

30 west COATESVILLE



OLIVER TYRONE PULVER
CORPORATION

AVISON
YOUNG

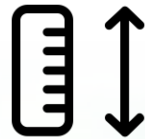
30 West is three world class commercial office buildings located at the leading edge of Chester County, Pennsylvania, on a major highway serving Philadelphia and the fastest-growing, best educated and wealthiest suburbs in the region.



THREE
BUILDINGS



60,000
TOTAL SF



TWO STORIES
PER BUILDING



ENERGY
STAR RATED



DIRECTLY OFF
OF ROUTE 30



The office buildings are accompanied by a new, 125-room, four-story Courtyard by Marriott Hotel with a bistro restaurant, meeting rooms, business center, fitness center and an indoor pool.



JOIN THE NEIGHBORING PROMINENT CHESTER COUNTY EMPLOYERS

Corporations

- Sikorsky
- QVC
- Vanguard
- Siemens
- TEVA
- CTDI
- Urban Outfitters

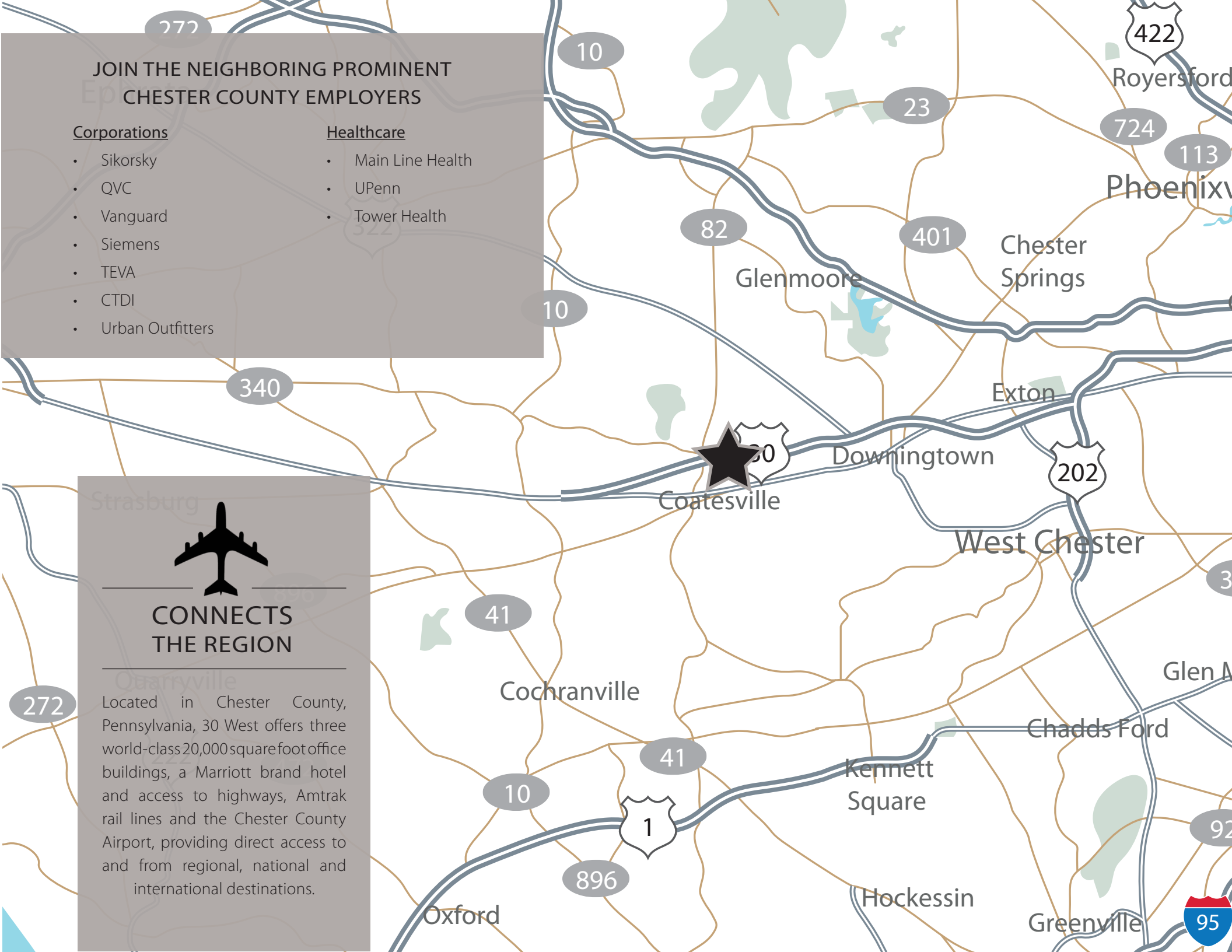
Healthcare

- Main Line Health
- UPenn
- Tower Health



CONNECTS THE REGION

Located in Chester County, Pennsylvania, 30 West offers three world-class 20,000 square foot office buildings, a Marriott brand hotel and access to highways, Amtrak rail lines and the Chester County Airport, providing direct access to and from regional, national and international destinations.





