



THE CAMPUS AT
Valley
Creek

220, 222, & 224 Valley Creek Boulevard
Exton, PA 19341



- 0.1** Mile to Exton Park
- 1** Mile to routes 202 and 30
- 2** Miles to Exton Square Mall
- 3** Miles to Main Street at Exton
- 9** Miles to I-76
- 30+** Restaurants within 3.5 miles

FOR LEASING INFORMATION

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For additional information & availabilities please visit: www.thecampusatvc.com



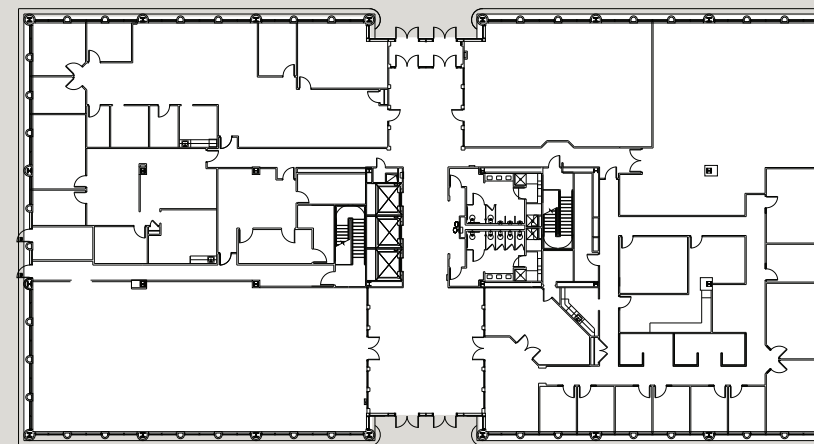
The Campus at Valley Creek features prime, first generation Class A office space in a beautiful park-like setting. Conveniently located on Valley Creek Boulevard in Exton, The Campus has easy highway access, sits adjacent to the 725 acre Exton Park, and is minutes away from the area's

top amenities. With high ceilings and large windows providing airy, light filled spaces, and state of the art construction and infrastructure, The Campus at Valley Creek combines best-in-class office space with a gorgeous natural setting.



Highlights

- Three buildings totaling 256,000 RSF
- First generation Class A space
- Flexible layout and configuration
- 9' ceilings
- 40' x 30' typical bay spacing
- Ribbon windows provide abundant natural light
- State-of-the art fiber optics data infrastructure
- On-site food service
- Beautiful, professionally landscaped park-like campus grounds with the Chester Valley Trail on-site
- Ongoing upgrades in progress including LED lighting, property signage, landscaping and electric car stations
- Ideal commuter location with immediate access to Routes 202, 100 and 30 Bypass
- Adjacent to 725 acre Exton Park, featuring sports fields, tennis courts, jogging, biking and hiking paths
- Within minutes of top local amenities at Exton Square Mall and Main Street at Exton
- Keystone Innovation Zone



TYPICAL FLOORPLATE

-  Generous 4/1,000 parking ratio
-  Large, flexible floorplates
-  Abundant natural light
-  Park-like setting and easy access to nature areas
-  Great commuter access



Modern three- and four-story buildings



Top of the line lobbies



Example workspace



Example conference room



Beautiful natural setting