

# Full Building Lease Opportunity

EVOLVE

**Beacon**  
Commercial Real Estate, LLC

989 Old Eagle School Road, Wayne, PA

## **BUILDING FEATURES:**

- ◆ **Rental rate: \$27.50 SF + Electric (\$2.00/SF)**
- ◆ **Full Building Signage Available**
- ◆ **390,000 SF - 12 single-story office buildings**
- ◆ On-site management.
- ◆ Exclusive exterior event patio
- ◆ Abundant parking
- ◆ On-site conference facilities
- ◆ Basement storage
- ◆ Individual exterior suite entrances
- ◆ Excellent access to US 202, the PA Turnpike and US 422
- ◆ No business privilege tax in Tredyffrin Township

**For More Information  
Contact:**

**Gene McHale**  
[gmchale@beaconcre.com](mailto:gmchale@beaconcre.com)

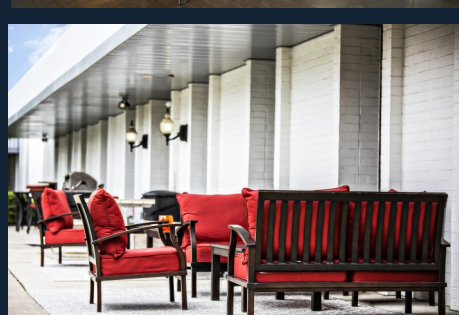
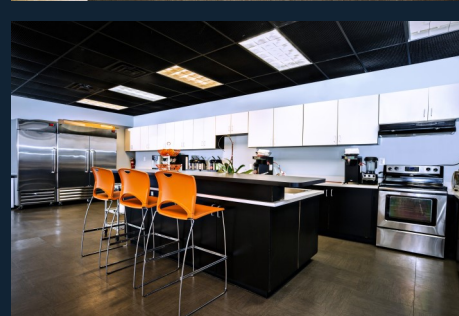
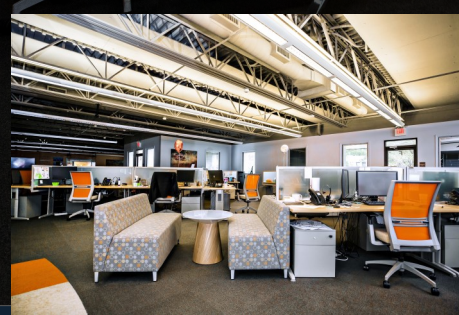
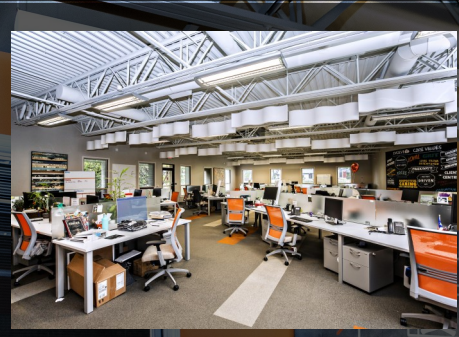
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**610-828-0100**

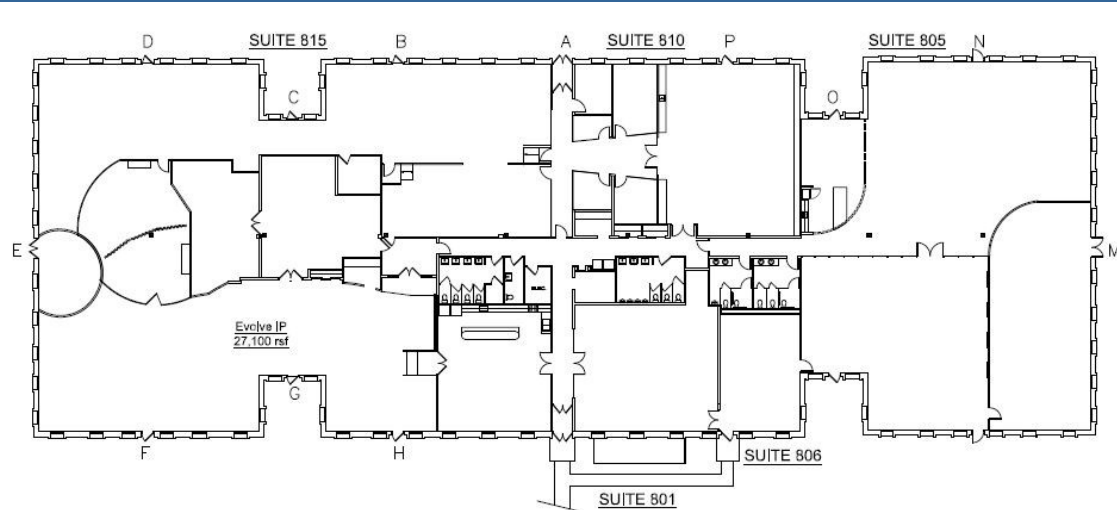
*Owned by an affiliate of:*



# 989 Old Eagle School Road, Wayne, PA



27,100 Rentable Square Feet



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