Coatesville is located in Chester County, the fastest growing county in Pennsylvania and the new economic focal point of the Philadelphia region. The county consistently delivers strong economic fundamentals at the center of the multi-trillion dollar Northeast Corridor:

- Median income in the top 1% in the U.S. and #1 in Pennsylvania
- Fastest growing population in Pennsylvania
- Access to an educated work force
- Surrounded by King of Prussia, West Chester, Kennett Square, Lancaster and Reading
- Direct access to Philadelphia, Wilmington, Baltimore, Washington and New York
- Affordable luxury housing in country club communities, convenient retail and services, bucolic scenery support unmatched quality of life



WORLD CLASS ARCHITECTURE
BY BTL ARCHITECTS, INC.



MOST COMPETITIVE PURCHASE
OPPORTUNITY OF CLASS A
SPACE IN CHESTER COUNTY



STRONG, WELL-CAPITALIZED
OWNERSHIP GROUP WITH A
PROVEN TRACK RECORD



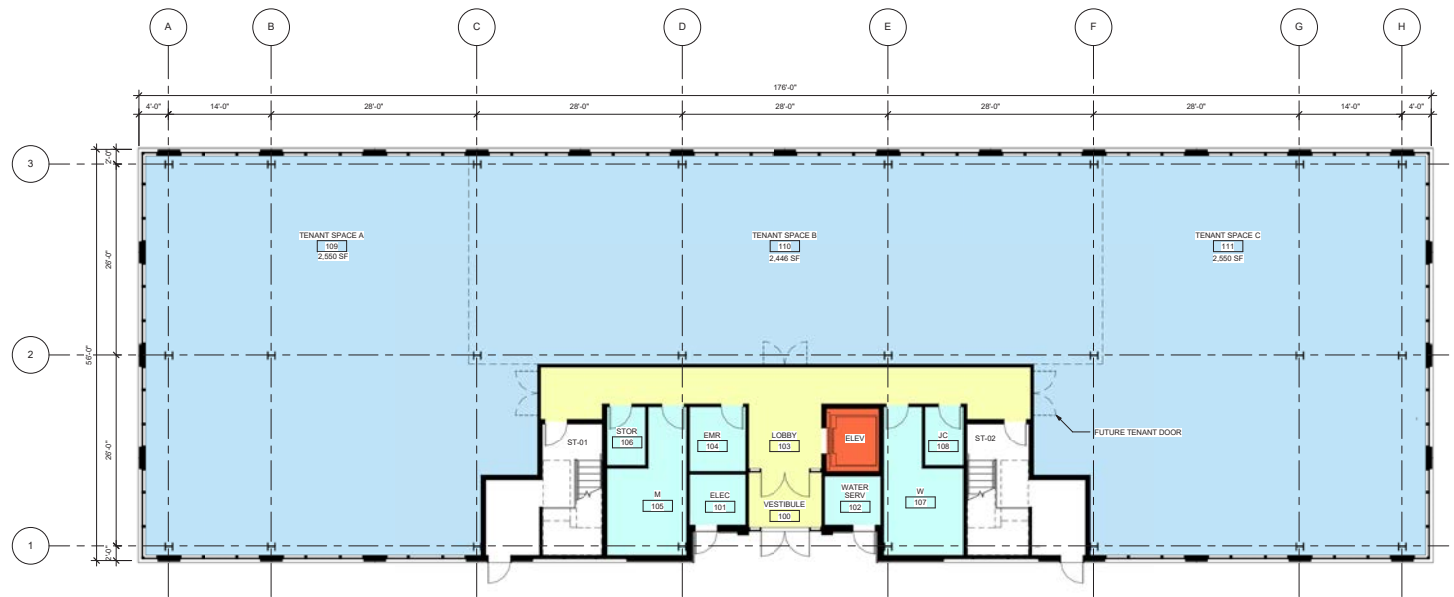
EXCEPTIONAL HIGHWAY
ACCESS TO ROUTE 30



MARBLE LOBBY WITH UPSCALE
COMMON AREAS AND BUILDING
SPRINKLERS THROUGHOUT



SURROUNDED BY NATURAL
OUTDOOR SPACE AND NATURAL
LIGHT FROM EVERY ANGLE





*is the premier world-class office and hotel complex in
Chester County, Pennsylvania, the regional center for
growth, productivity, talent and quality of life*



Intelligent
Real Estate
Solutions



OLIVER TYRONE PULVER
CORPORATION

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