

ELLIS PRESERVE CORPORATE CAMPUS
3803 WEST CHESTER PIKE

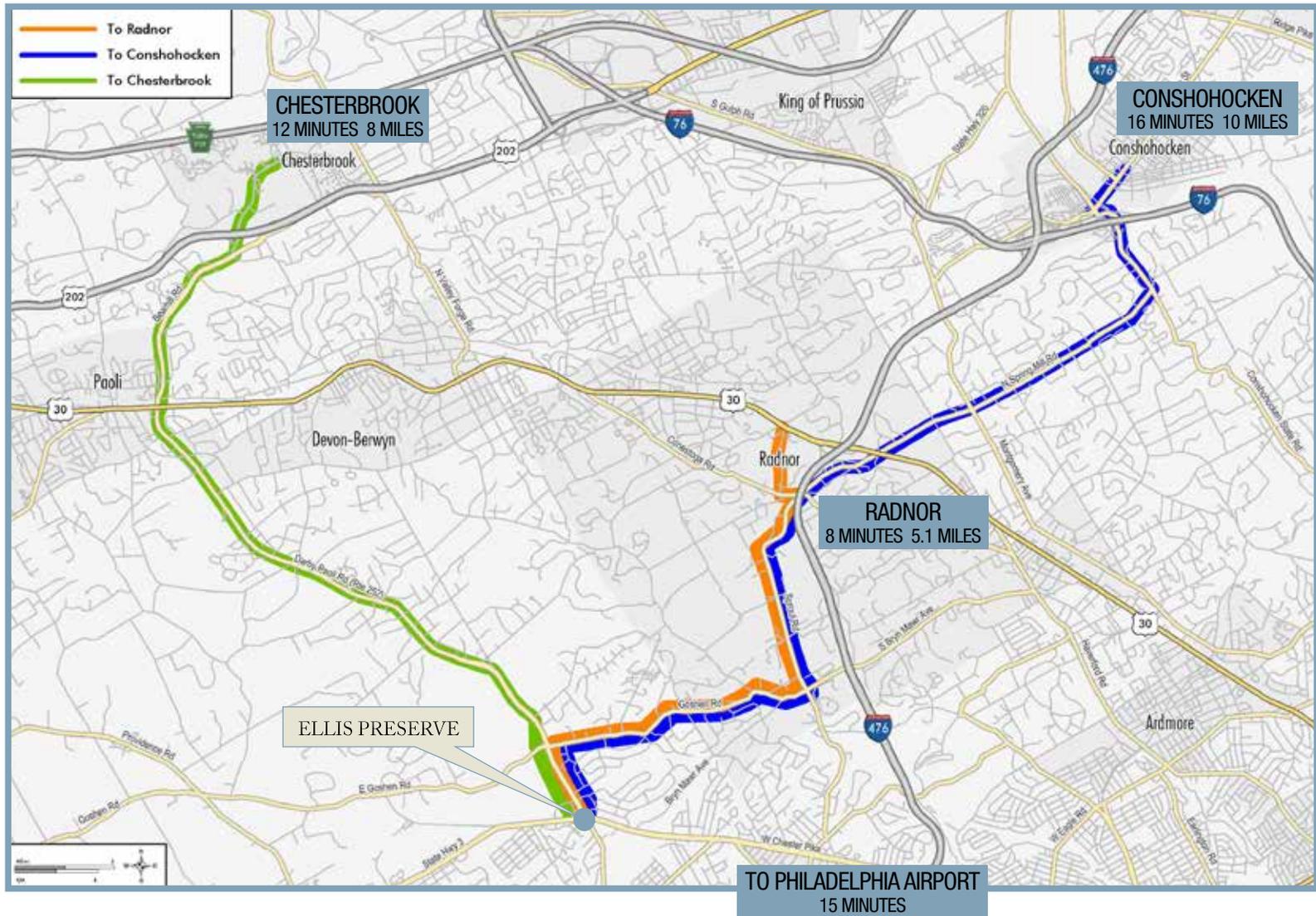


3803

- » 140,000 SF of fully furnished Class-A space
- » Fully renovated interior courtyard & lobby
- » Immediate access to covered (structured) parking garage
- » Dual service power

