



FOR LEASE

CLASS A OFFICE BUILDING

THE ATRIUM

234 MALL BOULEVARD
KING OF PRUSSIA, PA



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PROPERTY HIGHLIGHTS

AVAILABILITIES	
2 ND FLOOR	1,055 SF - 6,048 SF
SUITE 105	1,200 RSF
SUITE 110	1,219 RSF
SUITE 140	1,864 RSF
SUITE 140B	1,411 RSF

BUILDING FEATURES

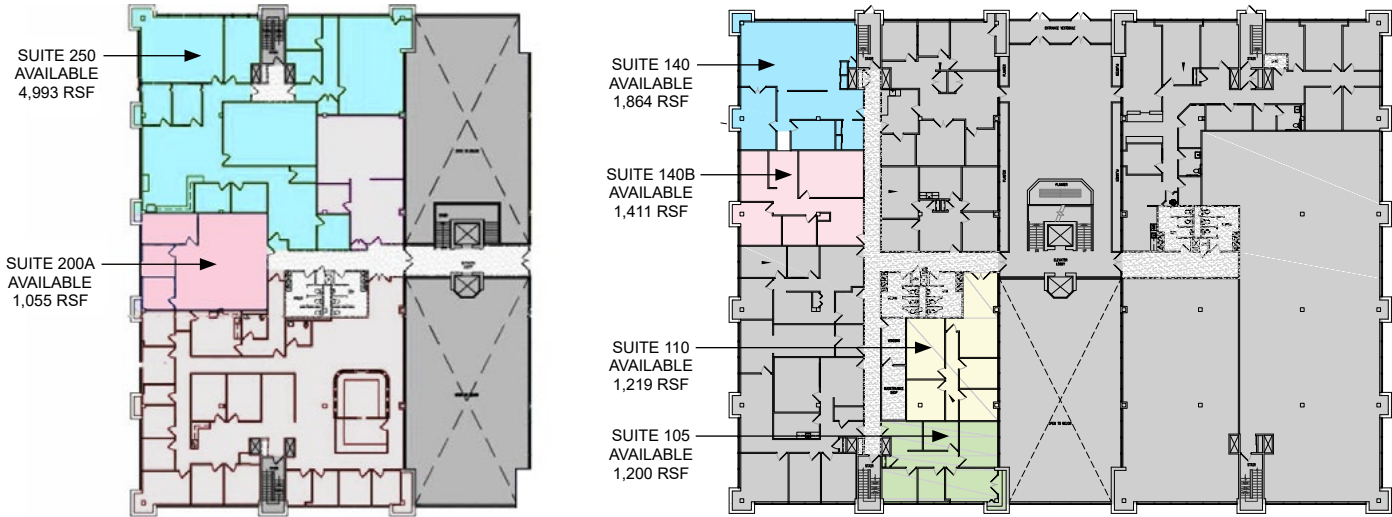
- Upgraded HVAC
- Recent roof
- Abundant natural light
- Two elevators; one glass enclosed
- Dramatic 3-story lobby
- Recently renovated lobby area

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

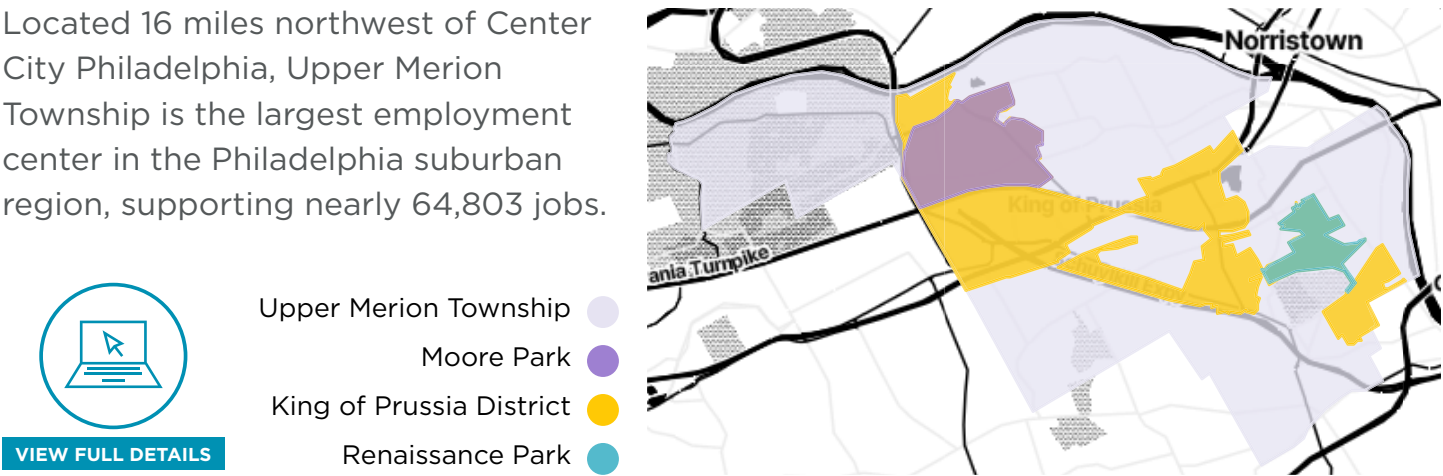


FLOOR PLAN



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](#)

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