

680 E Swedesford Rd
Wayne, PA 19087

± 52,489 SF
Available



For more information:

Nelson Way

Vice President, Leasing & Development
610/506-0631 | nway@ensemble.net

Premier Large Blocks Available for Lease

680 E. Swedesford Road is a four-story office building totaling 102,260 SF with availability from 25,000 SF to 52,489 SF. A complete renovation is now complete, which repositions 680 into one of the region's premier class A offices. Efficient floorplates, ample parking, unbeatable access, and immediate proximity to the most comprehensive base of amenities – 680 E. Swedesford is positioned for the new way of work.



Property Overview

- » Efficient +/- 25,000 SF rectangular floorplates
- » Located along the Swedesford Road corridor in one of the region's most attractive submarkets
- » Ample parking with access from both sides of the building
- » Enter from E. Swedesford Road and Old Eagle School Road
- » Prominent building signage available



Property Information

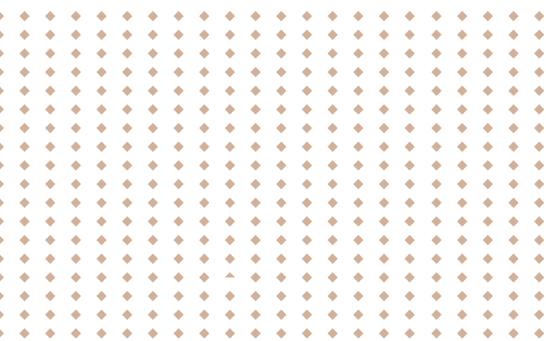
Building Type	Class A Office
Building Renovations	Completion Early 2026
Building Size	102,260 SF
Building Height	4 stories
Typical Floor	25,565 SF
Parking Ratio	4/1,000 SF
Management	In-house property management
On-Site Amenities	Fitness center w/ showers and lockers, a lounge with soft seating, grab and go fresh vending, a variety of common area work spaces, and a courtyard with seating and bocce court
Tax Advantages	No earned income/wage tax or gross receipts/income tax



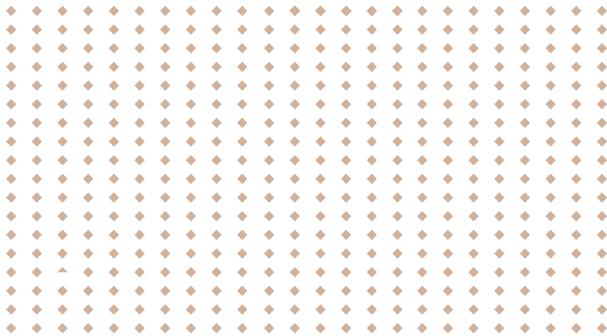
Extensive Renovation Now Complete

680 has undergone a full renovation, which repositions it as one of the highest quality buildings in the market. The renovations include an all-new building façade, new and expanded window systems, new lobby, new hardscaping and landscaping at building entrances, and upgraded building systems. These renovations, coupled with ample parking and a prime location, have transformed 680 Swedesford into one of the region's highest quality class A office offerings.

Third Floor 26,189 SF



Fourth Floor 26,300 SF





Valley Forge National Park

- KING OF PRUSSIA TOWN CENTER:**
- Ulta Beauty
 - Xfinity
 - PNC Bank
 - Mission BBQ
 - Founding Farmers
 - HoneyGrow
 - Nordstrom Rack
 - Duck Donuts
 - Hair Cuttery
 - City Works
 - Davio's
 - District Taco
 - Dry Bar
 - Starbucks
 - LA Fitness
 - REI
 - Williams Sonoma
 - Verizon

KING OF PRUSSIA MALL

COURTYARD MARRIOTT

WEGMAN'S

WALMART

- GATEWAY SHOPPING CENTER:**
- Staples
 - Trader Joe's
 - Kirklands
 - TJ Maxx
 - MOD Pizza
 - First Watch
 - Chipotle
 - Starbucks
 - Five Guys
 - Massage Envy
 - JOANN Fabrics
 - Five Below

LIFETIME FITNESS

20 Miles to Philadelphia

Location Overview

Just 20 miles west of Center City Philadelphia, 680 E. Swedesford is strategically located at the confluence of the region's most heavily travelled roadways, including I-76, I-276, Rt. 202, and Rt. 422. Two minutes away is the largest retail and lifestyle center in the region – the King of Prussia Mall (450 retailers) and the Town Center at King of Prussia, a large-scale outdoor “downtown” providing over 40 shopping, dining, and entertainment destinations and over 3,000 residential units. And for those looking to get outdoors, Valley Forge National Park is just 6 minutes away. Located in the heart of the Philadelphia region, 680 E. Swedesford provides unparalleled convenience and access.

Now Leasing

680 E Swedesford Rd
Wayne, PA 19087

For more information:

Nelson Way
Vice President, Leasing & Development
610/506-0631 | nway@ensemble.net

