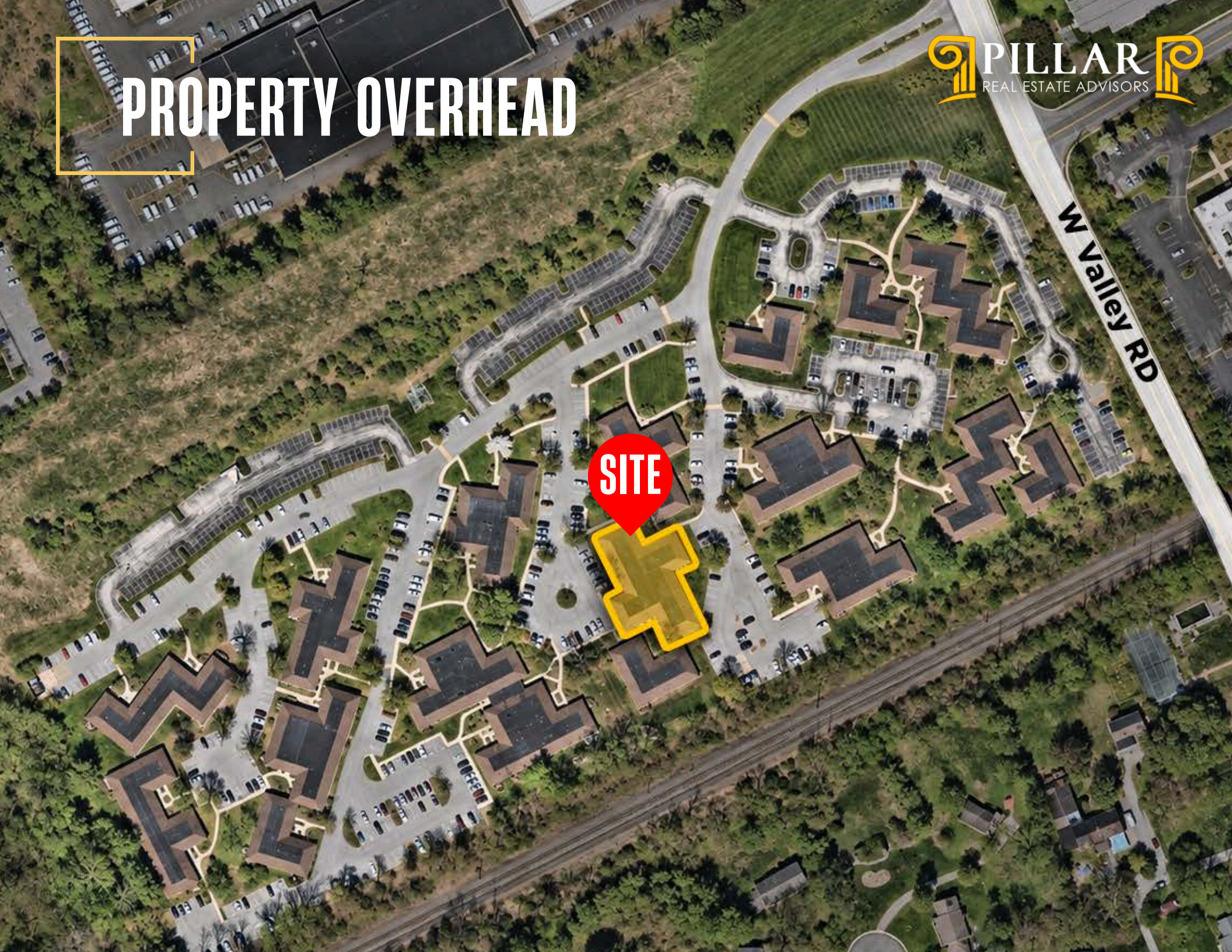
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FOR LEASE
WELL LOCATED OFFICE SUITES
West Valley Business Center



940 W. Valley Road | Suites 1400 & 1500 | Wayne, PA

PROPERTY OVERHEAD



PROPERTY HIGHLIGHTS

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- Located in the Established West Valley Business Center
- Convenient Access to Route 202, Route 422, the Blue Route & King of Prussia
- Quiet, Park-Like Setting
- Ample Parking
- Ample Windows



SUITES AVAILABLE:

- **Suite 1400:** 6,432 SF
- **Suite 1500:** 4,251 SF
- **Suites 1400 & 1500** Can Be Leased Together for a Total of 10,683 SF or Separately

