

# Premier OFFICE SPACE AVAILABLE FOR LEASE



## 100 Arrandale Blvd | Exton, PA

### FEATURES:

Available: 2nd Floor: 3,000 to 12,000 sf contiguous

Building Features: Elegant atrium lobby  
Full-height windows  
9' ceiling height  
Solid core doors  
High end Finishes  
Fully insulated interior walls

Amenities: Restaurants, banks, shopping, and recreation nearby. Adjacent to Chester Valley Trail with public Bus & Rail Transportation is available.

### Contact:

JoAnn West | 610.225.0913  
jwest@liebermanearley.com

Or

Philip Earley, CCIM | 610.225.0900  
philearley@liebermanearley.com

**BUILDING:** Prestigious 2-story, 35,544 square foot, Class A office building located on Route 30, next to The Oaklands Corporate Center. This building is surrounded by mature trees; featuring a beautiful stone and dryvit façade with an impressive 2-story glass atrium lobby.

**LOCATION:** Route 30 and Arrandale Blvd at lighted intersection, easy access to Route 30 Bypass and minutes to Routes 100, 202, and The PA Turnpike.

### COVID PREVENTION:

- UV Lights in all 16 HVAC units
- Upgraded Filters in all 16 HVAC units
- Hand sanitizer stations in all bathrooms
- Hand sanitizer stations by all main building doors
- Daily cleaning with disinfectant of all bathrooms and common area door handles
- UV light treatment of all common area door handles
- Free guest Wi-Fi and secure tenant Wi-Fi upon request
- 7 outdoor cameras monitoring parking lot and exteriors
- 9 indoor cameras monitoring the halls and common areas

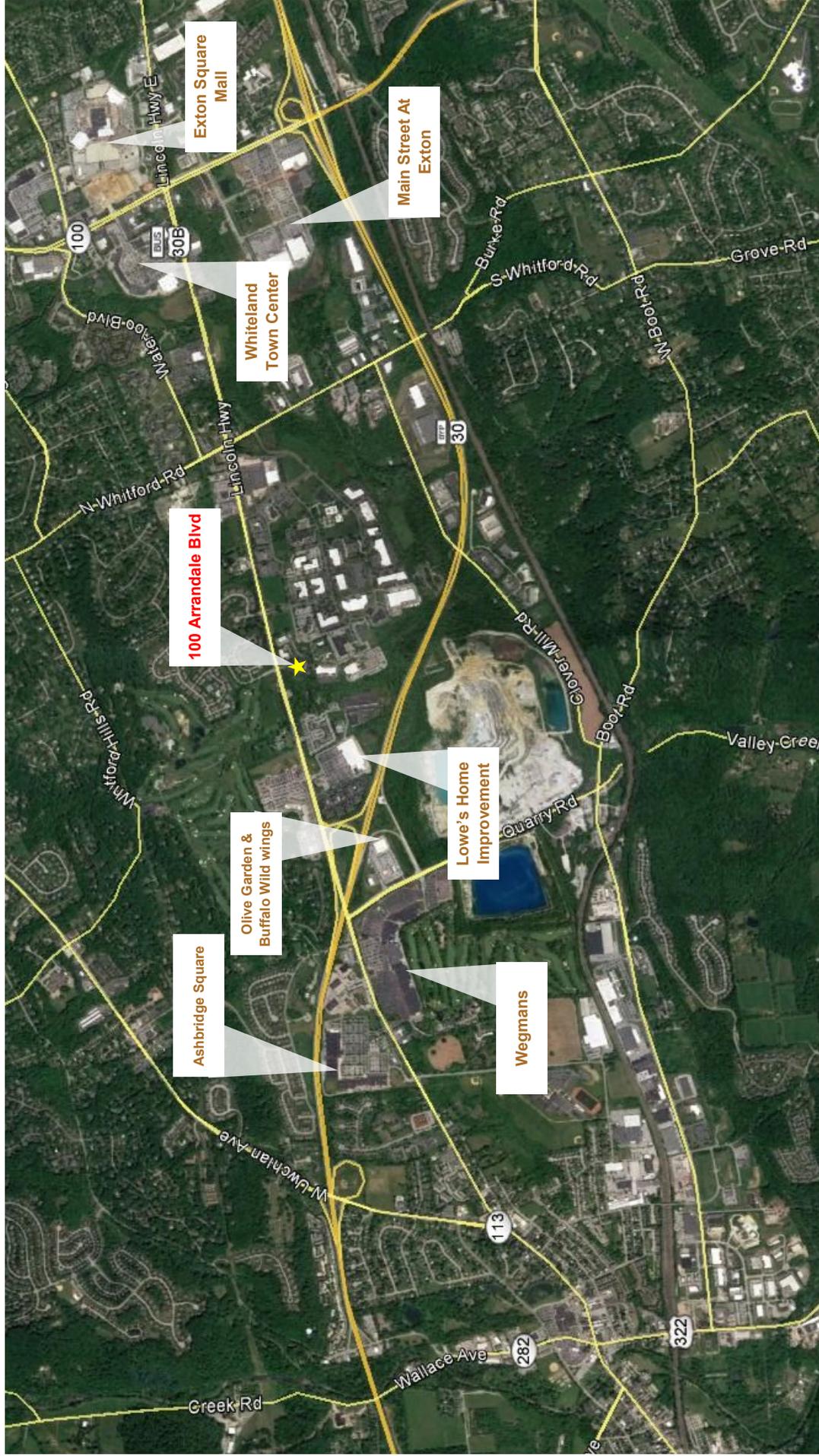
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**LIEBERMAN EARLEY & COMPANY**

