



MALVERN PROFESSIONAL WORKSPACE WITH MODERN DESIGN

For Lease

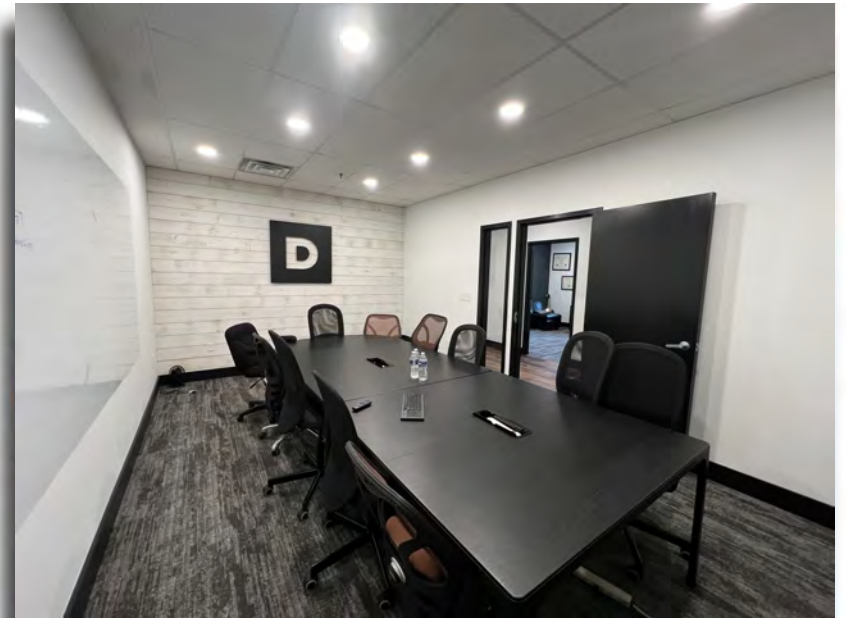


230 THREE TUN ROAD | MALVERN, PA 19355

Property HIGHLIGHTS

- Spacious 2,824 SF Professional Workspace with Modern Finishes
- Currently Configured with (4) Large Offices, an Open Collaborative Workspace, Kitchenette, Large Exec. Office or Break Area, and (2) Powder Rooms
- Abundant Natural Light Throughout
- High Ceilings
- Updated LVP Throughout
- ADA Accessible
- Easy Access to major thoroughfares US 30 Bus., Rt. 352, US Rt. 202, & Rt. 29
- Available for Sublet or Direct

