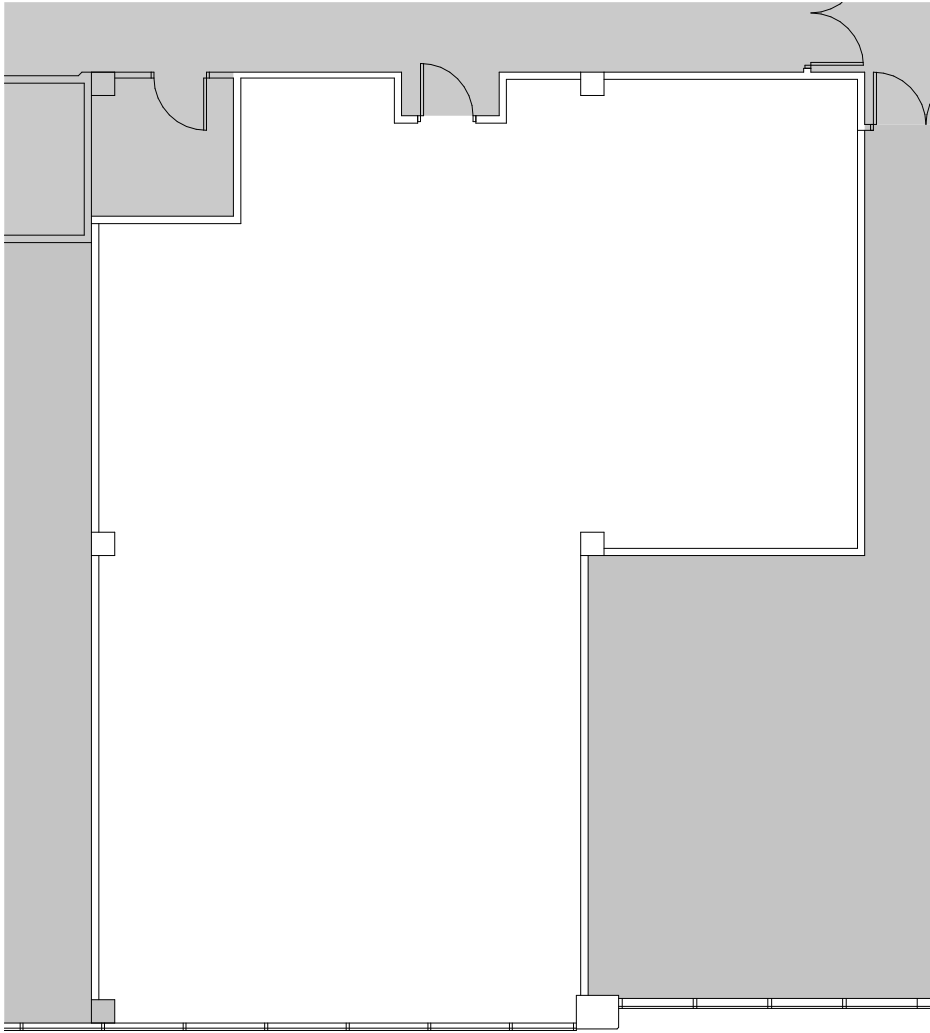
Suite 401

Suite 401  
6,560 SF

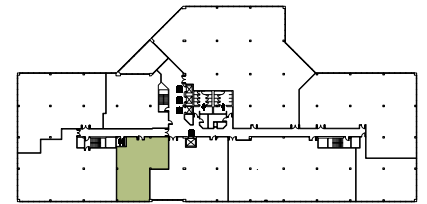


## 4th Floor Availability

Suite 432

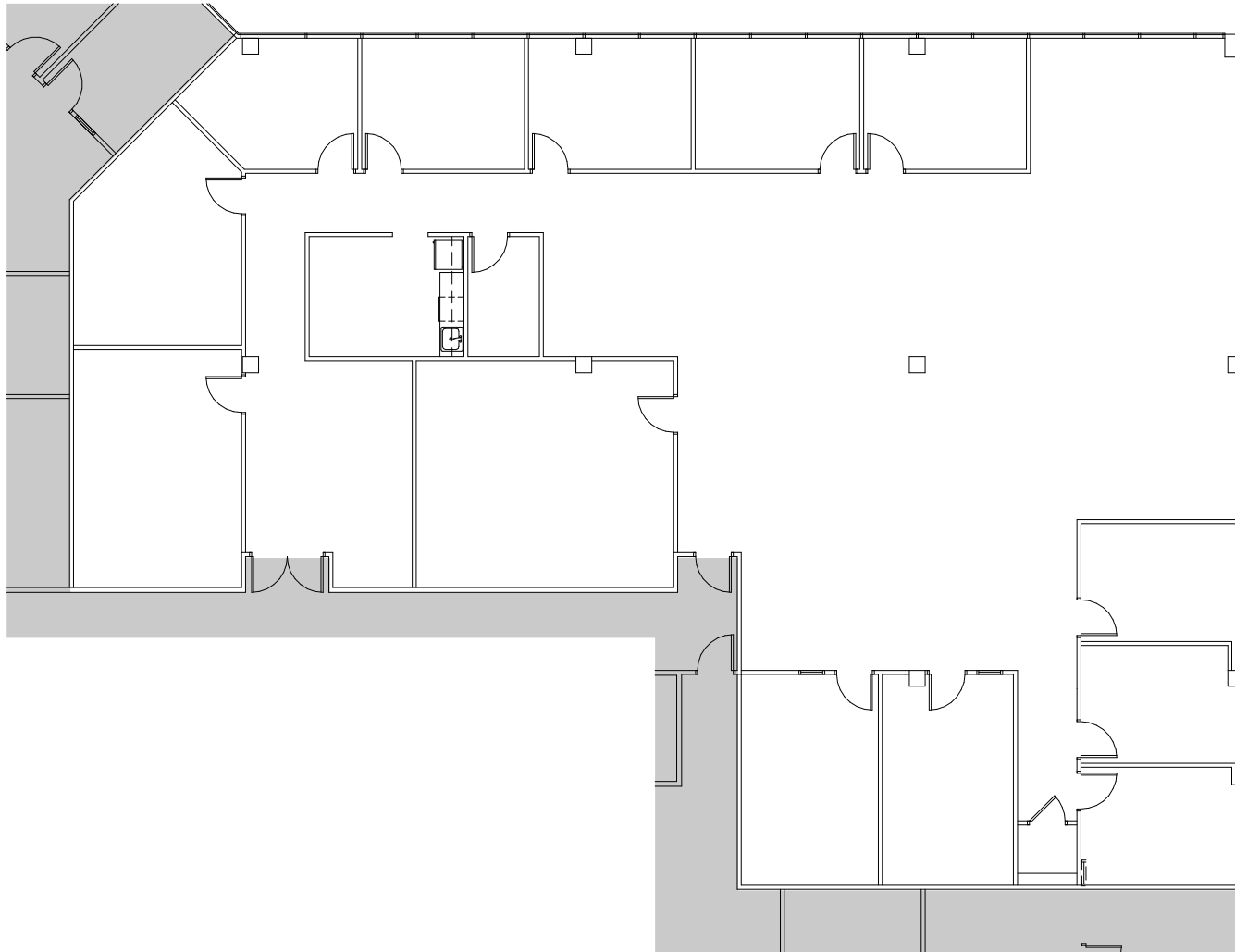


Suite 432  
2,232 SF

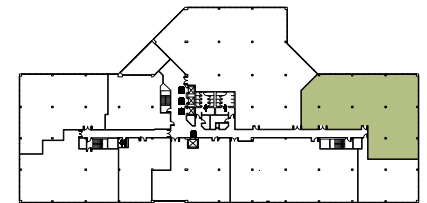


## 4th Floor Availability

Suite 450



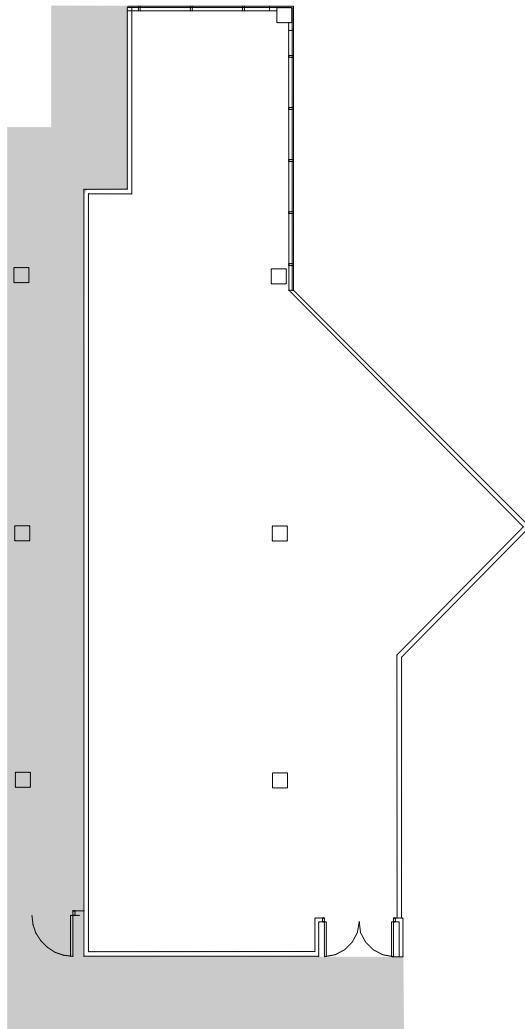
Suite 450  
6,597 SF



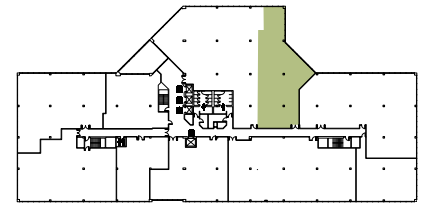


## 4th Floor Availability

Suite 460

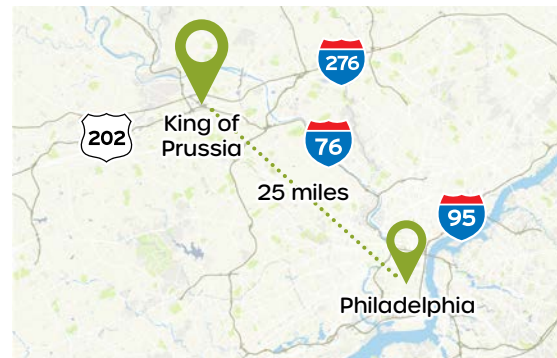


Suite 460  
3,402 SF





150 S. Warner Road is located in the heart of King of Prussia's Swedesford Road Class A office corridor, one of the most sought-after micro-markets in all of the Philadelphia metro. Located less than a half mile from the King of Prussia Mall, the largest mall in the United States and the premier shopping destination on the