




KING OF PRUSSIA[®]
A SIMON MALL
HEALTH CENTER OPPORTUNITY

FOR LEASE

25,650 SF Single Tenant Healthcare Opportunity

A Highly Visible, Regional Destination
at the King of Prussia Mall

680 W Dekalb Pike, King Of Prussia, PA


SIMON[®]

 JLL

OPPORTUNITY

Key Highlights



High-visibility location with over 22 million annual visitors



Opportunity to be at a landmark, regional destination



Build-to-suit interior customization with flexible sizing options available



Key signage and wayfinding throughout the centre



100 dedicated, covered parking spaces with direct access



Access to exclusive outdoor patio



Convenient to mass transit with easy access to multiple bus routes

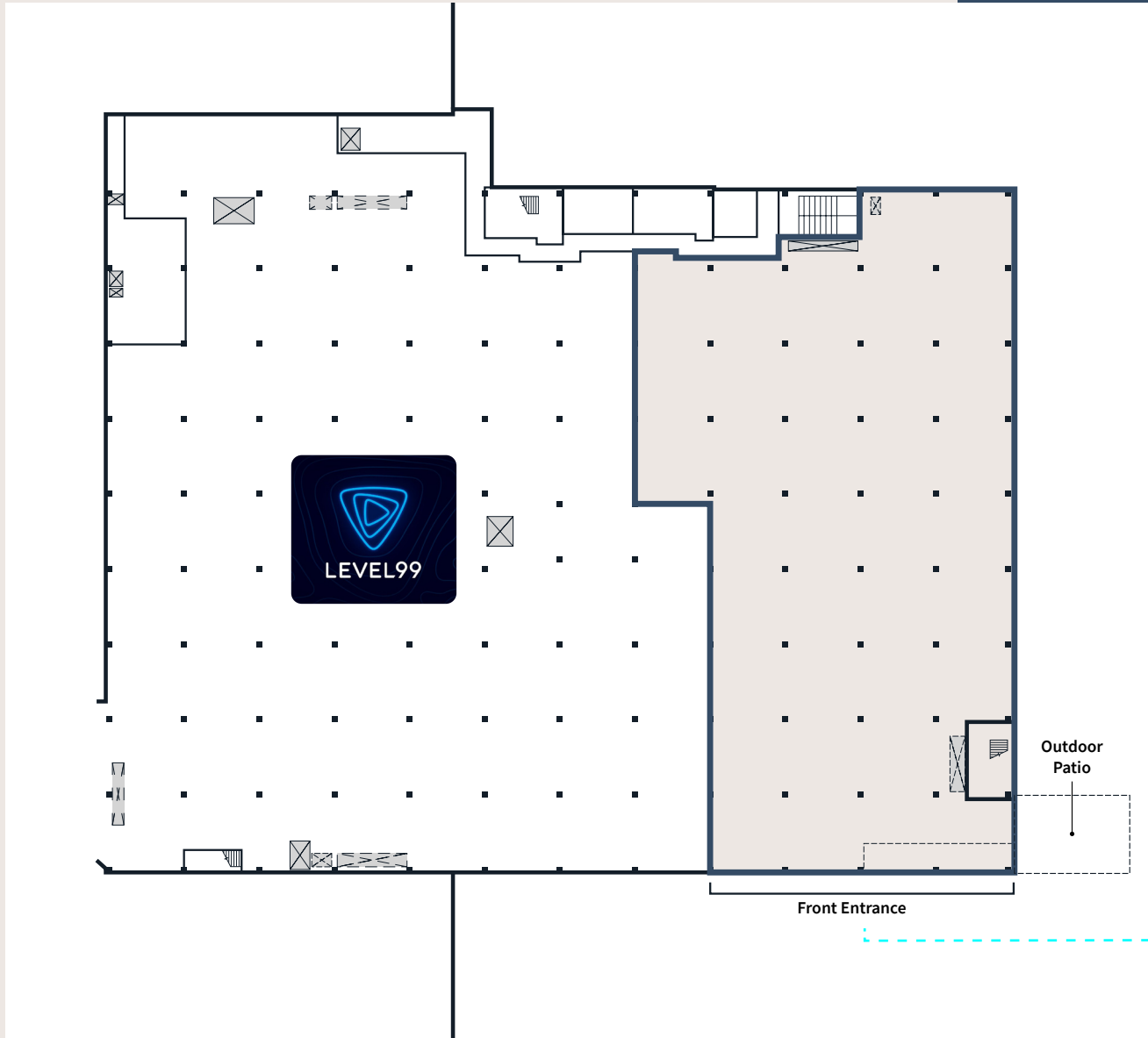


Institutional ownership with no debt on the asset

The Health Center at King of Prussia Mall offers the prime opportunity to leverage a landmark destination location, easy accessibility, and compelling demographics in **newly redeveloped, 25,650 SF Class A healthcare facility with flexible sizing options.**

