



 **JLL** SEE A BRIGHTER WAY

For lease

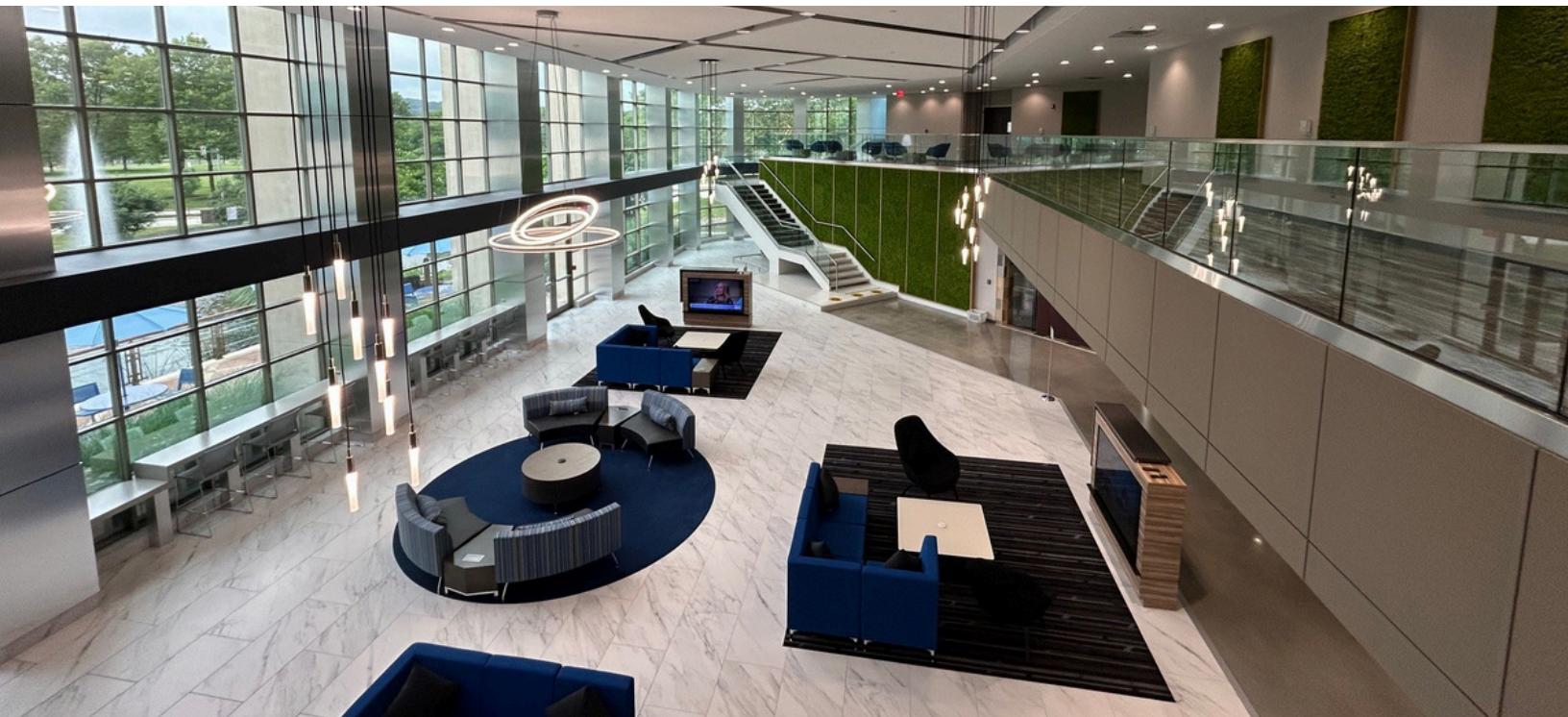
45 Liberty Boulevard
Malvern, PA
8,130 - 87,765 SF Contiguous

Building Highlights



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

Dramatic, updated lobby with biophilic green walls throughout.