East Coast—as well as King of Prussia Town Center, the Overlook Mall, and several big box retailers—150 S Warner Road boasts immediate access to over 600 retail, restaurant, lodging, and entertainment destinations, making this a uniquely amenity-rich location. On-site shuttle service through the King of Prussia BID provides public transit connection to the Wayne Train Station and SEPTA's Paoli-Thorndale line.



## Select nearby amenities include:

### Eat and Drink

- Cheesecake Factory
- Legal Sea Foods
- Maggiano's
- Morton's
- California Pizza Kitchen
- Sullivan's Steakhouse
- Rock Bottom Brewery
- Creed's Seafood & Steaks
- Starbucks
- Fogo de Chao
- Davio's Northern Italian Steakhouse
- Pholicious
- Seasons 52
- Grand Lux Cafe
- The Zodiac
- Fox & Hound
- Tacos Puebla
- Franzone's Pizzeria
- Giacomo's

### Stay

- Courtyard Marriott
- Sheraton Valley Forge
- Holiday Inn Express
- Fairfield Inn by Marriott
- Doubletree by Hilton
- Best Western

### Activities

- Lifetime Fitness
- LA | Fitness
- Valley Forge Casino
- United Artists King of Prussia 16
- Crossfit Valley Forge
- Regal Cinemas Oaks 24
- PFS Roxy Theater

### Shop

- Best Buy
- REI
- Neiman Marcus
- Nordstrom
- Bloomingdale's
- Apple Store
- William Sonoma
- Ralph Lauren
- Cartier
- Macy's
- Home Depot
- Walmart
- Wegmans
- Costco





## Contact

**Mike MacCrory**  
610 249 2270  
[mike.maccrory@jll.com](mailto:mike.maccrory@jll.com)

**Ryan FitzPatrick**  
610 639 8980  
[ryan.fitzpatrick@jll.com](mailto:ryan.fitzpatrick@jll.com)

Jones Lang LaSalle Brokerage, Inc.  
550 E. Swedesford Road, Suite 260  
Wayne, PA 19087  
+1 610 249 2255



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.