

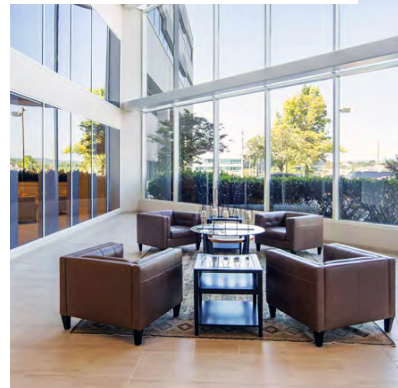
150 S Warner Road offers

best-in-class, Class A work environments

in the region's premiere Class A corridor



Leverage an easily accessible location, newly renovated spaces, top amenities, and leading ownership to find the perfect fit in available spaces ranging from 5,423 SF to 29,749 SF.



Highlights

- New \$1.2M amenity center with conferencing space, lounges, locker rooms and showers, full kitchen and eating area as well as a grab-n-go café
- \$2.2M invested in renovations since 2013 to upgrade exterior façade, common areas and corridors, and modernize the building entry
- Outdoor seating areas and well-maintained landscaping for professional curb appeal
- Exceptional local and regional access to the area's most heavily traveled roadways, at the confluence of I-76, the PA turnpike, and Routes 202 and 422
- Walking distance to King of Prussia Town Center
- High visibility signage opportunity
- Energy Star-rated building
- Ample parking available
- Amenity-rich environment with close proximity to entertainment, retail, restaurants and hotels in King of Prussia





Demographics

Located in Montgomery County, an area known for its historical feel, affluence, and economic strength, this third-largest county in Pennsylvania has more than 815,000 residents, and is the second wealthiest county in the Commonwealth.



