

# 200 NORTH WARNER ROAD

Prime Class A Office  
Opportunity in Central  
King of Prussia Location

200 N Warner Road,  
King of Prussia, PA 19067

[200NorthWarnerRoad.com](http://200NorthWarnerRoad.com)



- Recently renovated four-story, 164,000+ square foot Class A office building
- Availabilities from 1,487 to 25,000 SF
- Full building 1500 Kw generator for uninterrupted power supply
- Ideal commuter location at the intersection of I-76 and Route 202, close to Route 422 and the Pennsylvania Turnpike
- Situated between King of Prussia Mall and King of Prussia Town Center for unbeatable access to amenities
- Shuttle service via the King of Prussia Connector to Norristown Transportation Center and the Wayne SEPTA train station

LEASED EXCLUSIVELY BY



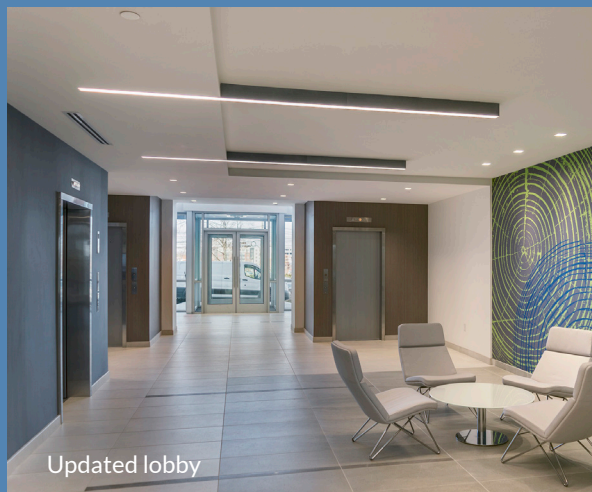




Collaboration and seating areas



Tenant-only conference facility



Updated lobby



Grab-and-go cafe

Recent renovations include a thoroughly updated lobby and tenant amenity space with informal collaboration and seating areas, a tenant-only conference facility, soaring light-filled atrium, and grab-and-go cafe with top-of-the line contemporary fixtures and finishes throughout.

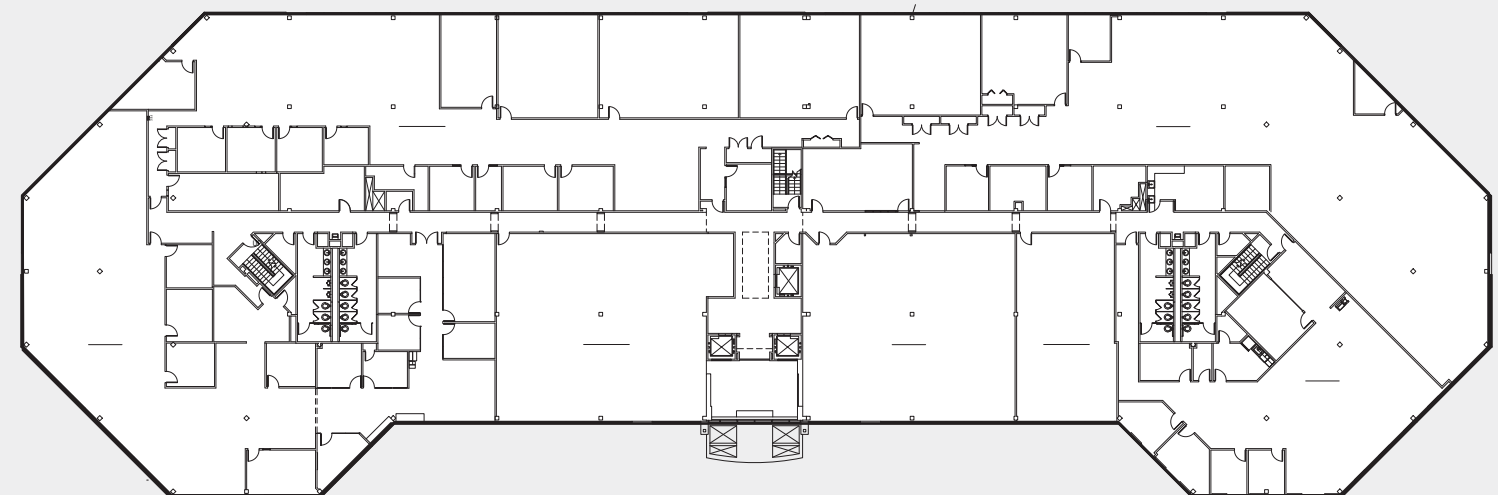


Light-filled atrium

- High ceilings and abundant natural light
- Sleek, modern design
- Dynamic new ownership
- Food service in building



Large, flexible floor plates: 41,000+ SF



Typical floor plate (2nd floor)



# 200 NORTH WARNER ROAD

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1/4 Mile to Route 202

1/2 Mile to I-76

7 Miles to Conshohocken

20 Miles to Center City Philadelphia

27 Miles to Philadelphia International Airport

100 Miles to New York City

## Unparalleled access to amenities

Within one mile:



500+ STORES



40+ EATERIES



10 HOTELS

### SHOP

- Anthropologie
- Apple
- Banana Republic
- Bloomingdale's
- Cole Haan
- COS
- Crate & Barrel
- Dick's Sporting Goods
- Eddie Bauer
- Express
- Free People
- Gap
- GNC
- Home Depot
- J.Crew
- Jos. A. Bank

- L.L.Bean
- Louis Vuitton
- MAC Cosmetics
- Macy's
- Madewell
- Michael Kors
- Microsoft Store
- Nordstrom
- Old Navy
- Pottery Barn
- Primark
- Ralph Lauren
- REI
- Restoration Hardware
- Rite Aid
- Sephora
- The North Face

- Tiffany & Co.
- Urban Outfitters
- Walmart Supercenter
- Wegmans
- West Elm
- Zara

### EAT + DRINK

- Bonefish Grill
- Buffalo Wild Wings
- California Pizza Kitchen
- Chick-fil-A
- Chipotle Mexican Grill
- Chop & Toss Salad Company
- District Taco
- Dunkin' Donuts
- Five Guys
- Fogo de Chao
- Honeygrow
- Morton's Steakhouse
- Nicoletta Pizzeria
- Perry's Pizza & Pasta
- Pholiciious
- Pizzeria Vetri
- Poke It Up!
- Popeye's Chicken
- Ruby Thai
- Shake Shack
- Starbucks

- Subway
- Sullivan's Steakhouse
- Sushi & Sushi
- sweetgreen
- The Cheesecake Factory
- Yard House

### STAY

- Best Western
- Marriott
- Crowne Plaza
- Extended Stay America
- Fairfield Inn
- Hilton
- Hampton Inn

### FOR LEASING INFORMATION

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