



Baycrest Properties  
& Management

# THE APEX

AT KING OF PRUSSIA

PEAK PERFORMANCE,  
PRIME LOCATION



491 Allendale Road, King of Prussia, PA

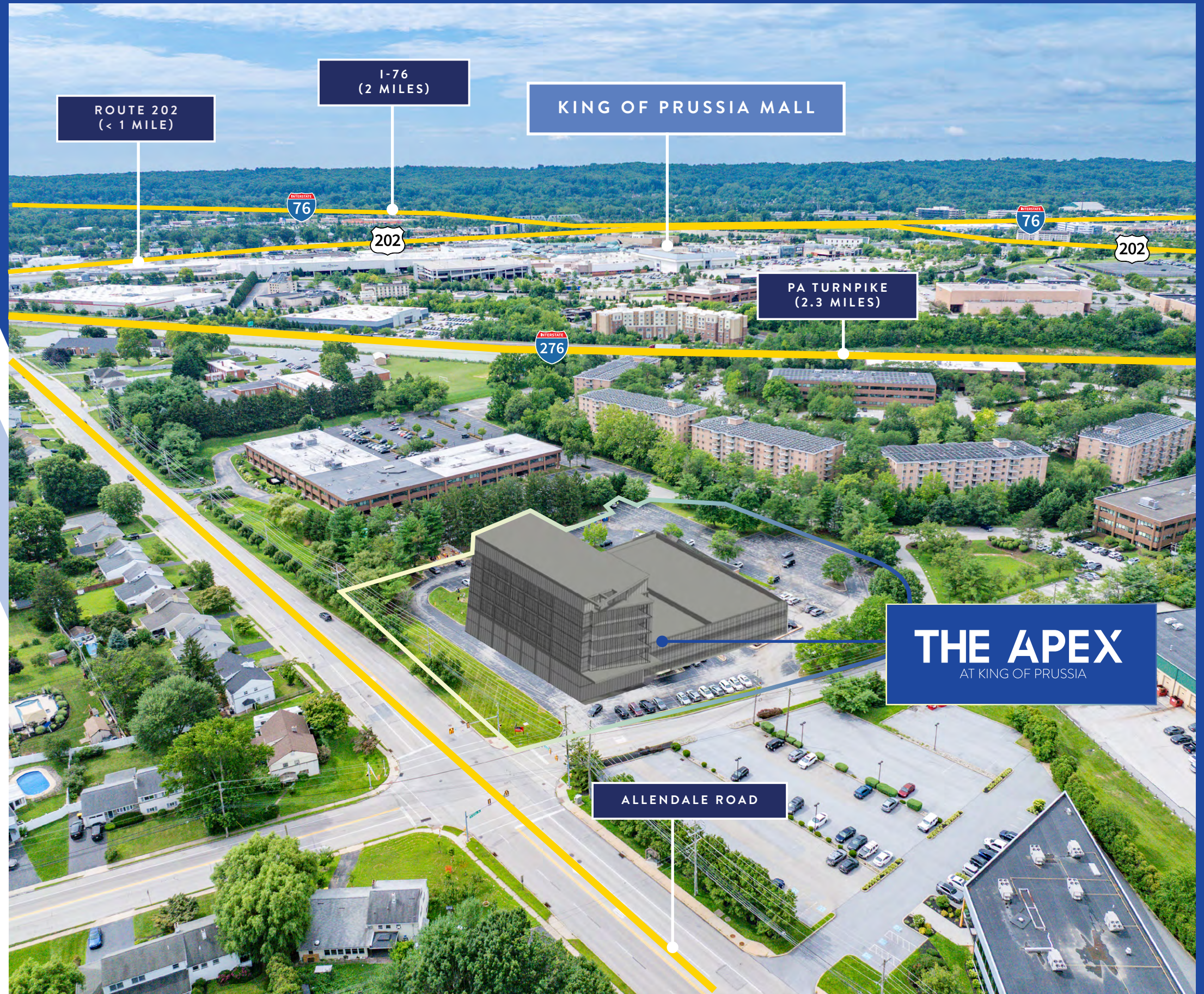
**BUILD-TO-SUIT | MEDICAL OR OFFICE DEVELOPMENT**



# ELEVATING PROFESSIONAL STANDARDS IN KING OF PRUSSIA

Envisioned and developed by Baycrest Properties & Management, The Apex at King of Prussia is a transformative ground-up development delivering the area's newest premier Class A healthcare facility at 491 Allendale Road.

Strategically positioned within King of Prussia's thriving business ecosystem, home to one of the nation's largest retail destinations and countless established enterprises, this, up to 250,000 square foot, four to seven-story built-to-suit opportunity offers tenants the distinct advantage of joining one of the region's most dynamic commercial corridors. With immediate access to major transportation arteries and proximity to renowned medical institutions, tenants benefit from unparalleled connectivity and accessibility to the surrounding healthcare network.





# THE VISION

## Proposed Delivery Conditions:

**ZONING:**  
Medical/Hospital or Office



**SIZE:**  
150,000 - 250,000 SF



**STORIES:**  
4 - 7



**ACREAGE:**  
5.37 Acres



**PARKING:**  
210 Surface Spaces +  
390 Parking Garage Spaces



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# KEY AREA DEMOGRAPHICS

This prime King of Prussia location offers exceptional healthcare market potential with high-traffic visibility, access to over 1.3 million affluent residents within 5 miles, and a substantial insured patient base demonstrating strong healthcare utilization.

491 Allendale Road, King of Prussia, PA



**14,000+**  
vehicles daily on  
Allendale Road,  
providing visibility  
& familiarity



**22 MILLION**  
annual visitors  
to the King of  
Prussia Mall



**830,000+**  
residents within 5  
minutes carrying  
medical insurance



**\$10,000**  
average healthcare  
spend per year by  
residents within  
15 minutes



**1.3 MILLION+**  
residents within  
5 miles



**\$88,500+**  
median household  
income



CONNECTED  
IN KING OF  
PRUSSIA







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