

OFFICE SPACE AVAILABLE FOR LEASE



100 Arrandale Blvd | Exton, PA

FEATURES:

Available: First Floor: 3,729 sf
Building: Elegant atrium lobby
Features: 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
- Through cleaning with disinfectant daily 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

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA

100 Arrandale Blvd, Exton, PA



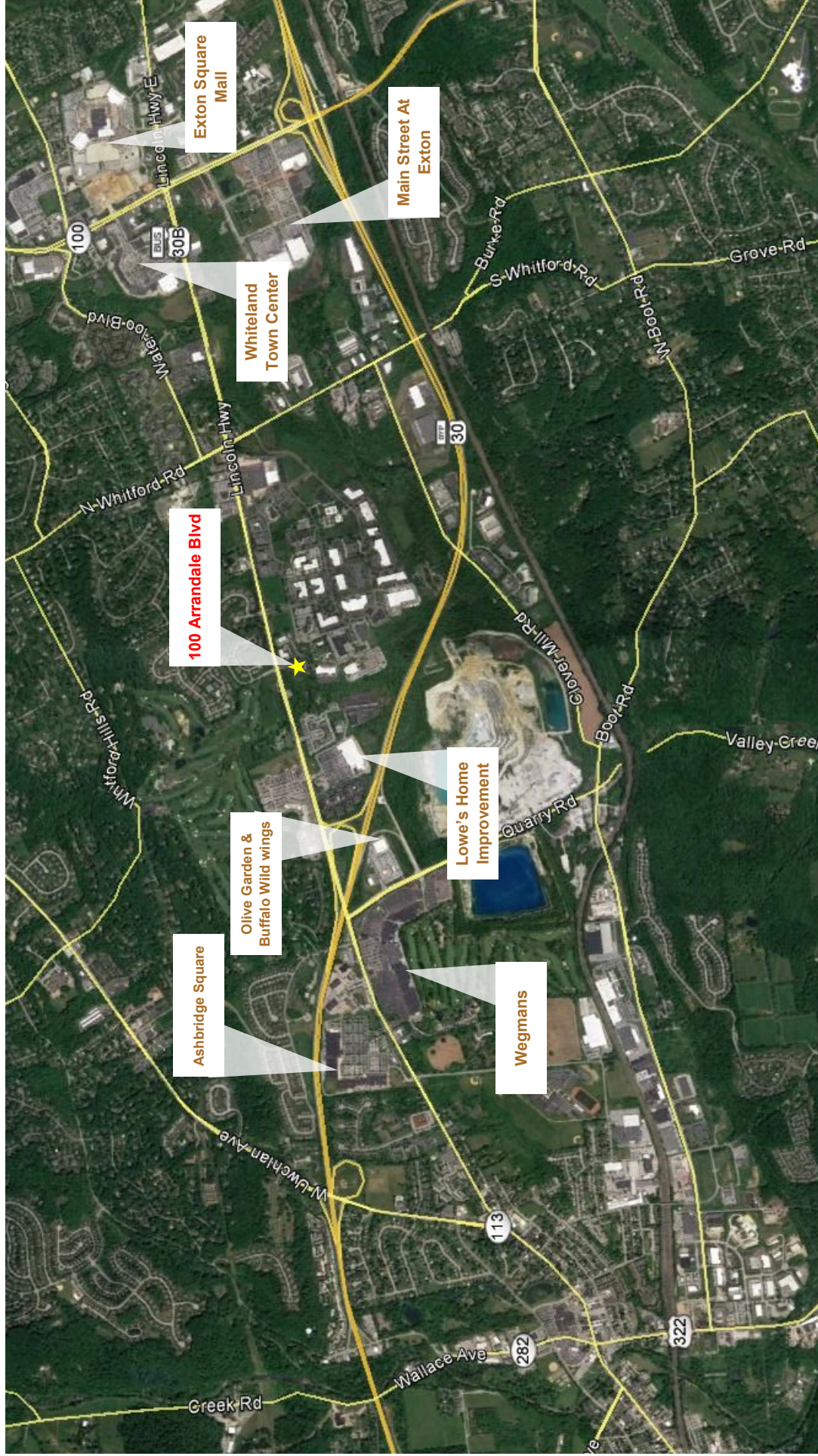
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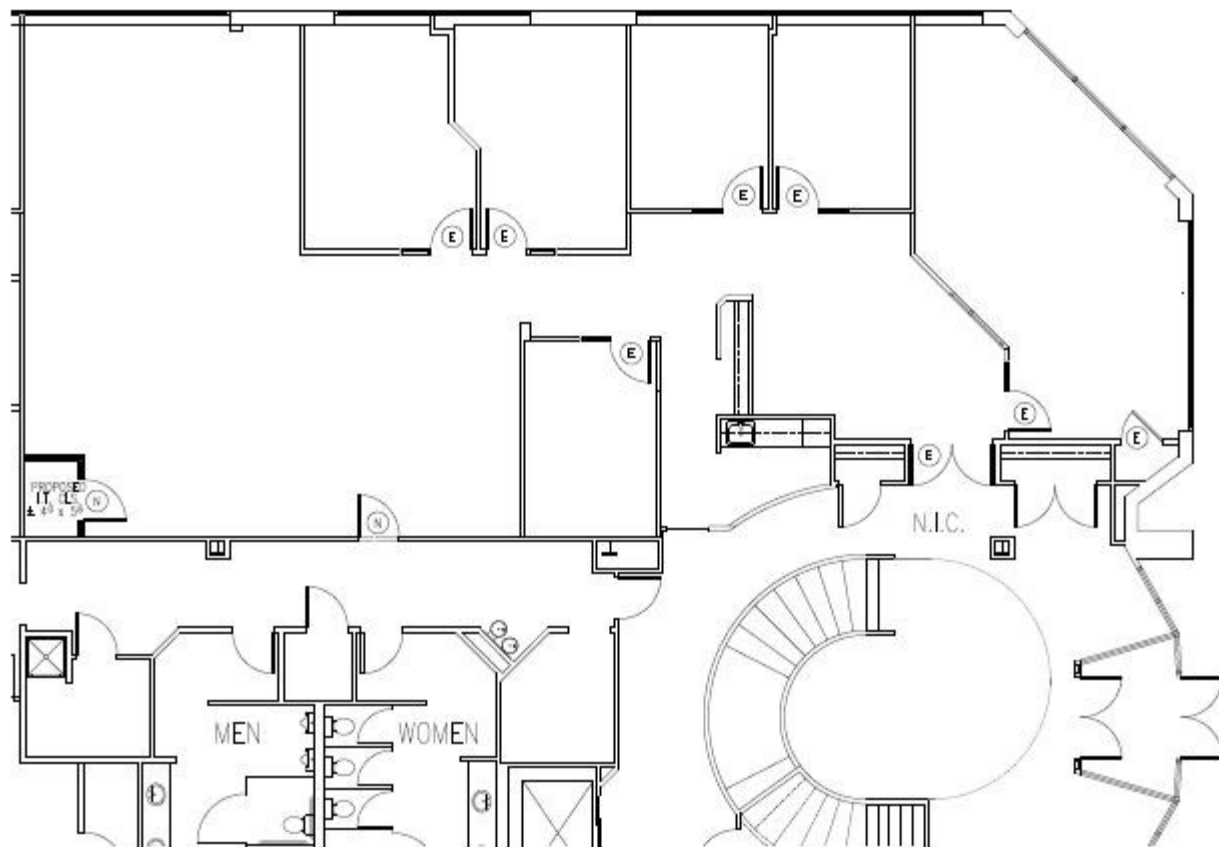


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First Floor Plan



AVAILABLE SUITE

SCALE 1/8" = 1'-0"

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