831,796
Total Residents



\$123,968
Average
Household Income



434,000
Total
Workforce



15
Colleges
& Universities



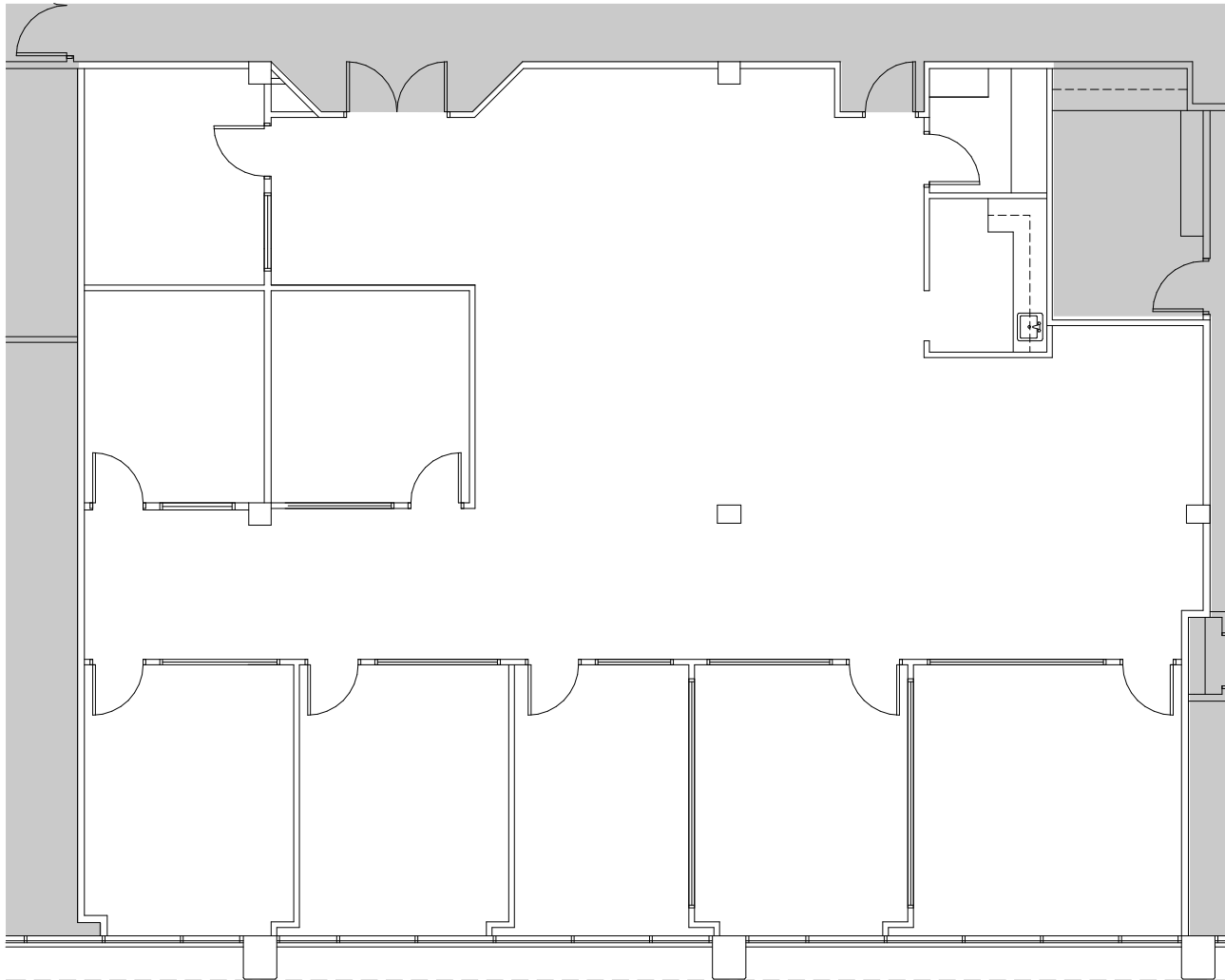
AAA
Montgomery County
Credit Rating



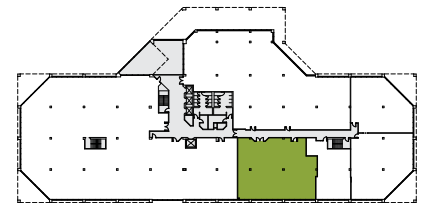
3.4%
Unemployment
Rate

2nd Floor Availability

Suite 220

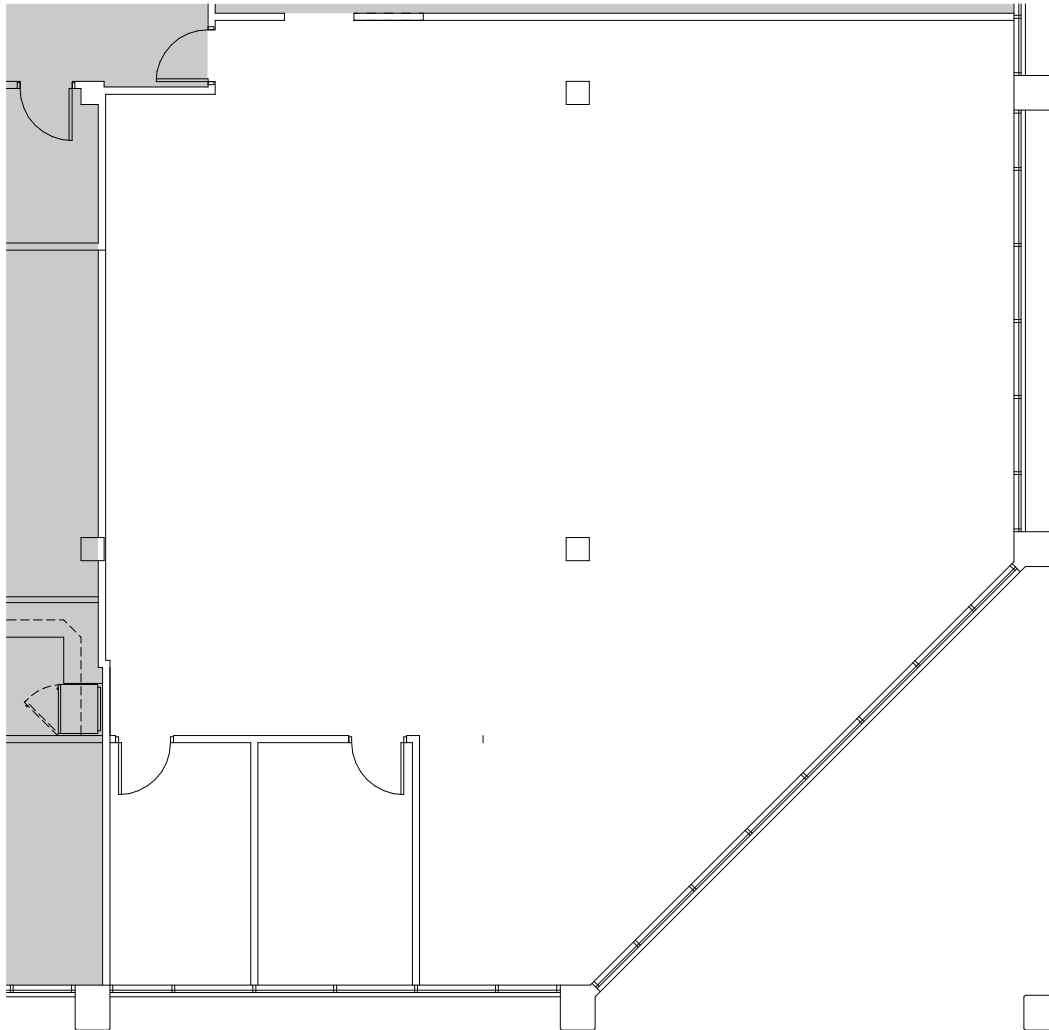


Suite 220
3,926 SF

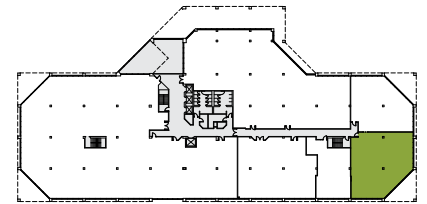


2nd Floor Availability

Suite 250

