
THE MEADOWS



**AN OUTSTANDING MULTI-TENANT
OFFICE COMPLEX**

THE MEADOWS

Home to more than 50 corporate and entrepreneurial businesses



PRIVATE ENTRANCES

NEWLY RENOVATED LOBBIES AND RESTROOMS

NEW HVAC SYSTEM

INDIVIDUALIZED SECURITY SYSTEM

ON-SITE EATERY

AN ENGAGING BUSINESS ENVIRONMENT

Highly accessible, located on the Devon Park Interchange at Route 202 in Wayne near 422 and I-76. The three single story buildings are set on 20 acres directly adjacent to Chester Valley Trail, providing an open environment for owners, employees, and clients to enjoy.

The Meadows is perfectly situated just five minutes from The King of Prussia Mall, King of Prussia Town Center, Spread Eagle Village, and other major retail centers.

In addition, the U.S. Postal Service Office for Southeastern Pennsylvania is located just two minutes from The Meadows.

At The Meadows, you'll be in good company. King of Prussia is home to many national and international firms that maintain facilities in Tredyffrin Township. Tredyffrin Township is one of the few townships that does not have a Business Privilege Tax.



HANDSOME EXTERIORS

- Rich bronze brick and wood facades, accented by solar bronze glass windows in energy-efficient and insulated dark bronze aluminum trim
- Private tenant entrances with corporate signage
- Abundant door-front parking that is highly accessible from multiple offices and entryways
- Beautiful landscape that enhances an attractive corporate appearance

ATTRACTIVE INTERIORS

- Oversized, double paned insulated windows and bronze tinted glass entry doors into tenant suites
- Premium floor coverings in all offices and common corridors
- Full-height solid core oak veneer doors with premium door hardware
- Sky-lighted lobby entrances with modern finishes

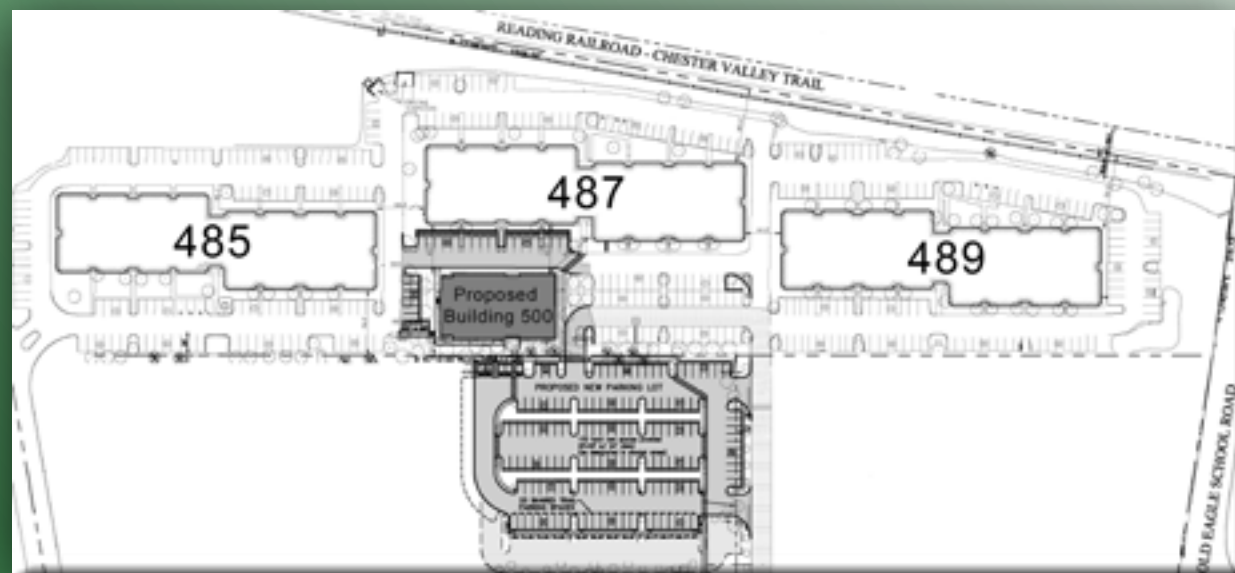


CUSTOMIZABLE FOR YOUR NEEDS

Designed for maximum flexibility, interior areas at The Meadows can be configured to address the office needs of virtually any enterprise. On-site ownership and property management ensures a rapid response to all service requests.

Each suite has customizable HVAC and a state of the art security system for maximum employee comfort.

Attractive, accessible and affordable, office suites at The Meadows start at 650 square feet and can be fit to suit any taste.





STRATEGICALLY POSITIONED AND HIGHLY ACCESSIBLE

The Meadows is situated at the center of the Valley Forge/ King of Prussia corporate hub. Fronting Devon Park Drive at Route 202, one mile from the Valley Forge Interchange (Exit 24) of the Pennsylvania Turnpike, The Meadows is accessible from the Schuylkill Expressway (I-76), Pottstown Expressway (Route 422), and arterial roads that include Swedesford, Old Eagle School and Warner Roads.

The Meadows is within thirty minutes of Center City Philadelphia and Philadelphia International Airport via the Schuylkill Expressway and I-476. In addition, SEPTA Bus Routes 118 and 133 from King of Prussia, Connector Link 208 from the Strafford commuter rail station all provide regularly scheduled public transportation to and from The Meadows.

Exclusive Leasing & Managing Agent

LIEBERMAN EARLEY & COMPANY

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Old Eagle School Road and Devon Park Drive · Tredyffrin Township, Chester County, PA

Information concerning The Meadows has been assembled with complete care from sources deemed to be reliable. However, no warranty is made as to the accuracy of this information, and it is submitted subject to errors, omissions, changes of price, specification, or other conditions, prior sale or lease, or being withdrawn, without prior notice.