



 **JLL** SEE A BRIGHTER WAY

# For lease

45 Liberty Boulevard  
Malvern, PA

8,130 - 87,765 SF Contiguous



## Building Highlights



**Dramatic, updated lobby with biophilic green walls throughout.**



**On-site food service for tenant convenience, along with recently renovated indoor and outdoor seating and lounge areas, including private balconies on the 3<sup>rd</sup> floor.**





## Property Details

- Class A+ Building
- 9' Ceiling Heights
- Power redundancy: 2 PECO feeds
- Loading docks with freight elevator
- Planned Amenities Center:
  - Fitness Center, MicroMarket, Conference & Training Center
- Walking distance from The Desmond Hotel and The Grove



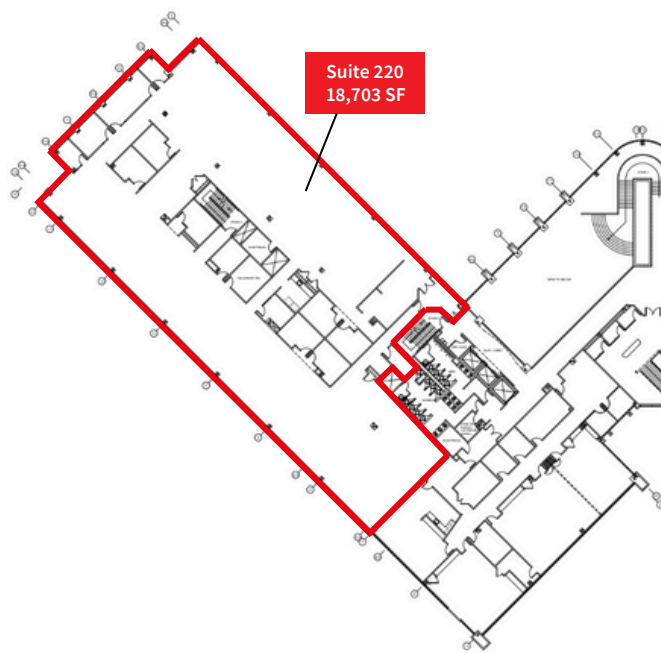
## Surrounding Amenities



## First Floor

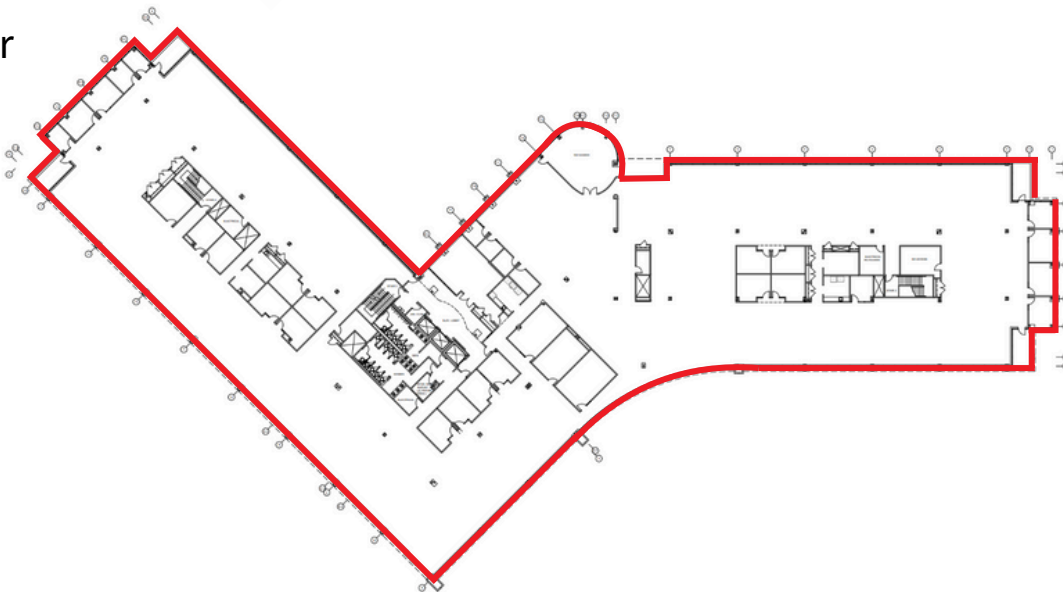


## Second Floor



## Third Floor

52,325 SF



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