



CONVENIENT ROUTE ACCESS TO ALL OF GREATER PHILADELPHIA VIA MAJOR ROADWAYS & TRANSIT

DOWNINGTOWN: 15 Minutes West



PAOLI STATION
7 MINUTES
 SEPTA REGIONAL RAIL &
 AMTRAK KEYSTONE SERVICE



5 MINUTES
 FROM 1000 CHESTERBROOK



2 MINUTES
 FROM 1000 CHESTERBROOK

I-276 INTERCHANGE: 8 MINUTES EAST



AVAILABLE FOR LEASE

1000 | Chesterbrook Blvd
 Berwyn, PA

Partnership. Performance.



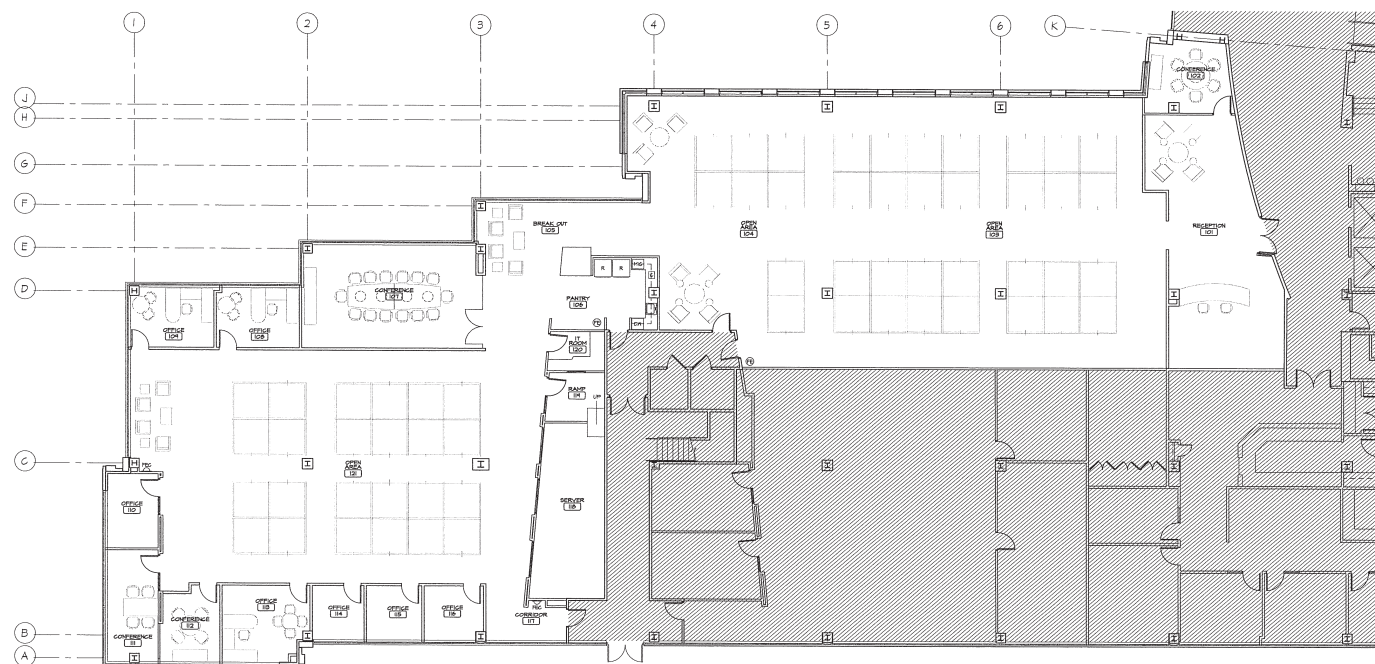
avisonyoung.com

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Scott Williams, Principal
 D 610.276.3147
 C 610.721.9912
 scott.williams@avisonyoung.com

FLOOR PLAN - NEW SUITE - 13,700 SF



TROPHY OFFICE SPACE AVAILABLE FOR LEASE - 59,560 SF

- 59,560 SF Office Space with a new 13,700 SF Suite
- Full-Service Tenant Fitness Center, featuring private classes
- Upgraded Tenant deli
- Wifi enabled tenant sitting area featuring a Living Wall to improve aesthetics and air quality
- Expansive 3-story atrium lobby with modern finishes
- Re-imagined tenant Courtyard
- Exceptional Parking ; 75% covered parking in a 300 car parking garage
- Conveniently located at the interchange of Routes 202 and 252



SPACE AVAILABLE

13,700 SF Suite



PARKING RATIO

3.7/1000



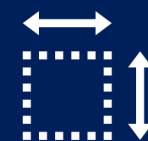
PUBLIC TRANSIT

2.4 Miles to Paoli Station



PREMIER LOCATION

Direct access to I-76 & Routes 252 & 202



FLOOR SIZE

59,560 SF



ASKING RENT

\$33.50 + Net of Electric