LEASE RATE: $28 PSF

PROPERTY PHOTOS

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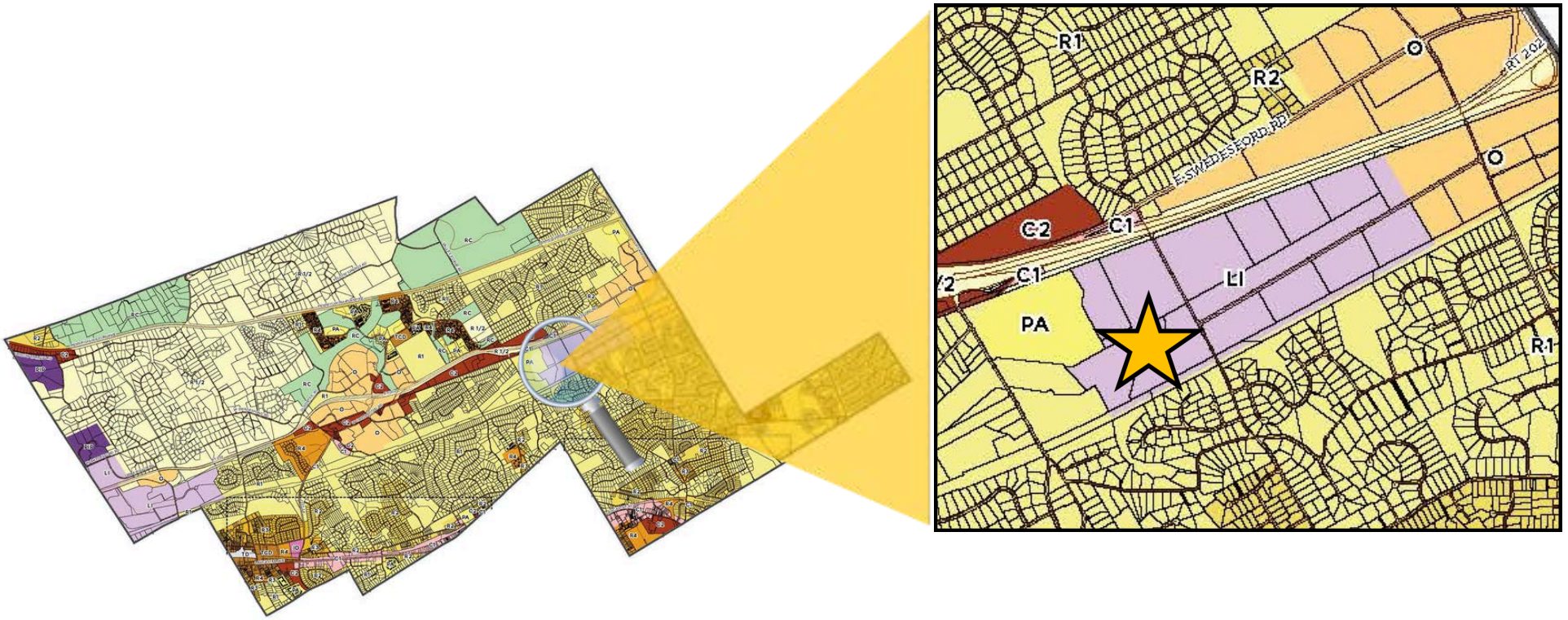


REGIONAL MAP



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ZONING MAP



ZONING: LI

LIMITED INDUSTRIAL

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ZONING CODE

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Chapter 208. Zoning

Article XII. Office and Industrial Districts

[Added 12-2-2013 by Ord. No. HR-399[1]]
[1] *Editor's Note: This ordinance also repealed former Art. XII, OA Office-Apartment Districts, as amended.*

§ 208-39. Purpose statements.

A. O Office District. The O Office District is intended to accommodate development of large office complexes. This district sets aside large parcels of land where architecturally coordinated office structures can be built in a campus-like atmosphere. Typical office uses include corporate headquarters, research and development facilities, and office parks. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed.

B. LI Limited Industrial District. The LI Limited Industrial District is intended to accommodate select non-nuisance research and industrial uses, which require significant lot area and proper buffering when located adjacent to residential neighborhoods. The LI District encourages only those research and industrial uses that would not constitute a hazard or a nuisance to the adjacent development. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed.

C. PIP Planned Industrial Park District. The PIP Planned Industrial Park District is intended to accommodate select modern, non-nuisance uses, such as light industrial, warehouse, distribution, administration, office and research establishments. The district is particularly suited for development of large corporate campus facilities and industrial parks. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed.

§ 208-40. Use regulations.

[Amended 7-13-2015 by Ord. No. HR-410; 9-19-2022 by Ord. No. HR-456; 12-5-2022 by Ord. No. HR-461; 4-21-2025 by Ord. No. HR-490]

Only those uses listed in Table 40.1: Office and Industrial District Uses as permitted, special exception, or conditional uses are allowed within the office and industrial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district. When a P, C, or SE is annotated with a "*", such use is only allowed when accessory to an office or industrial park principal use of the site, and is integrated into the larger development.