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

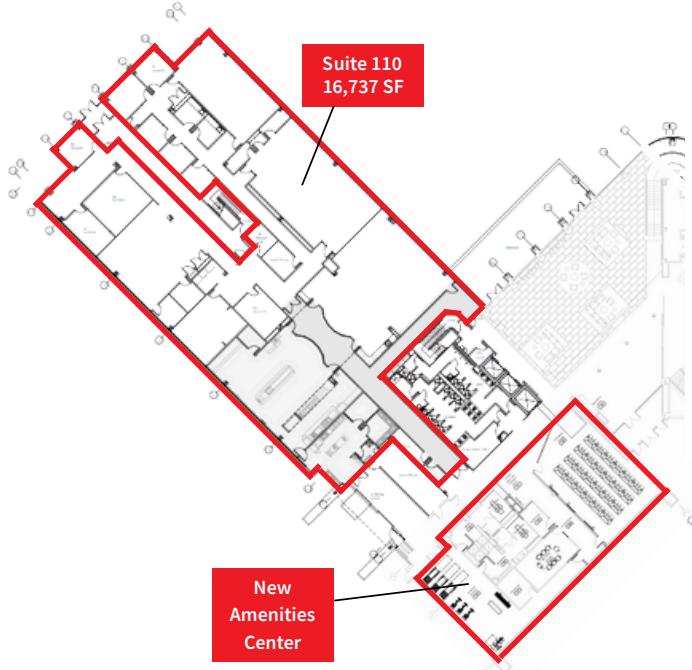


Surrounding Amenities

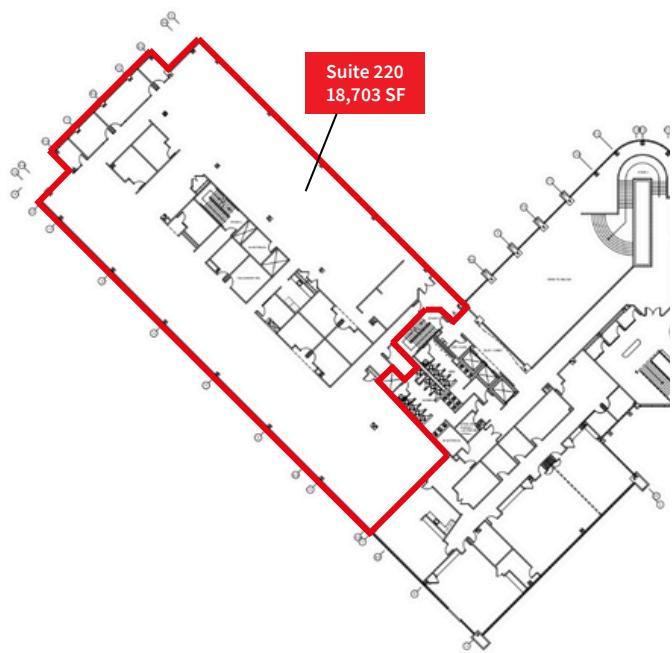


Up to 87,765 SF, contiguous

First Floor

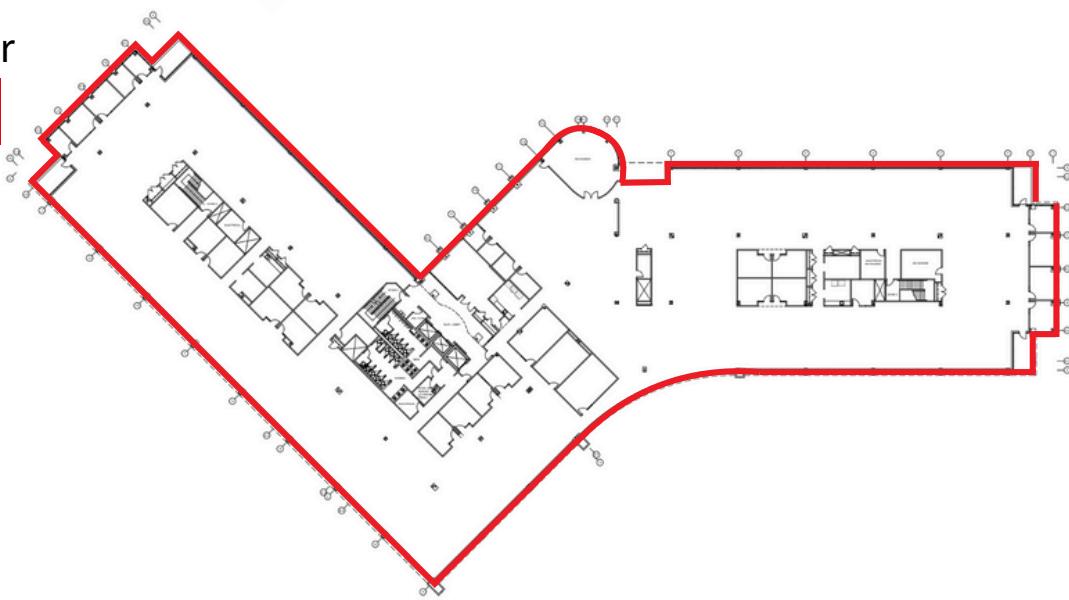


Second Floor



Third Floor

52,325 SF



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