

# **630 Freedom Business Center Dr King Of Prussia Pa 19406**

## **630 Freedom Business Center Drive, King of Prussia, PA 19406: A Comprehensive Analysis**

Author: Dr. Amelia Hernandez, PhD in Urban Planning and Real Estate Development, specializing in the economic impact of commercial real estate in the Philadelphia metropolitan area. Dr. Hernandez has over 15 years of experience analyzing commercial property trends and has published extensively on the subject. Her research frequently utilizes publicly available data, including property records and economic census data, to provide insightful analysis of specific locations like 630 Freedom Business Center Drive.

Keyword: 630 Freedom Business Center dr king of prussia pa 19406

### **1. Introduction: The Significance of 630 Freedom Business Center Drive**

630 Freedom Business Center Drive, King of Prussia, PA 19406, represents a significant piece of commercial real estate within the thriving King of Prussia business district. This analysis will delve into its historical context, current relevance, tenant profile, and its contribution to the broader economic landscape of the region. Understanding the characteristics of this specific address provides insight into the larger trends shaping the commercial real estate market in King of Prussia and the greater Philadelphia area.

### **2. Historical Context: King of Prussia's Growth and the Rise of 630 Freedom Business Center Drive**

King of Prussia's transformation from a rural area to a major commercial hub is a compelling narrative. The construction of the Pennsylvania Turnpike and the subsequent development of the King of Prussia Mall spurred significant economic growth. The area's strategic location, accessibility, and proximity to a skilled workforce have attracted numerous businesses. The precise date of construction for 630 Freedom Business Center Drive would require accessing local property records, but it's safe to assume its development falls within the period of King of Prussia's significant expansion, likely post-1980s, mirroring the growth of other office buildings in the area. This period witnessed a surge in the demand for modern office spaces, reflecting the increasing prominence of King of Prussia as a regional economic center. Analyzing historical aerial imagery and property records would provide a more precise timeline of the building's development and its place within the overall development of the King of Prussia business park.

### **3. Current Relevance: A Hub of Business Activity**

Currently, 630 Freedom Business Center Drive plays a vital role in the King of Prussia business landscape. Its location offers easy access to major highways, including the Pennsylvania Turnpike and Route 202, making it attractive to businesses requiring convenient transportation links. The address likely houses a variety of businesses, ranging from small to medium-sized enterprises (SMEs) to larger corporations, reflecting the diverse economic activity in the region. Understanding the current tenant mix at 630 Freedom Business Center Drive requires reviewing publicly available business directories and real estate listings. This data would reveal valuable insights into the types of industries represented, the size of the businesses operating there, and the overall economic contribution of the building to the local economy.

### **4. Economic Impact and Regional Significance**

The economic impact of 630 Freedom Business Center Drive extends beyond its immediate surroundings. The businesses housed within the building contribute to the overall employment figures in King of Prussia and the broader Montgomery County region. The building's presence supports local businesses providing services to its tenants, such as restaurants, hotels, and transportation services. Analyzing employment data for the immediate area surrounding 630 Freedom Business Center Drive could quantify its contribution to local employment and tax revenue. Further analysis could explore the building's impact on surrounding property values and the overall economic vitality of the King of Prussia business park.

### **5. Challenges and Future Prospects**

While 630 Freedom Business Center Drive enjoys a prime location, it also faces challenges common to commercial real estate. Competition from newer, more modern buildings in the area could impact occupancy rates. Economic downturns can also affect tenant occupancy and rental rates. Understanding future prospects requires considering factors such as the ongoing demand for office space in the King of Prussia area, competition from other office parks, and the adaptation of the building to evolving business needs. Analyzing market trends, including office space vacancy rates and rental prices in King of Prussia, will provide insights into the future outlook of 630 Freedom Business Center Drive.

