

1200 MORRIS DRIVE



Chesterbrook, Pennsylvania

workspace
property management

6,414 – 23,432 SF Available



Chesterbrook, PA



Where
smart



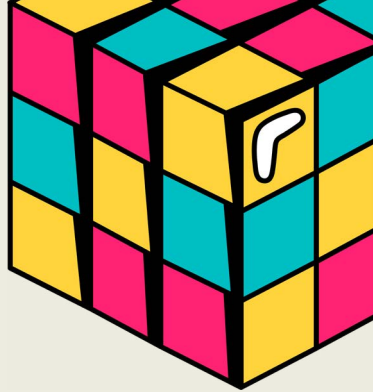
companies
go to grow.



workspace
property management

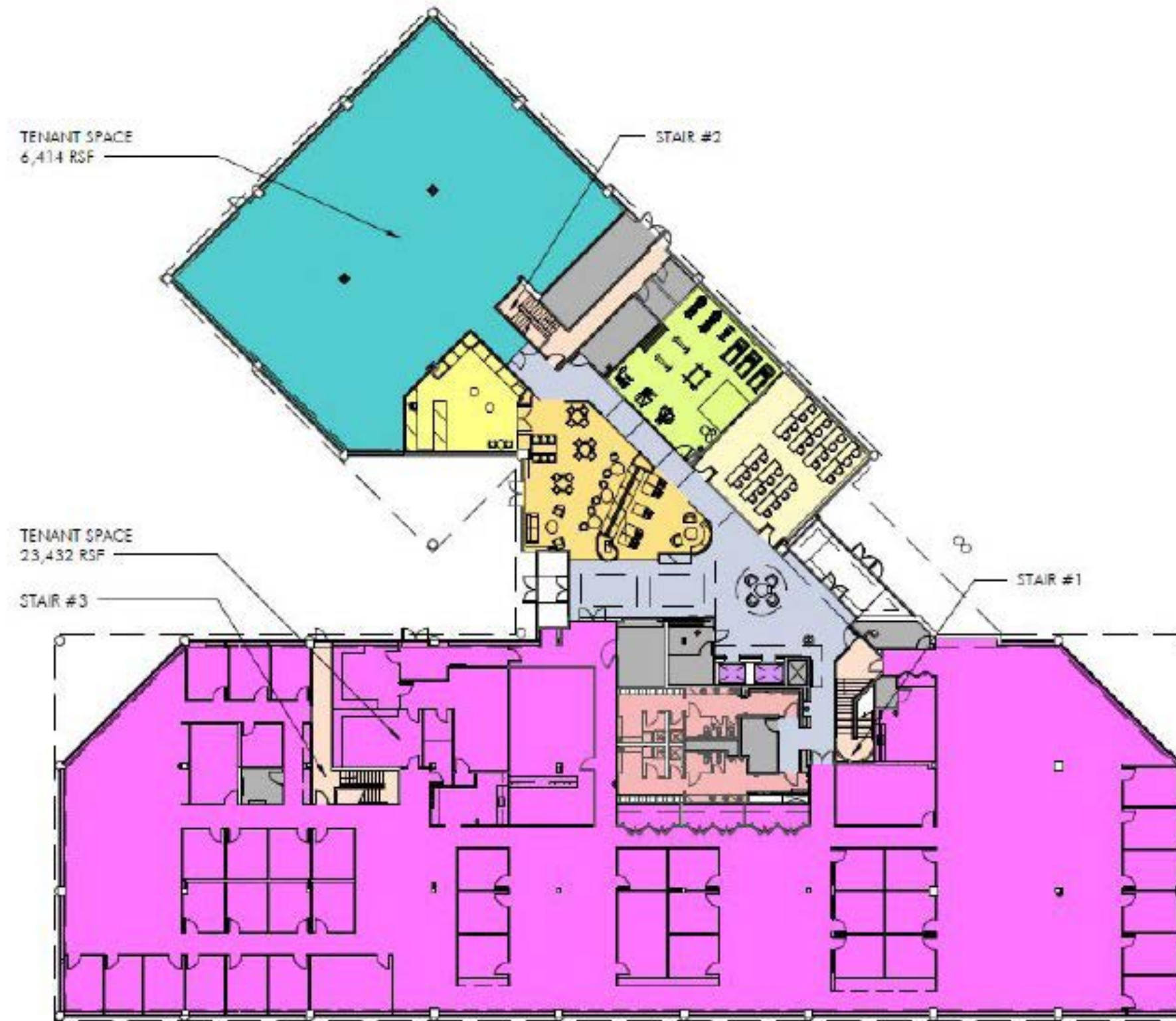
OFFICE SPACE

for the way work
happens today



1200 MORRIS DRIVE

Suite A | 6,414 SF
Suite B | 23,432 SF



WITHIN 10 MINUTES FROM THE CHESTERBROOK CORPORATE CTR.

