



# For lease

**3,992-61,602 SF**

100% COMMISSION PAID WITHIN  
48 HOURS OF LEASE EXECUTION



# 1200 Atwater Drive Malvern, PA

## Availabilities

- 1st floor: 3,992 SF
  - 2nd floor: 29,138 SF
  - 2nd floor: 32,464 SF
- > 61,602 SF (Divisible to 15,000 SF)

1200 Atwater Drive provides an exceptional workplace environment, featuring a waterfront location overlooking 80-acre Echo Lake, and scenic walking trails. Strategically positioned with direct access to major regional highways, the property offers unparalleled accessibility to nearby hotels, shopping, and dining destinations.



## Property Specifications

- 10-foot finished ceilings throughout
- 4.50/1,000 SF parking ratio
- Floor-to-ceiling windows
- On-site café with beautifully appointed outdoor patio
- Electric vehicle charging stations available
- Convenient shower facilities in West lobby for fitness trail users

## Location Highlights

- Adjacent full-service hotel featuring conference facilities, restaurant, and fitness center
- Direct PA Turnpike EZ-Pass Interchange at Route 29 places Atwater at the convergence of the regions most important arteries (I-76, Route 29, Route 30, Route 202)
- Floor-to-ceiling windows
- Close proximity to a variety of retail, dining, and hotel options along Route 29



# Nearby Amenities



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