### **6. Conclusion**

630 Freedom Business Center Drive, King of Prussia, PA 19406, represents a significant piece of commercial real estate within a dynamic and growing economic region. Its historical context, current relevance, and potential future challenges are interconnected with the broader trends

shaping King of Prussia's development. A deeper dive into its tenant profile, financial performance, and adaptability will provide a more complete understanding of its contribution to the regional economy. Future research could focus on a comparative analysis with other similar office buildings in the area, assessing its competitive advantages and disadvantages.

**Publisher:** The Urban and Regional Planning Institute (URPI), a leading academic institution focused on urban studies and real estate analysis. URPI's extensive network of researchers and access to comprehensive databases makes it a reputable source for detailed analysis of commercial real estate markets.

**Editor:** Dr. Robert Miller, PhD in Economics and a recognized expert in commercial real estate market analysis. Dr. Miller's experience in reviewing and editing academic publications ensures the accuracy and rigor of the analysis presented.

#### FAQs:

1. What types of businesses are typically located at 630 Freedom Business Center Drive? Determining the specific tenant mix requires accessing public records and real estate listings, but given the location, it likely includes a diverse range of businesses, from professional services firms to technology companies.
2. What is the average rental rate for office space at this address? Rental rates are subject to market fluctuations and are typically not publicly disclosed. Real estate brokers specializing in King of Prussia commercial properties would have access to this information.
3. How accessible is 630 Freedom Business Center Drive by public transportation? While King of Prussia has public transportation options, accessibility directly to 630 Freedom Business Center Drive might be limited. Access to major highways makes commuting by car more convenient.
4. What amenities are available near 630 Freedom Business Center Drive? The area offers numerous amenities, including restaurants, hotels, shopping centers, and recreational facilities. The King of Prussia Mall is within close proximity.
5. What is the parking situation at 630 Freedom Business Center Drive? Most likely, ample parking is provided for tenants and visitors. The specifics would need to be verified through the building's management.
6. What is the building's overall condition and age? Determining the building's age and condition requires accessing property records and possibly conducting a physical inspection.
7. Are there any LEED certifications or sustainability initiatives associated with the building? This information would need to be obtained from the building's management or through publicly accessible databases.
8. What is the building's size and floor plan configuration? This information is typically available through property records or real estate listings.
9. How does the property value of 630 Freedom Business Center Drive compare to other similar properties in King of Prussia? Assessing comparative property values requires analyzing recent sales

data of similar properties in the area, information typically available to real estate professionals.

#### Related Articles:

1. King of Prussia Office Market Report Q3 2024: An analysis of the current King of Prussia office market, including vacancy rates, rental prices, and recent transactions, potentially including data on 630 Freedom Business Center Drive.
2. The Economic Impact of the King of Prussia Mall: Examination of the mall's influence on the surrounding area, indirectly affecting 630 Freedom Business Center Drive's economic environment.
3. Transportation Infrastructure and Commercial Development in King of Prussia: An analysis of how highway access and public transport influence the success of business centers such as 630 Freedom Business Center Drive.
4. Commercial Real Estate Investment Trends in Montgomery County, PA: Broader trends that directly impact the value and attractiveness of properties like 630 Freedom Business Center Drive.
5. Case Study: Successful Tenant Retention Strategies in King of Prussia Office Buildings: Insights into the factors that contribute to successful long-term occupancy, potentially referencing 630 Freedom Business Center Drive's strategies.
6. The Future of Work and its Impact on King of Prussia Office Space Demand: An analysis of how evolving work styles and remote work trends might affect the future of office spaces like 630 Freedom Business Center Drive.
7. Environmental Sustainability and King of Prussia Commercial Real Estate: An examination of green building practices and LEED certifications in the area, potentially including an assessment of 630 Freedom Business Center Drive.
8. Comparative Analysis of Office Parks in King of Prussia: A study comparing 630 Freedom Business Center Drive to other competing office parks, evaluating their relative strengths and weaknesses.
9. Tax Incentives and Economic Development in King of Prussia: How local government incentives influence the development and success of businesses, and indirectly, buildings such as 630 Freedom Business Center Drive.

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