

FOR LEASE

CLASS A OFFICE BUILDING

THE ATRIUM

234 MALL BOULEVARD
KING OF PRUSSIA, PA



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

AVAILABILITIES

2 ND FLOOR	1,055 SF - 6,048 SF
SUITE 140	1,864 RSF
SUITE 180	6,197 RSF

BUILDING FEATURES

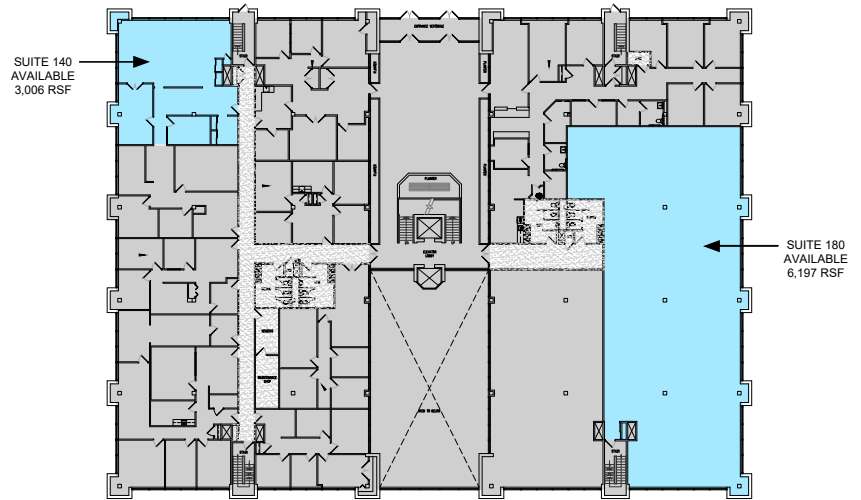
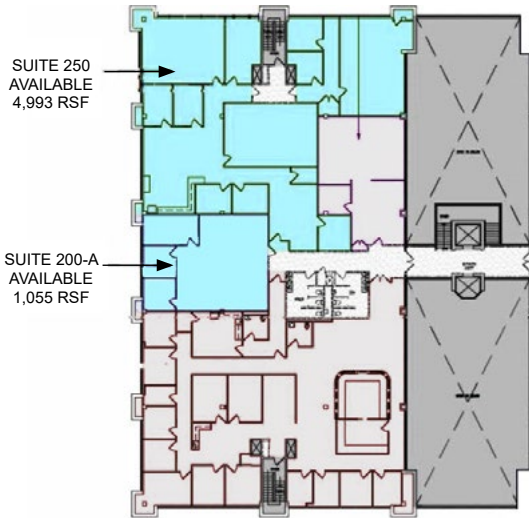
- Upgraded HVAC
- Recent roof
- Abundant natural light
- Two elevators; one glass enclosed
- Dramatic 3-story lobby
- Recently renovated lobby area

SUPERIOR LOCATION

- Direct access to the PA Turnpike, Routes 422 & 202 and public transportation
- Ideal commuter location with direct access to the PA Turnpike, I-76, Route 422 and Route 202
- Public transportation to the site
- Directly across from the King of Prussia mall which offers restaurants, quick food service, shopping and hotels
- Within minutes to the King of Prussia Town Center, which offers even more food options and shopping

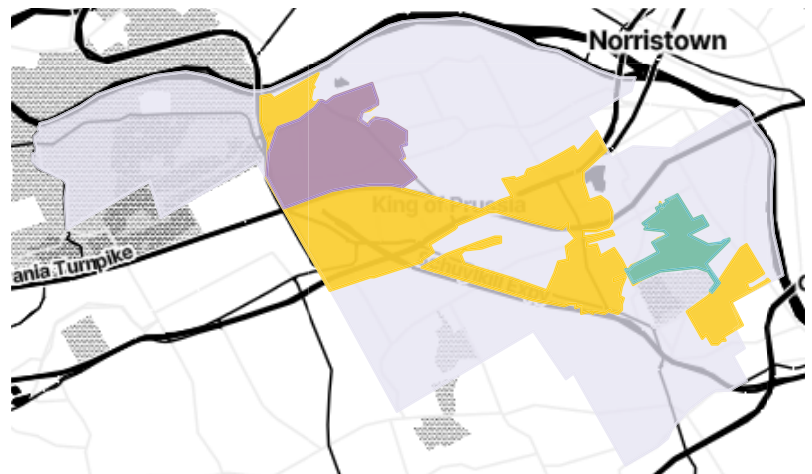


FLOOR PLAN



DEMOGRAPHICS

Located 16 miles northwest of Center City Philadelphia, Upper Merion Township is the largest employment center in the Philadelphia suburban region, supporting nearly 64,803 jobs.



[VIEW FULL DETAILS](#)

- Upper Merion Township ●
- Moore Park ●
- King of Prussia District ●
- Renaissance Park ●

EMPLOYMENT

64,803

Total Jobs

POPULATION

35,695

Total Populations

INCOME

\$115,936

Median Household Income

HOUSING

16,133

Total Housing Units

EDUCATION

63.1%

Bachelor's Degree or Higher

COMMUTING

24.6 min.

Average Travel Time to Work



TOPGOLF



**234 MALL
BOULEVARD**



SHERATON VALLEY FORGE KING OF PRUSSIA

THE CAPITALE GRILLE

CHOP KING OF PRUSSIA

KING OF PRUSSIA MALL

HOLIDAY INN EXPRESS, AN IHG HOTEL

KING OF PRUSSIA TOWN CENTER

WEGMANS

WALMART



LIFETIME FITNESS

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