AVAILABLE SPACE

LEVEL I | 25,650 SF



KEY DEMOGRAPHICS

Area Demographics

22 million
annual visitors to King of Prussia Mall

1.3 million+
residents

\$88.5K+
median household income

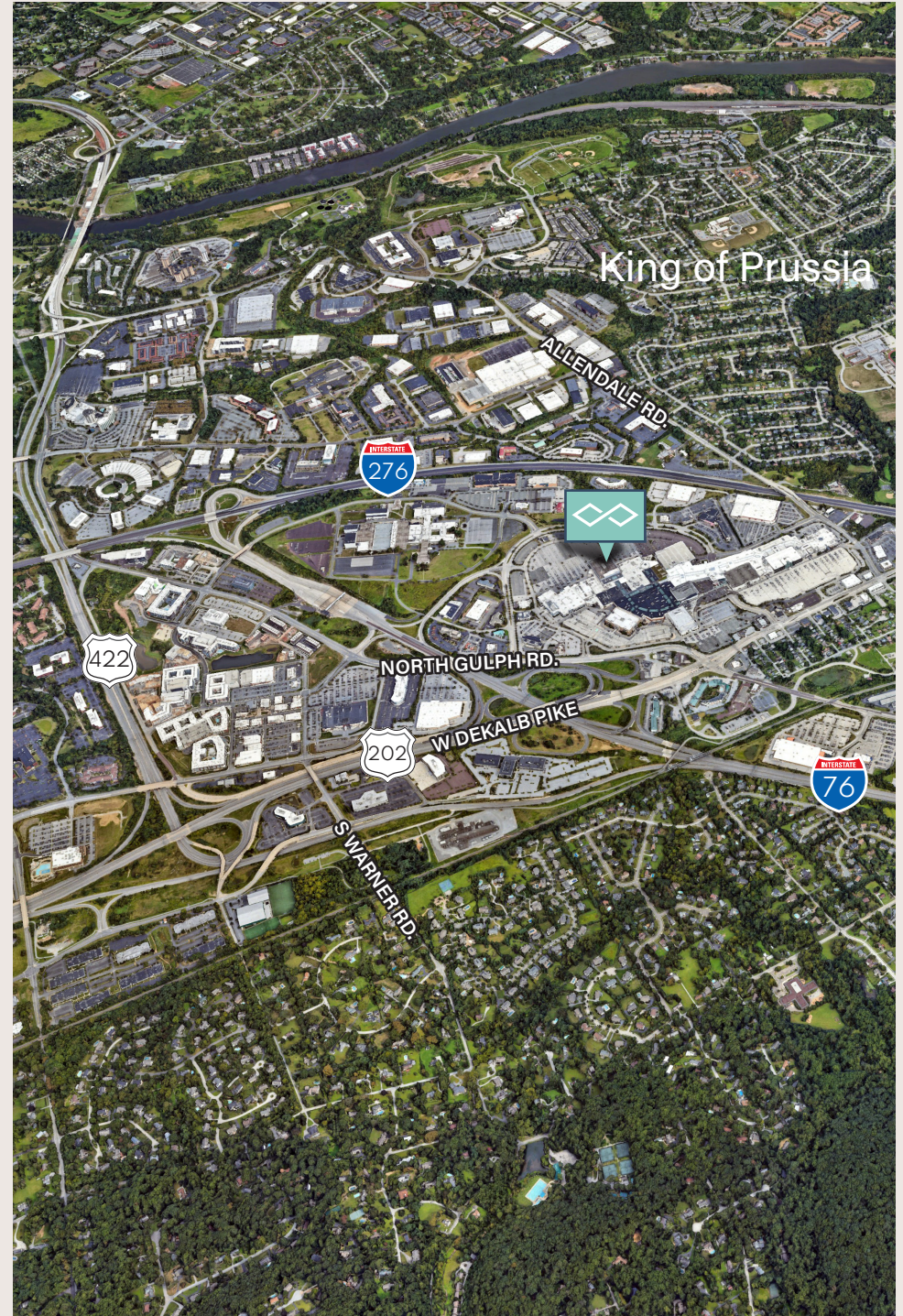
830,000+
carrying medical insurance

55%
hold a college degree



With more than 450 stores and restaurants in 2.9 million square feet of space, King of Prussia Mall is