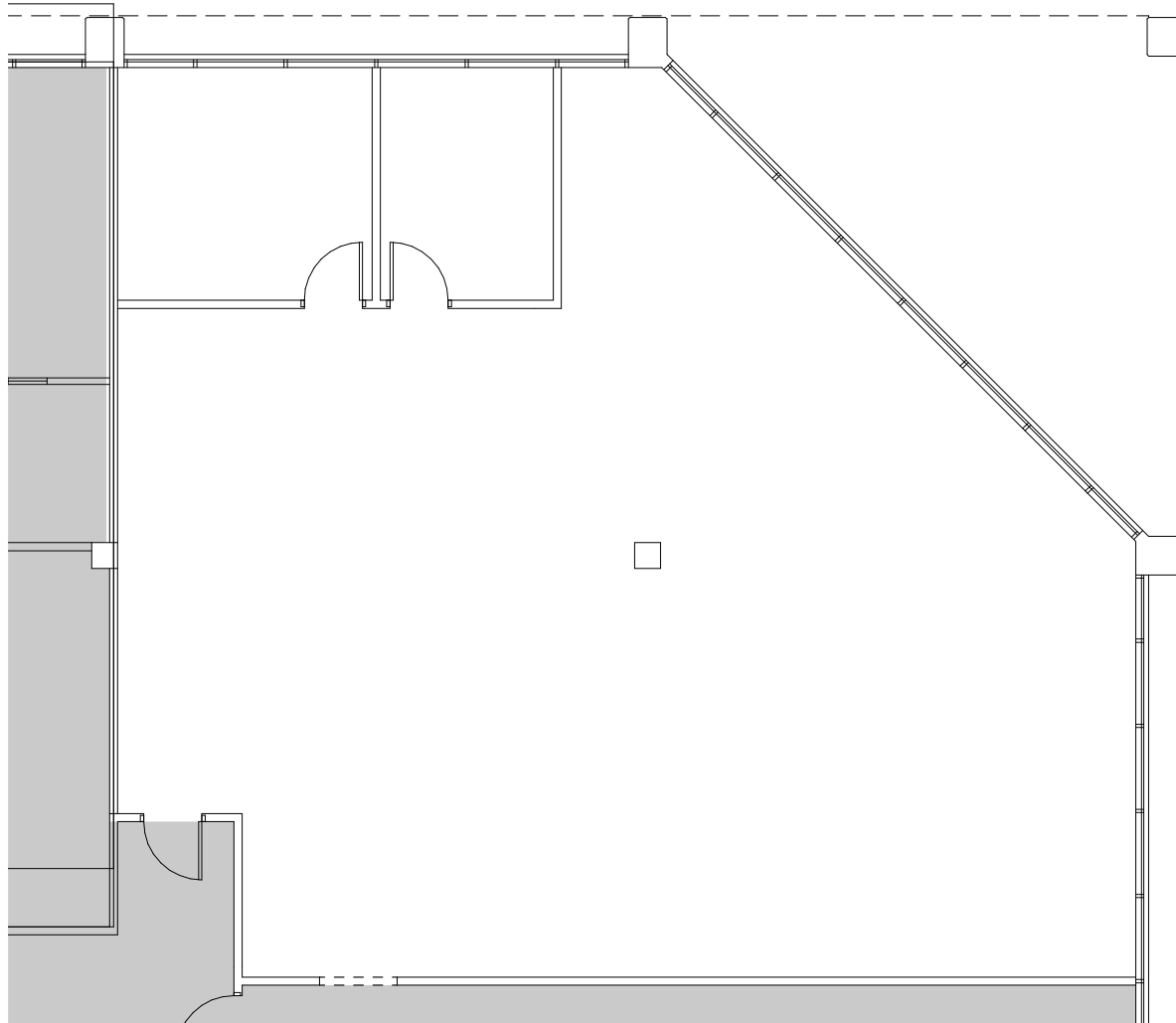


Suite 250
3,107 SF

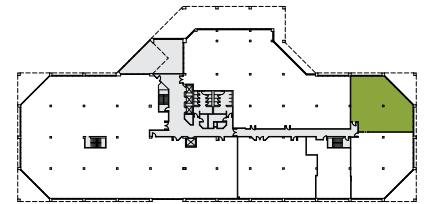


2nd Floor Availability

Suite 256

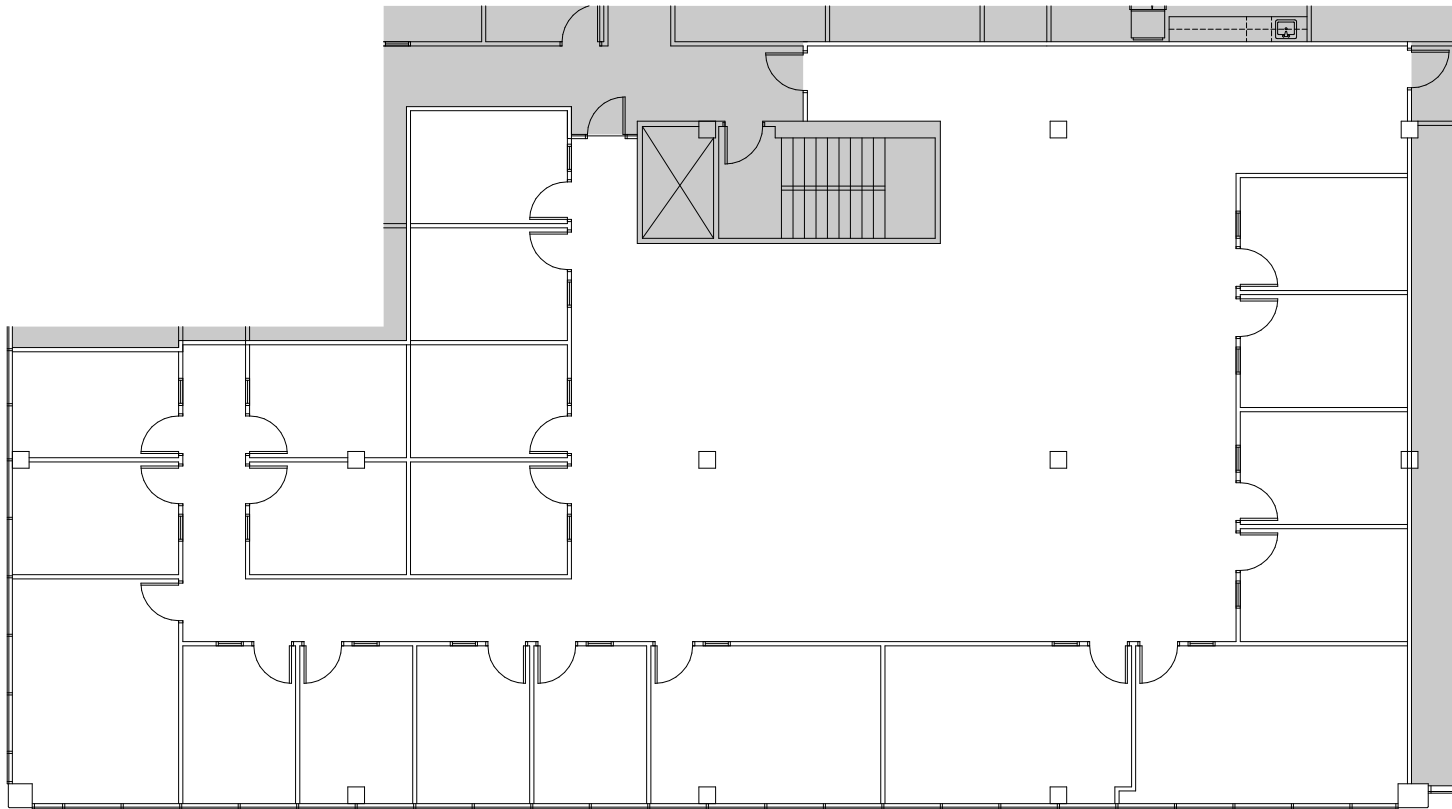


Suite 256
2,585 SF

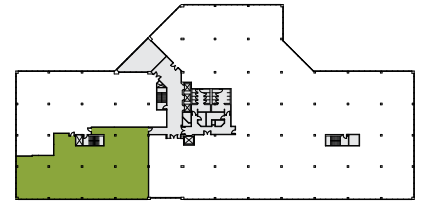


3rd Floor Availability

Suite 305

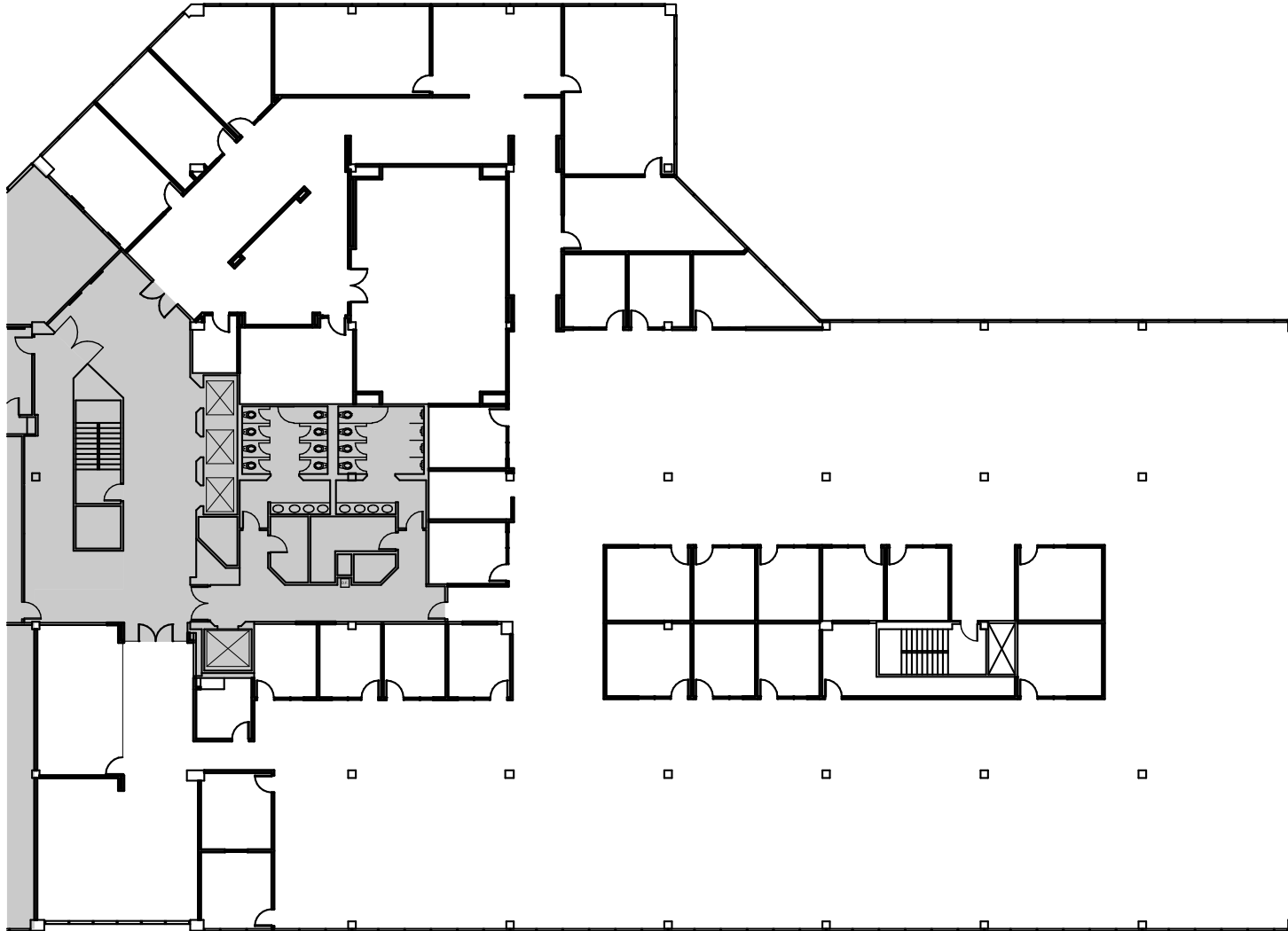


Suite 305
6,620 SF

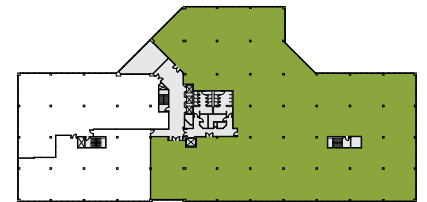


3rd Floor Availability

Suite 310



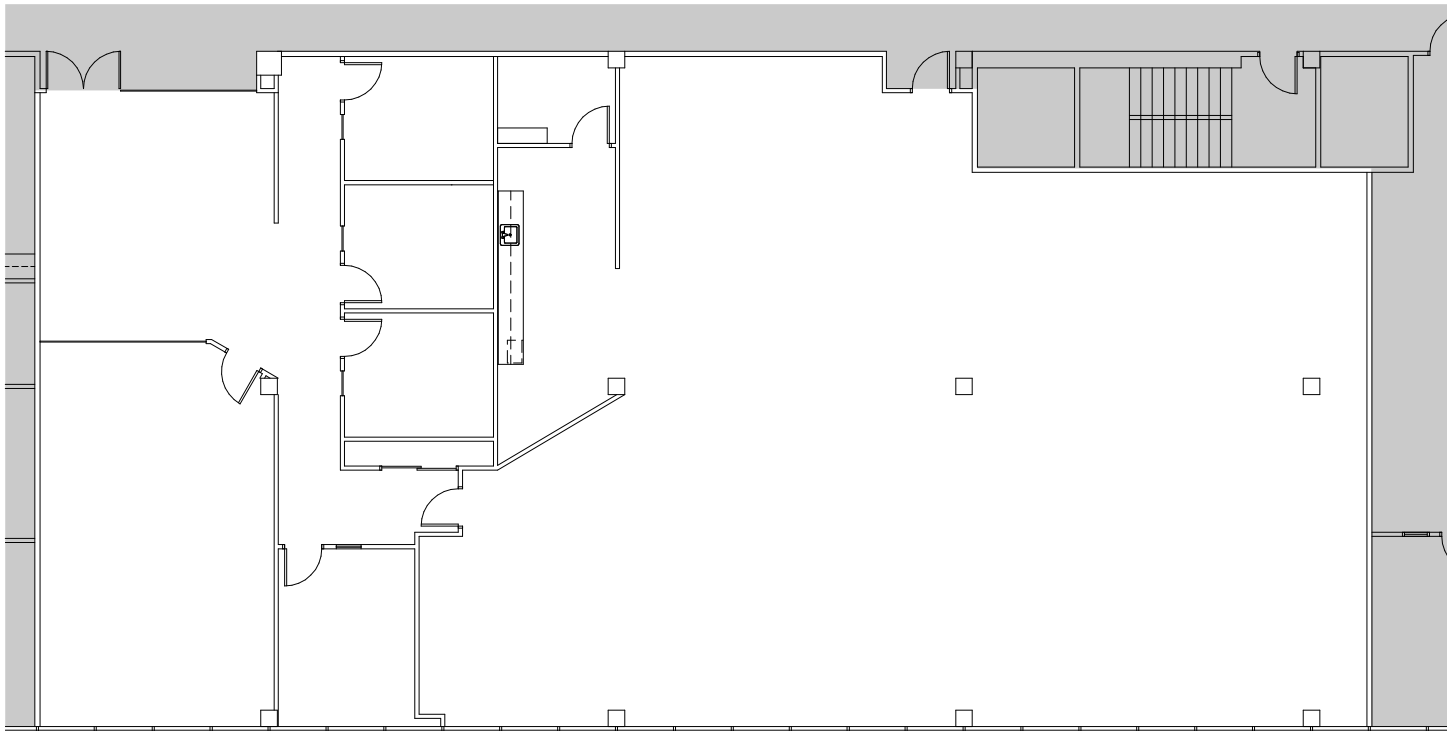
Suite 310