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA

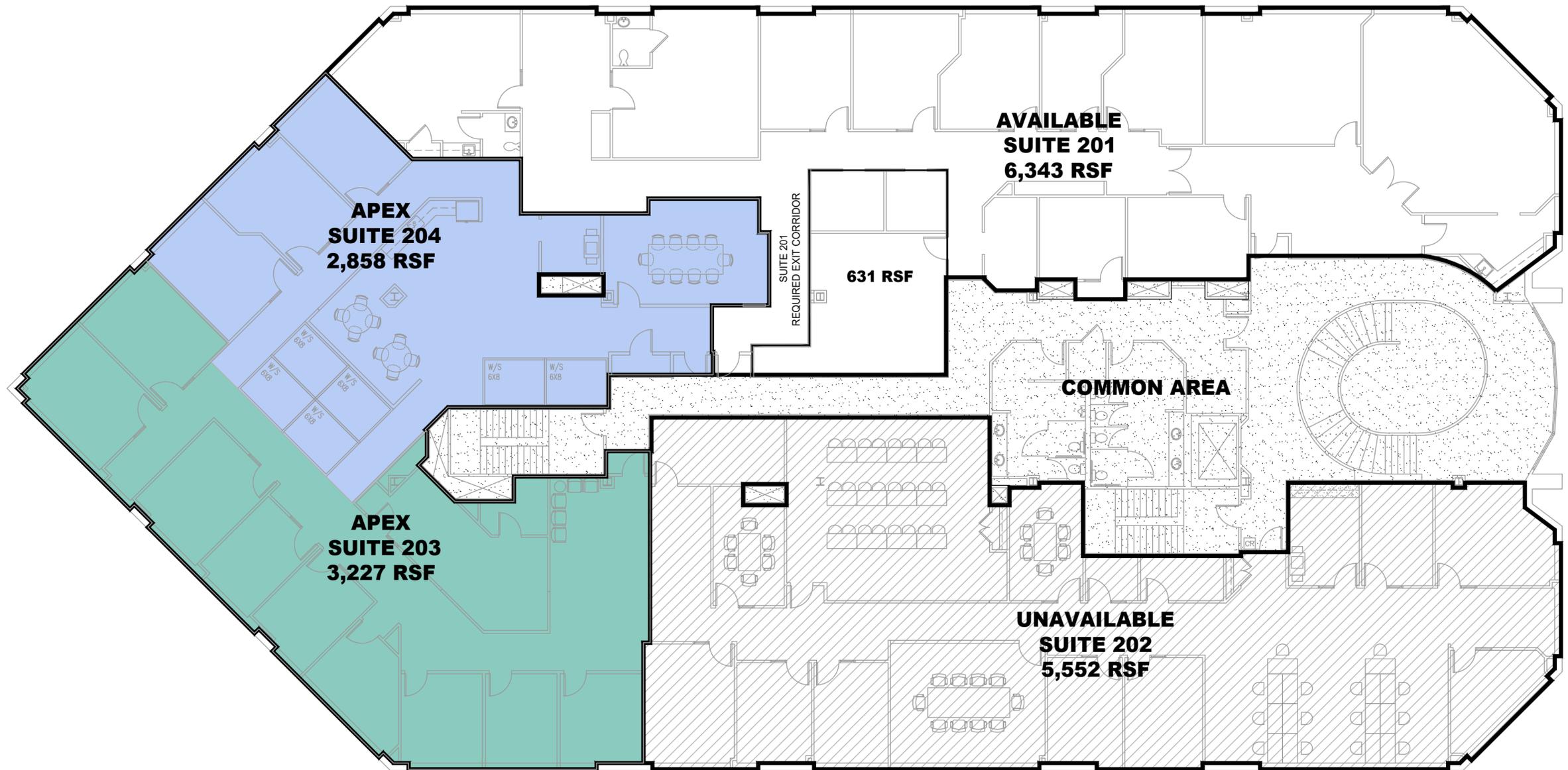
# Location

## 100 Arrandale Blvd, Exton, PA



**LIEBERMAN EARLEY & COMPANY**  
The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

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**PROPOSED 2ND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"