THE LARGEST SHOPPING MALL ON THE EAST COAST



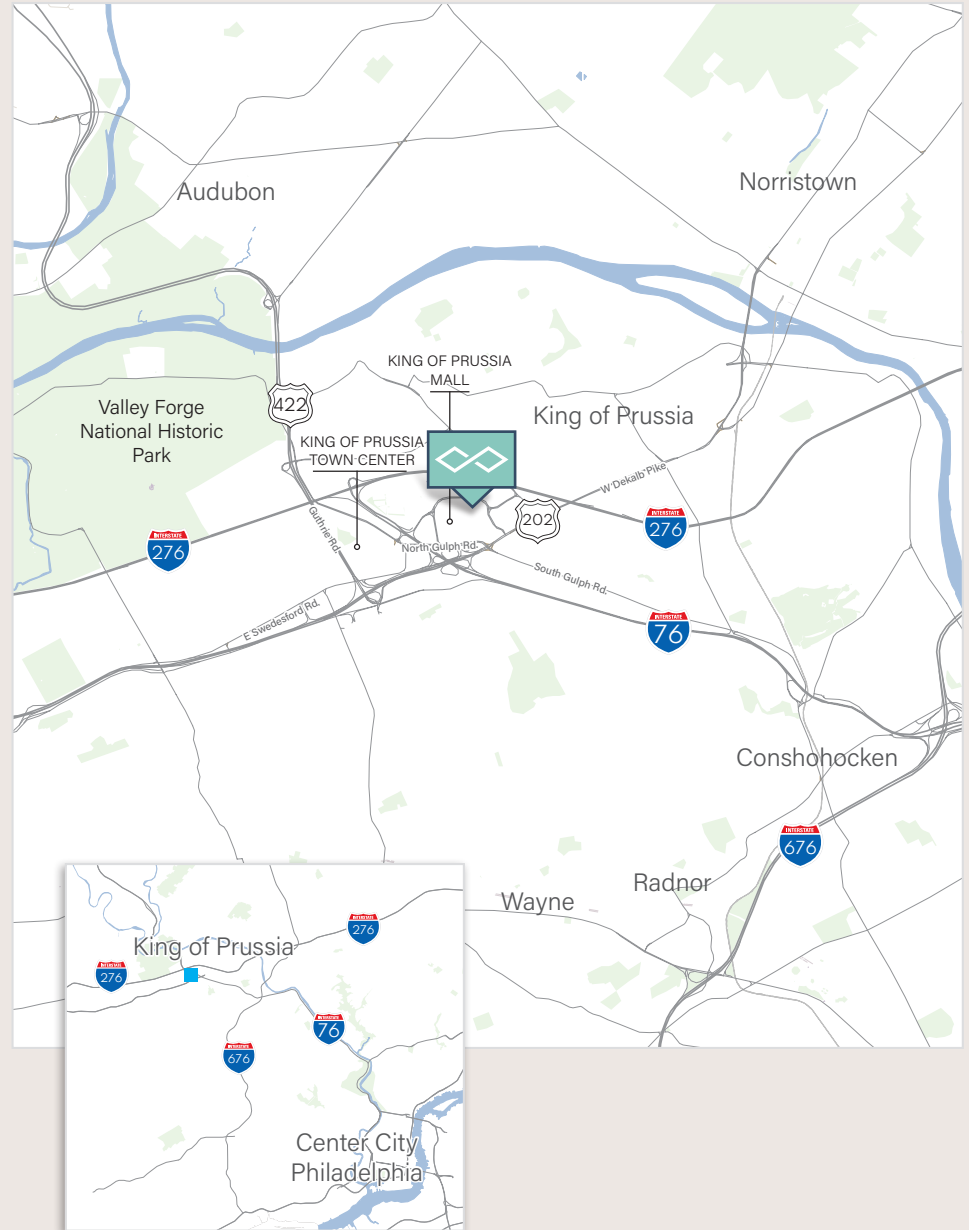
LOCATION

Located about 20 miles northwest of Center City Philadelphia, the **Health Center at King of Prussia Mall** serves the Greater Philadelphia region including Montgomery, Chester, and Delaware counties. A landmark destination, the Mall is the premiere shopping destination on the East Coast, accessible to 40% of the U.S. population in a day's drive. At the junction of Routes 202, 422, I-76 and the Pennsylvania Turnpike, the Healthcare Center at King of Prussia is easily accessible.

TRAVEL TIMES

- 4 minutes to downtown King of Prussia
- 9 minutes to Conshohocken
- 25 minutes to Center City Philadelphia
- 30 minutes to Philadelphia Int'l Airport

Ideal public transit location served by six bus routes (92, 99, 123, 124, 125, 139).



Within one day's drive, the Health Center at King of Prussia Mall is accessible to









40% OF THE U.S. POPULATION

BRAND VISIBILITY

With 22 million visitors per year and a location at the juncture of main regional highways, the **Health Center at King of Prussia Mall** offers unbeatable brand visibility. From prime, top-of-building signage to interior and exterior wayfinding throughout the mall property, your brand will be seen by tens of thousands per day.



KEY

-  HEALTH CENTER AT KING OF PRUSSIA MALL
-  DIRECTIONAL SIGNAGE
-  PYLON SIGNAGE
-  FUTURE DEVELOPMENT
-  DEPARTMENT STORE
-  ANCHOR STORE
-  RETAIL
-  RESTAURANT

Daily Traffic Count US 202/Dekalb Pike
32K+ VEHICLES

LOCATION

The **Health Center at King of Prussia Mall** is centrally located in suburban Philadelphia's most popular retail, hospitality, dining and entertainment destination, bringing millions of visitors to this site per year. A desirable location for visitors and a growing residential hotspot, this site offers a ripe environment for attracting and retaining top talent.



AMENITIES WITHIN ONE MILE



500+ stores



40+ eateries



10 hotels



6 bus routes

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
- Pholicious
- 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

King of Prussia is suburban Philadelphia's premier office market with

8.3 MILLION SF OF OFFICE SPACE




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