30,206 SF



4th Floor Availability

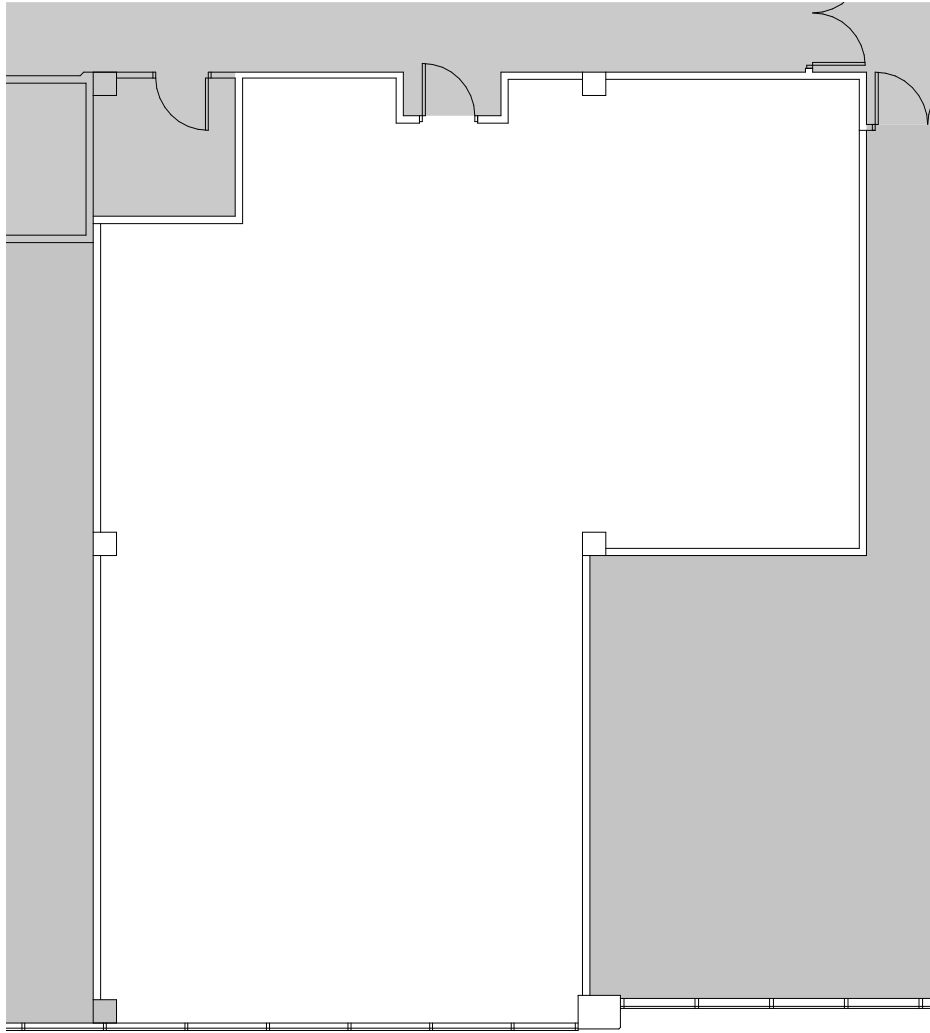
Suite 401

Suite 401
6,560 SF

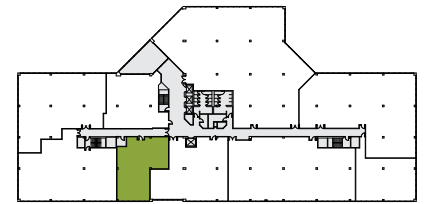


4th Floor Availability

Suite 432

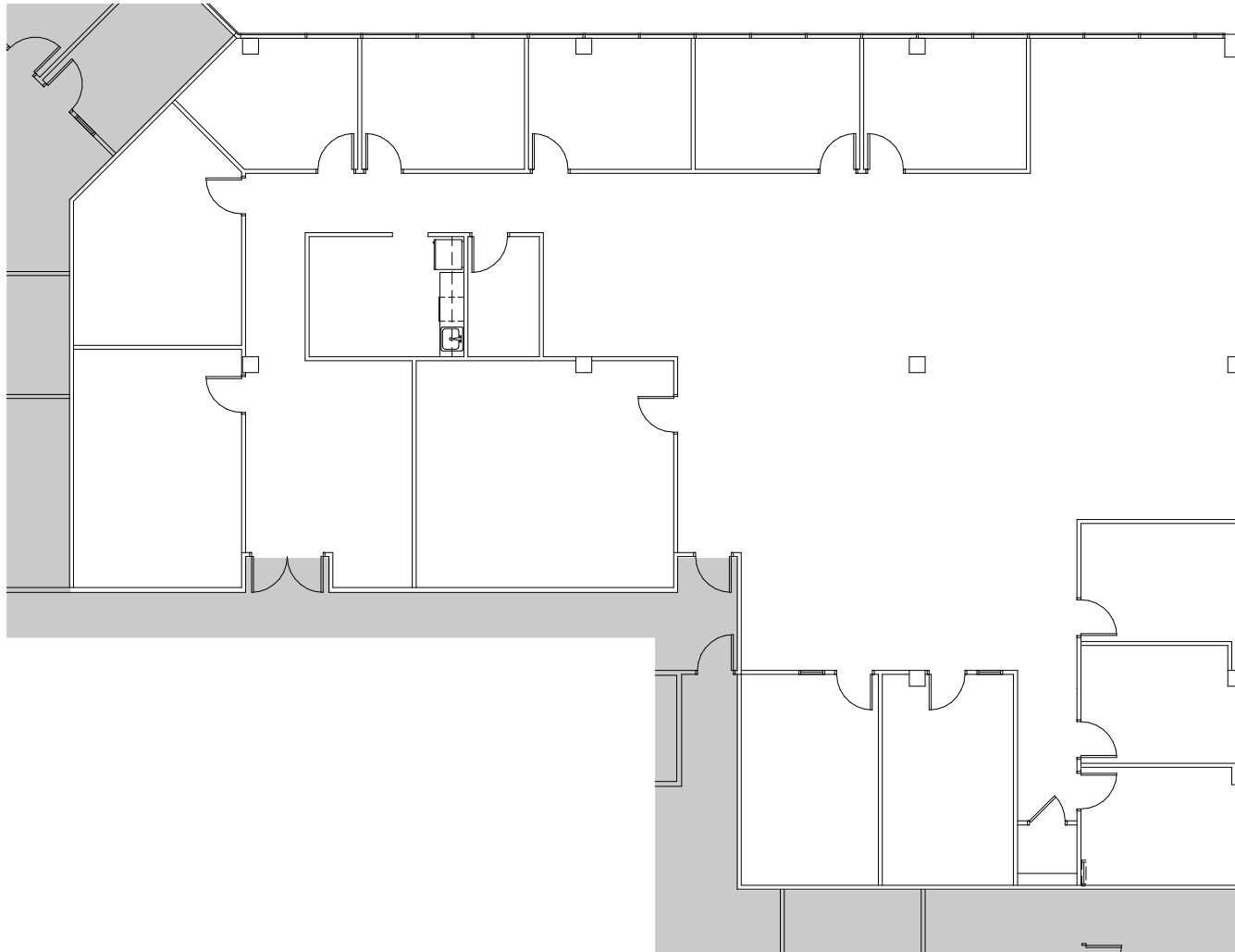


Suite 432
2,232 SF

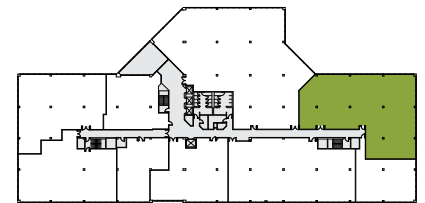


4th Floor Availability

Suite 450

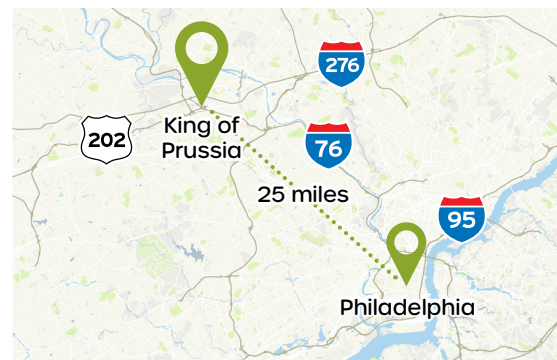


Suite 450
6,597 SF