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LOCATION



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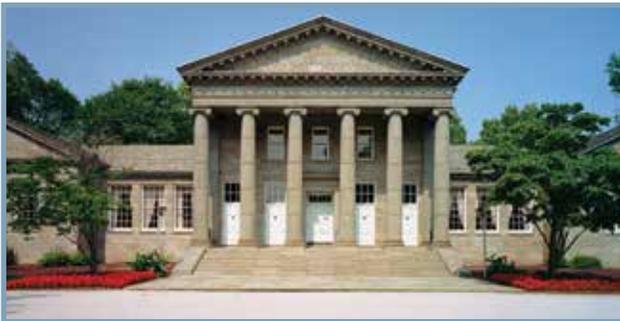
AMENITIES



CAFE Full service corporate café operated by Luigi & Giovanni's



FITNESS CENTER Operated by FACTS Fitness, the center offers a full size gymnasium, weight room, fitness & aerobics room, juice bar, massage and Daycare facilities



CONFERENCE CENTER On-site conference meeting facilities serving a group as small as 6 and upwards of 300+



BEAUTIFUL CAMPUS Spectacular 210-acre campus is the preeminent mixed use development in the region. 15 acres of permanent walking space with integrated walking trails



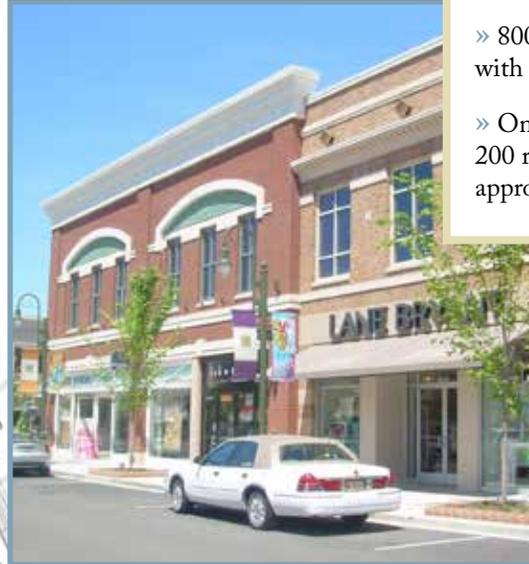
HEALTH & WELLNESS 130,000 square foot state-of-the-art outpatient medical office building.

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TOWN CENTER



- » 465,000 square feet of retail, anchored by a 50,000 square foot upscale grocery and movie theatre
- » 800,000 square feet of existing office space with an additional 400,000 square feet proposed
- » One full service hotel with approximately 200 rooms and one extended stay hotel with approximately 125 rooms



ELLIS PRESERVE CORPORATE CAMPUS

HISTORY

Steeped in history, Ellis Preserve possesses a unique character and community environment, which is unlike any other commercial development in suburban Philadelphia.

From 1922 to 1977, Ellis Preserve served as home to Ellis College, a school that educated hundreds of girls throughout the Philadelphia region. Ellis College was established at the bequest of Charles E. Ellis, a local Philadelphia entrepreneur, who left the bulk of his estate in 1909 for the formation of a school for fatherless girls. Ellis had made his fortune through a horse drawn trolley company, and his desire was to return his fortune to the benefit of the community.

Ellis Preserve honors the legacy of Charles E. Ellis as it creates a new sense of place for today's community. Originally constructed as Ellis College facilities, the Conference Center, the newly renovated Fitness Center and six stone cottages remain on the property and stand as testaments to Ellis Preserve's distinct history and provide amenity services to tenants.

The property is also home to The John West House, which is situated on Route 252. The modest brick building was operated as a tavern until the 1740s and later served as home to Benjamin West, a noted 18th Century painter. The House is on the National Historical Registry and is open to the public with tours conducted by a local historical group.



ELLIS PRESERVE CORPORATE CAMPUS

EQUUS



Equus Capital Partners, Ltd. (Equus), formerly BPG Properties, Ltd., is one of the nation's leading private equity fund real estate managers. In its 30-year history, the firm has raised over \$3 billion in equity capital, and has sponsored 11 value-added investment funds. At present, the firm oversees a portfolio of over \$4.5 billion in assets under management. As a direct operator with a broad range of experience across all real estate types, Equus provides a strong, transparent and responsible real estate investment platform for its investment partners.

The firm's current portfolio of over 24 million square feet of office, industrial, and retail properties and nearly 18,000 apartment units in more than 70 multifamily communities across the United States.

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