Table 40.1: Office and Industrial District Uses

Use	O	LI	PIP
Bank or other financial institution	SE	SE*	SE*
Business or private school	P		
Cell tower		SE	SE
Commercial greenhouse or nursery			P
Compatible multifamily dwelling or apartment house	P		
Compounding or packaging of pharmaceuticals – no manufacturing			SE
Corporate conference/training center for employees and/or customers	P	P	P
Day care	P*	P*	P*
Governmental or public utility use	SE	SE	SE
Health club	P	P	P
Hotel	SE	SE	SE
Mail order distribution establishment		SE	P
Manufacture and assembly of small electrical equipment, appliances and parts		P	P
Manufacture of boxes, containers, bags, novelties and other packaging products from previously prepared materials		P	P
Manufacture of novelties, jewelry, watches, clocks, optical goods, professional and scientific instruments		P	P
Manufacture, compounding, processing, packaging or treatment of food products		P	P
Manufacturer's representative or catalog ordering establishment	SE	P	P
Medical/dental office	P		P
Office	P	P	P
Outdoor seating	P	P	P
Park	P	P	P
Parking lot (principal use of lot)	SE	SE	SE
Parking structure (principal use of lot)	P	P	P
Personal service establishment	P*	P*	P*
Printing, publishing, lithographing, binding	P	P	P
Quarrying operations			SE
Radio or television station/studio, motion picture studio	P		P
Residential conversion		C	
Retail store	P*	P*	P*

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Table 40.1: Office and Industrial District Uses			
Use	**O**	**LI**	**PIP**
Research facility	P	P	P
Residential care facilities for older persons as defined in § **208-45A(1)** through **(5)**.			p
Restaurant	P*	P*	P*
Self-storage facility	SE	P	P
Warehouse	SE	P	P
Wholesale establishment		SE	P

§ 208-41. Dimensional regulations.

[Amended 3-17-2014 by Ord. No. HR-404; 7-13-2015 by Ord. No. HR-410]

Table 41.1: Office and Industrial District Dimensional Standards establishes the dimensional standards for the office and industrial districts.

Table 41.1: Office and Industrial District Dimensional Standards			
Regulations	**O**	**LI**	**PIP[1]**
Minimum area	5 acre lot	10 acre lot	40 acre tract
Minimum lot width	200 feet	200 feet	Not applicable
Minimum street yard	65 feet	65 feet	150 feet
Minimum yard abutting residential	10% of lot depth, with a minimum of 20 feet and no more than 50 feet required	50 feet	50 feet
Minimum yard abutting nonresidential or railroad right-of-way	20 feet	30 feet	30 feet
Minimum separation between structures	60 feet	60 feet	60 feet[2]
Maximum building coverage	30%	40%	30%[3]
Maximum impervious coverage	45%	50%	50%[4]
Maximum building height	60 feet	60 feet, unless within 200 feet of a residential district, then 42 feet	70 feet

[1]Standards for the PIP District apply only to exterior streets, yards and development of the tract as a whole. Individual buildings, units or parcels may be subdivided from the Tract provided the tract remains compliant with the PIP District standards set forth in Table 41.1.

[2]For residential care facilities for older persons: Minimum separation between structures may be reduced to 30 feet where the end(s) or corner(s) of a structure abuts the primary elevation, end or corner of another structure. No structures shall have a primary elevation directly facing another structure's primary elevation without a separation distance of at least 60 feet.

[3]Maximum building coverage in the PIP District shall be calculated on the basis of net tract area.

[4]Maximum impervious coverage in the PIP District shall be calculated on the basis of net tract area.

§ 208-42. Design standards.

Development within the office and industrial districts is subject to the design standards of § **181-50**.

§ 208-42.1. Site development standards.

Development within the office and industrial districts is subject to the site development requirements of this chapter and the Subdivision and Land Development Ordinance,[1] including but not limited to:

A. The parking requirements of § **208-103**.

B. The landscape requirements of § **181-52**.

C. The sign regulations of § **208-127**.

[1] *Editor's Note: See Ch. **181**, Subdivision and Land Development.*

§ 208-42.2. Density regulations for residential care facilities for older persons.

[Added 7-13-2015 by Ord. No. HR-410]

Density for residential care facilities for older persons in the PIP District shall be calculated based on the requirements of § **208-46E**, except that density shall be calculated on a net tract area basis instead of a lot area basis.

§ 208-42.3. Design standards for compatible multifamily dwellings and apartment houses.

[Added 12-5-2022 by Ord. No. HR-461]

The following design standards shall apply to the development of a compatible multifamily dwelling or apartment house. To the extent the following design standards conflict with the design standards of § **181-50**, § **208-102** or other applicable provisions of this Zoning Ordinance or Subdivision and Land Development Ordinance,[1] the following design standards of this § **208-42.3** shall apply.