150 S. Warner Road is located in the heart of King of Prussia's Swedesford Road Class A office corridor, one of the most sought-after micro-markets in all of the Philadelphia metro. Located less than a half mile from the King of Prussia Mall, the largest mall in the United States and the premier shopping destination on the East Coast—as well as King of Prussia Town Center, the Overlook Mall, and several big box retailers—150 S Warner Road boasts immediate access to over 600 retail, restaurant, lodging, and entertainment destinations, making this a uniquely amenity-rich location. On-site shuttle service through the King of Prussia BID provides public transit connection to the Wayne Train Station and SEPTA's Paoli-Thorndale line.



Select nearby amenities include:

Eat and Drink

- Cheesecake Factory
- Legal Sea Foods
- Maggiano's
- Morton's
- California Pizza Kitchen
- Sullivan's Steakhouse
- Rock Bottom Brewery
- Creed's Seafood & Steaks
- Starbucks
- Fogo de Chao
- Davio's Northern Italian Steakhouse
- Pholicious
- Seasons 52
- Grand Lux Cafe
- The Zodiac
- Fox & Hound
- Tacos Puebla
- Franzone's Pizzeria
- Giacomo's

Stay

- Courtyard Marriott
- Sheraton Valley Forge
- Holiday Inn Express
- Fairfield Inn by Marriott
- Doubletree by Hilton
- Best Western

Activities

- Lifetime Fitness
- LA | Fitness
- Valley Forge Casino
- United Artists King of Prussia 16
- Crossfit Valley Forge
- Regal Cinemas Oaks 24
- PFS Roxy Theater

Shop

- Best Buy
- REI
- Neiman Marcus
- Nordstrom
- Bloomingdale's
- Apple Store
- William Sonoma
- Ralph Lauren
- Cartier
- Macy's
- Home Depot
- Walmart
- Wegmans
- Costco



Contact

Mike MacCrory
610 249 2270
mike.maccrory@am.jll.com

Ryan FitzPatrick
610 639 8980
ryan.fitzpatrick@am.jll.com

Jones Lang LaSalle Brokerage, Inc.
1235 Westlakes Drive, Suite 210
Berwyn, PA 19312
610 263 5900



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