20+

Restaurants

20+

Childcare Providers

4+

Shopping Malls

10

Luxury Living Communities

★ King of Prussia Shopping Mall

★ King of Prussia Town Center



CORE

Residence INN



TRADER JOE'S



Berwyn Sports Club

Ebo's Fresh Grocery

Louis D'Ambrosia Park

Teegarden Park





King of Prussia Town Center



The Ridge Beer Garden at 1400 Liberty Ridge Drive

Location, Location, Location



Located along the Main Line in Chester County, 1200 Morris Drive offers businesses a premier address with excellent regional access. With direct connectivity to Route 202, the Pennsylvania Turnpike, and Lancaster Avenue (Route 30), tenants benefit from seamless travel throughout the Philadelphia suburbs and into Center City.



Chesterbrook sits at the intersection of corporate presence and community charm. Positioned within a dynamic business corridor anchored by healthcare, life sciences, finance, and technology firms, the area also benefits from respected local universities that fuel the workforce with emerging professionals.



According to Niche.com's 2025 rankings, Chesterbrook is rated the #1 Best Place to Live and Best Place to Raise a Family in Pennsylvania, and ranks #3 nationally among all neighborhoods. The community is also served by the highly acclaimed Tredyffrin-Easttown School District, ranked #2 in the state, further strengthening its appeal to families and professionals alike.



The SEPTA Paoli/Thorndale rail line, with nearby stations in Wayne, Strafford, and Devon, and with safe and reliable park and ride stations for any center city travel needs.



Valley Forge National Historical Park

Access to over 80 retailers at nearby Chesterbrook, Eagle Village, and Devon Square Shopping Centers

Amenity-Focused



EV Charging Available On-site!



Move-in-ready and white-box spaces



Employees benefit from a balanced lifestyle with access to boutique retail, fitness studios, and high-quality dining along Lancaster Avenue, the King of Prussia Mall & King of Prussia Town Center less than 15 minutes away from the park.