A. A compatible multifamily dwelling or apartment house shall abut or share a tract (which may include more than one lot) with an auxiliary health club and/or full-service hotel within the Office District having a minimum gross floor area of 75,000 square feet and a minimum of 25,000 square feet of active indoor and outdoor amenities inclusive of fitness facilities, swimming pool and cafe/restaurant and shall be subject to a recorded joint covenant between the lots (in the event they are not on the same lot), which may include provisions for access, site amenities, walkways, shared parking, area and bulk and other criteria as applicable. Each individual lot need not meet the area and bulk requirements of the Office District as long as the totality of the tract (which may include more than one lot) is compliant with the applicable area and bulk requirements of the Office District, including any prior variances for the tract.

B. The auxiliary health club and/or full-service hotel and compatible multifamily dwelling or apartment house shall be developed pursuant to a common plan of development or the auxiliary health club and/or full-service hotel shall be in existence at the time of a land development application for the compatible multifamily dwelling or apartment house.

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C. A proposed compatible multifamily dwelling or apartment house shall include pedestrian connectivity to the auxiliary health club and/or full-service hotel, which shall include covered walkways, sidewalks and/or crosswalks.

D. A compatible multifamily dwelling or apartment house shall have a lot area for the tract of 3,700 square feet per dwelling unit, with no more than 200 dwelling units.

E. A compatible multifamily dwelling or apartment house shall be limited to studio, one- and two-bedroom dwelling units.

F. Impervious surfaces shall be minimized through the use of structured parking facilities and green roof buildings in which the green roof shall be 50% of the gross roof area of the compatible multifamily dwelling or apartment house, excluding the parking structure.

G. In addition to the stormwater requirements of Chapter **174**, the Stormwater Management Ordinance, compatible multifamily dwelling and apartment house developments shall have stormwater management controls designed to:

(1) Exceed the net two-year volume requirement defined in § **174-20C(1)(b)[1]**, Groundwater recharge and volume control standards, by at least 25% on a tract-wide basis through recharge, evapotranspiration, and/or on-site capture and reuse.

(2) Exceed the baseline peak rate control requirements in § **174-23**, Table 23.1, Stormwater peak rate control and management standards, by at least 25% for all design storms on a tract-wide basis.

H. Parking spaces for a compatible multifamily dwelling or apartment house and auxiliary health club and/or full-service hotel shall be calculated for the totality of the tract, subject to the joint covenant between the lots (in the event they are not on the same lot). Parking for the auxiliary health club and/or full-service hotel shall be based on the parking requirement set forth in § **208-103**. The number of parking spaces for a compatible multifamily dwelling or apartment house on a tract, based on § **208-103**, may be reduced by up to 25% during the land development process at the discretion of the Planning Commission, based on a parking analysis prepared by a qualified traffic engineer.

I. Evidence of common management, common control or common ownership of a compatible multifamily dwelling or apartment house and the auxiliary full-service hotel and/or health club shall be provided to the Township Solicitor for review at the time of submission of a land development application.

[1] *Editor's Note: See Ch. **181**, Subdivision and Land Development.*

§ 208-42.4. Design standards for residential conversions.

[Added 4-21-2025 by Ord. No. HR-490]

In addition to the conditional use standards prescribed in § **208-117**, the following standards shall apply to the conversion of an existing office building to a multifamily dwelling. To the extent the following standards conflict with the design standards of § **181-50**, § **208-102** or other applicable provisions of this Zoning Ordinance or Subdivision and Land Development Ordinance,[1] the following standards of this § **208-42.4** shall apply.

A. Only an office building existing at the time of enactment of this section may be converted to a multifamily dwelling.

B. A residential conversion shall cause a decrease in impervious coverage on the lot by at least 5%.

C. At least 5% of the lot shall be used for active or passive recreation space that is available to residents of the residential conversion.

D. A residential conversion shall be comprised of dwelling units of two bedrooms or less. No more than 30% of dwelling units in a residential conversion may contain two bedrooms.

E. There shall be no alteration to the exterior of the existing building except as necessary for maintenance, safety, and fire protection, and for the addition of external balconies, outdoor stairways, doors, and windows.

[1] *Editor's Note: See Ch. **181**, Subdivision and Land Development.*

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REAL ESTATE ADVISORS

940 W. Valley Road | Suites 1400 & 1500 | Wayne, PA

ANDREW TURNER

(484)887-8202 | EXT. 102

ATurner@PillarRealEstateAdvisors.com

ERIC KUHN

(484)887-8202 | EXT. 101

EKuhn@PillarRealEstateAdvisors.com

ANDREW CARLINO

(484)887-8202 | EXT. 103

ACarlino@PillarRealEstateAdvisors.com

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