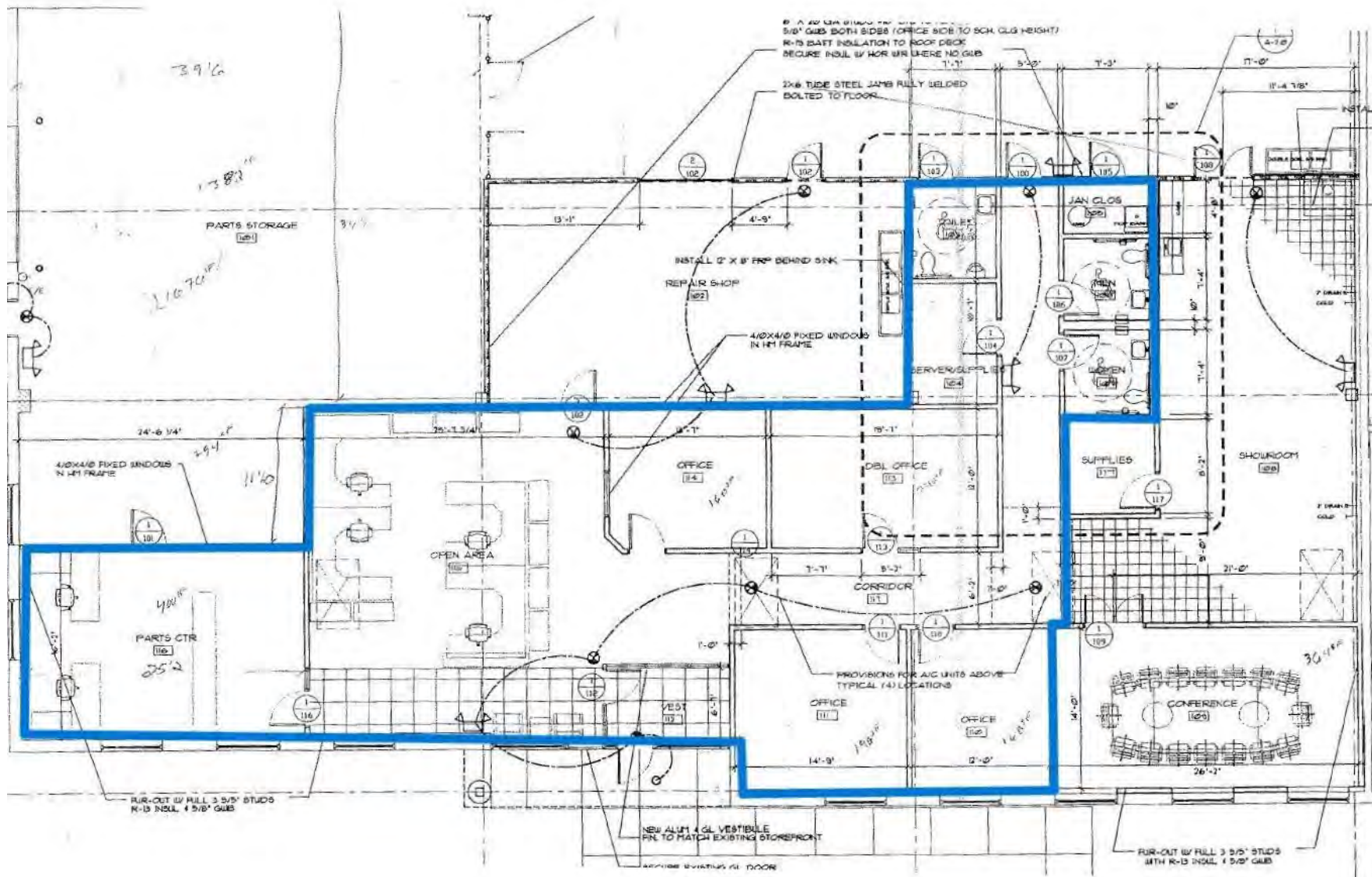
LEASE RATE:
\$16 PSF + NNNS



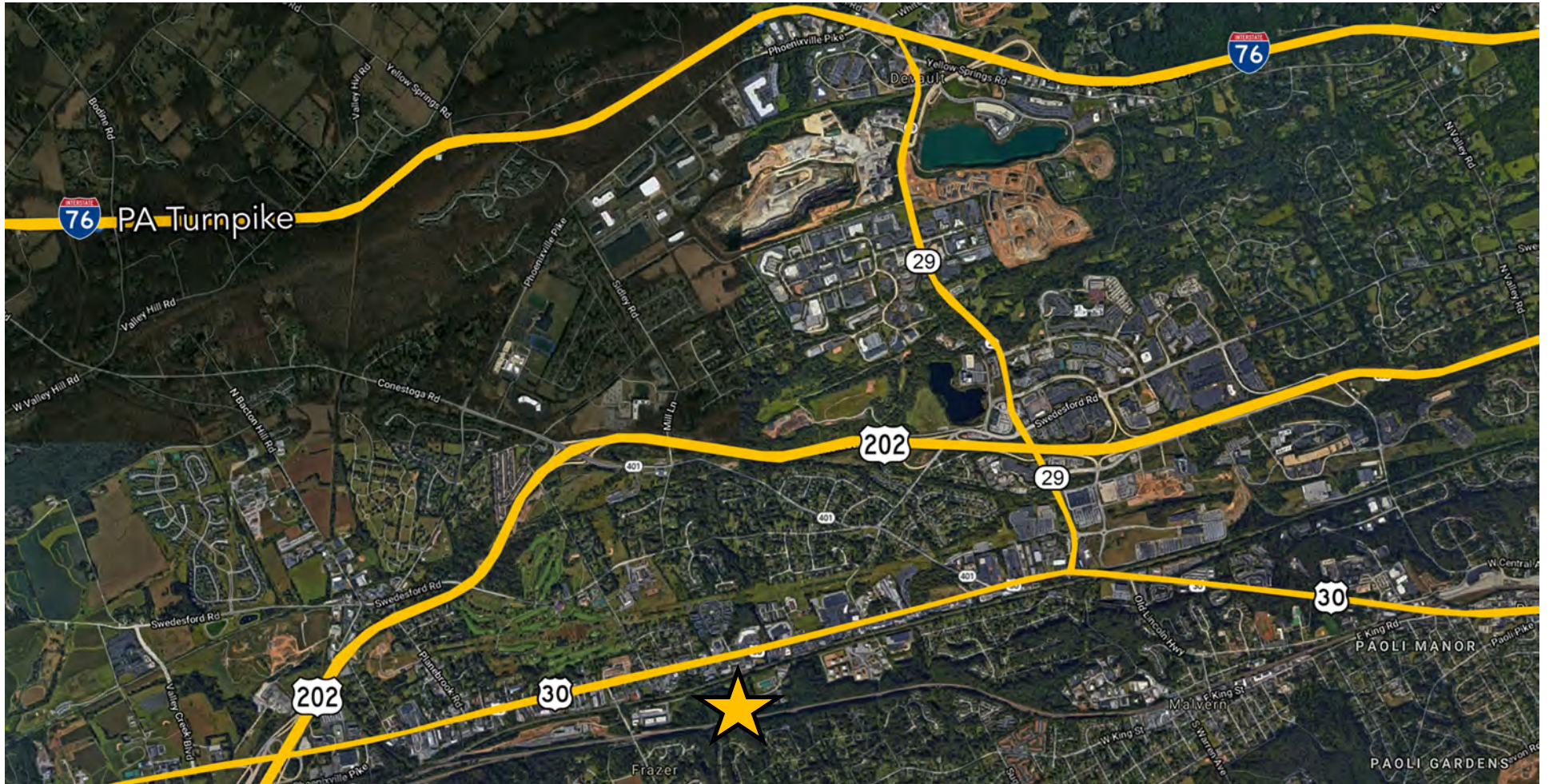
Property PHOTOS



Property FLOOR PLANS



Area MAP



PILLAR
REAL ESTATE ADVISORS

ZONING INFORMATION

**All zoning information should be independently verified with governing municipality

**Table of Permitted Uses for Industrial Districts
Township of East Whiteland
[Amended 1-13-2010 by Ord. No. 2010]**

Use Classifications	Districts I
Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or similar in kind uses; or casting of such products	P
Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment and similar in kind uses	P
Processing of food and beverages, medicine and personal care products (excluding soap), and similar in kind uses	P
Printing of paper, plastic and metal	P
Research, development and testing of new products, laboratories	P
Warehousing and distributing, including storage for personal household use	P
Cinema, radio and television stations or studios	P
Transit stations	P
Public utility facilities	P
Commercial greenhouse, nursery and wholesale florist	P
Sales of burial monuments and burial vaults	P
Accessory office uses	P
Public garage, motor-vehicle sales, service or repair shop, and gasoline service station	SE
Auto body shop	SE
Junkyard	SE
Dry cleaning and dyeing facilities	SE
Animal hospital, veterinarian, or kennel	SE
Sales, repair and service of business, office and household and garden machines, equipment and devices	SE
Wireless communication facilities	SE
Nonaccessory antennas	SE
Adult uses	CU
Truck terminal or bus depot	SE
Any use of the same general character as any other use permitted in the I Industrial District and which use is not specifically provided for herein	SE

P = Permitted
SE = Special exception
CU = Conditional use



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