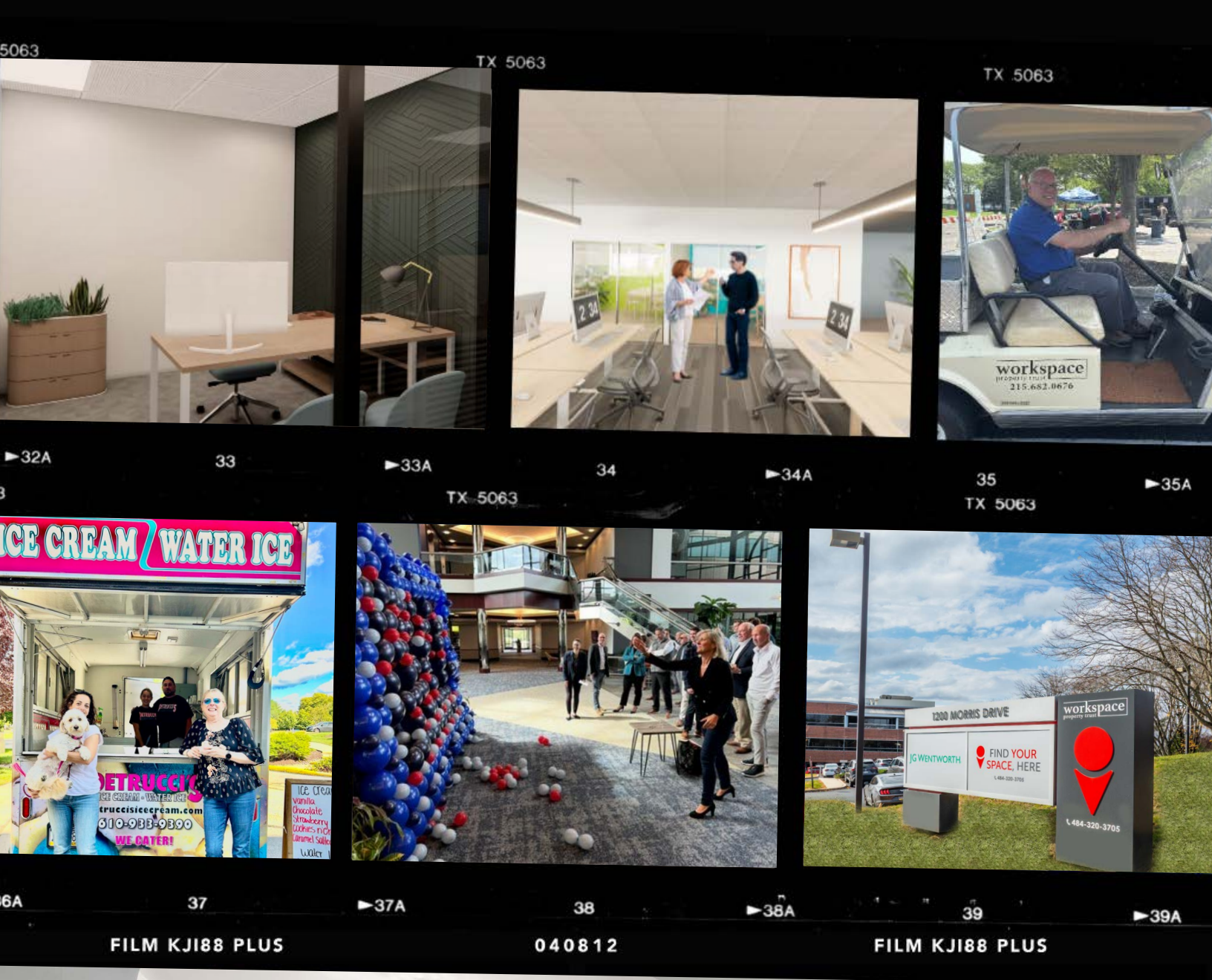


Residents enjoy a variety of living choices, including elegant single-family homes and thoughtfully designed modern communities such as Bradford Crossing and Bradford Hills, known for their comfort, style, and accessibility.



Beyond business, Chesterbrook and Wayne are surrounded by cultural and recreational destinations. Valley Forge National Historical Park, Jenkins Arboretum, and the Chester Valley Trail provide abundant opportunities for hiking, biking, and outdoor activities, while the Main Line's arts venues and historic sites add to the area's appeal.





OUR WHY

We set out to play an active role in providing companies with reliable, accessible, and desirable spaces where their people can do their best work and live fuller lives outside of it.

Our office and flex properties sit within sought-after suburban communities that support true work-life balance, complete with lifestyle amenities and easy access to the area's major thoroughfares. The ability to run a handful of errands at lunch, grab coffee without a detour, and make it to a recital on time, provides our tenants with the autonomy they need to reclaim what's most valuable in this life: their time.

And time is about more than convenience, it's about presence, about how and where we choose to invest ourselves. Presence means connecting, collaborating, and building together. Our spaces are more than walls; they're homes for ideas, innovations, and the services and products our tenants contribute to our world. Within our square footage, brands are built, communities grow, and life unfolds. And it's the people who fill these spaces each day—sharing energy, sparking ideas, and building momentum—who bring it all to life. We're proud to provide the foundation where futures take shape.

OFFICE SPACE CLOSE TO HEART AND HOME, BECAUSE TIME IS BEST SPENT LIVING.



NATIONAL CASE STUDIES



BENEFITS OF THE WORKSPACE PLATFORM



SCALE

National network of suburban office properties across 18 US markets.



FLEXIBILITY

Our national portfolio offers flexibility to help your business grow.



CAPITALIZATION

Fortified balance sheet.
No near term debt maturities.



DESIGN + DEVELOPMENT SERVICES

In-house construction and design management teams for a holistic approach.



EMPLOYEE ENGAGEMENT

A focus on employee experience, offering unique programming, access to amenities, and food & beverage options.



MANAGED BY WORKSPACE

Our properties are managed by a team of seasoned in-house professionals with on-site offices.



2500 Windy Ridge Parkway, Atlanta, GA

Nationally recognized multi-discipline consulting firm, Freese and Nichols, relocated its Atlanta, GA office to accommodate its expanding team and to partner with a landlord experienced in delivering full-service, sophisticated property management. From the outset, Freese and Nichols brought a clear creative vision: a comprehensive 'kit of parts' that served as the foundation for their branded office environments nationwide.

Our design and construction teams identified a local contractor who could execute at a high level while honoring the firm's brand integrity throughout every detail of the buildout – delivering the project under budget with meaningful upgrades that elevated the final space well beyond initial expectations.

The completed office is a dynamic, inspiring workplace that reflects Freese and Nichols' culture and standards – and a powerful example of what becomes possible when tenants align with a truly integrated landlord partner. By bringing in-house leasing, property management, and construction services together under one roof, we delivered a seamless, best-in-class experience from start to finish.



4424 W Sam Houston Pkwy N
Houston, TX

When Higginbotham, a leading insurance, financial, and HR services firm, needed a new Houston headquarters to support its growth, they selected 78,000 SF at Westway II. The space would bring together more than 200 employees daily and provide room for future expansion.

Meeting their ambitious 6-month timeline was critical. Our project management and construction team oversaw the \$4.5 million buildout, coordinating contractors and ensuring every detail was delivered on time and to standard.

The result was a smooth relocation from multiple satellite offices into a modern headquarters with amenities designed to enhance collaboration, shorten commutes, and support the company's continued success.

Class A Corporate Office

workspace
property management

Tony Nichols
Senior Vice President of Leasing
215.328.2748
tnichols@workspaceproperty.com

Your Logo, Here.
workspace
PROPERTY MANAGEMENT

