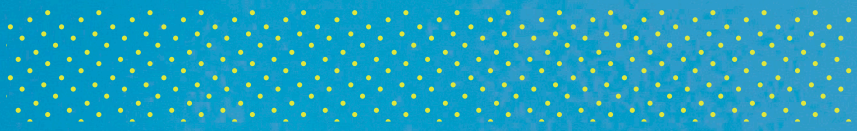


FOR THE COMMON GREAT



Dynamic buildings attract dynamic people. And when dynamic people work together, companies thrive.



BUILDING CULTURE



VALLEY FORGE OFFICE CENTER

656-676 E. SWEDSFORD ROAD | WAYNE, PA

Location, location, location. Commuters can reach VFOC in no time by train, car, bus, or bike with its unparalleled placement just off King of Prussia's main highways and its on-site SEPTA stop. From shopping malls to world-class hospitality to limitless restaurant options, it's all only moments away from the office. Plus, due to the building's Tredyffrin Township addresses, companies are not subject to wage or business privilege taxes.



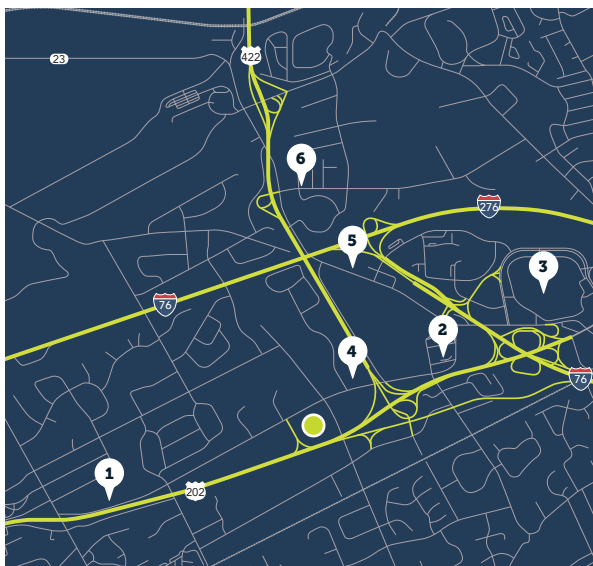
WORKING PARTNER

When you sign a lease with Keystone, we're more than tenant and landlord—we're partners. We understand what your business needs when you first move in, as you grow into the space, and when you're ready to take on something bigger. We make sure your building is working its hardest to help you succeed, and we give you the support structure and flexibility to flourish.



CONVENIENT KOP LOCATION:

- 1 1 mile to Gateway Shopping Center for Outback Steakhouse, Trader Joe's, Staples, and more
- 2 1 mile to Wegmans
- 3 3 minute drive to King of Prussia Mall
- 4 Courtyard Marriott
- 5 Sheraton Valley Forge
- 6 Radisson Valley Forge
- Situated on the Chester Valley Trail, a 13-mile trail through Chester and Montgomery Counties
- Walk to SEPTA Bus Routes 124 (Valley Forge, KOP, Philadelphia) and 92 (Exton, KOP)



DEFINING FEATURES:

656-676 E. Swedesford isn't just about location. Its on-site setting and amenity packages are designed to reflect today's active, communal workplace.

BUILDING DETAILS

- 1 Three-story, 146,639-sf office building located on a beautifully landscaped setting with outdoor seating
- 2 Stunning three-story atrium with monumental staircase joins two buildings that were once separate
- 3 New fitness center with locker rooms and showers
- Lobby-level outdoor patio and full-service cafe
- Indoor/outdoor WiFi
- Convenient to restaurants, retail, banking, business services, and hotels
- The Chester Valley Trail only steps away offers a scenic lunch break or end-of-day workout

SERVICES

- 24-hour security card access
- Responsive on-site Keystone management

TYPICAL FLOORPLATE

VACANCY SPECS

First Floor

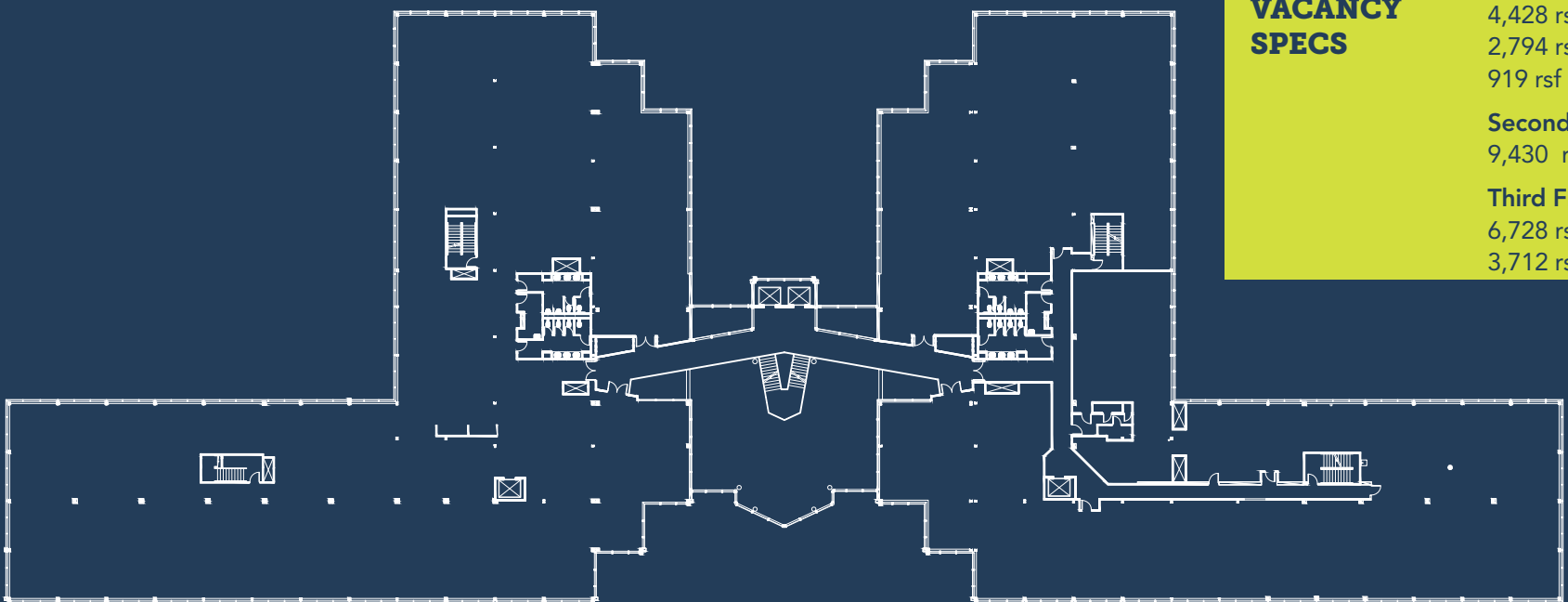
4,428 rsf
2,794 rsf
919 rsf

Second Floor

9,430 rsf

Third Floor

6,728 rsf
3,712 rsf



For further information, please call Rich Jones at (610) 980-7000 or email rjones@keystonepropertygroup.com

keystonepropertygroup.com



BUILDING CULTURE