

The Ellis Preserver



Proudly Serving the Ellis Preserve Community

November 2018



Ellis Preserve Announces Major New Lease

378,000 Square Foot Headquarters Building to be constructed for AmeriHealth Caritas

AmeriHealth Caritas, the region's largest Medicaid managed care company has executed a long-term lease to relocate its headquarters to Ellis Preserve in Newtown Square.

The company now occupies nearly 400,000 square feet in various office buildings near Philadelphia International Airport, where it has 3,000 employees. Beginning in late 2020, it will move its corporate offices into a five-story, 378,000-square-foot office building that will be developed by affiliates of Equus Capital Partners at Ellis Preserve. The new building will be situated near the West Chester Pike gate across from SAP's headquarters and will offer its occupants scenic views of the Charles Ellis Green. The Charles Ellis Green is 13 acres of open space that is permanently preserved for the enjoyment of the tenants at Ellis Preserve and our neighbors in the Newtown Square community.

Construction of the Newtown Square headquarters begins this month and is expected to be completed by early 2021. The company anticipates that 2,000 employees will eventually

work from Ellis Preserve.

In seeking a new headquarters location, AmeriHealth Caritas was firmly committed to stay within Delaware County and concentrated on finding the one location that provided the best platform to not only retain their current employees but also enabled the company to attract talented new associates. Aside from providing an opportunity to expand, Ellis Preserve offers a fresh, new environment for AmeriHealth's employees. Ellis Preserve uniquely offers the area's most complete menu of amenities including dining, fitness, daycare, shopping and onsite residences in a beautiful and timeless campus environment. The Ellis Preserve success story is rooted in Equus' vision to create a "Suburban Vibrant Community" thoughtfully planned and developed to support an experiential live/work balance that its stakeholders crave.

While a new corporate headquarters is notable for AmeriHealth Caritas, it is also significant for Ellis Preserve. It is the last major office building that had been planned to be built

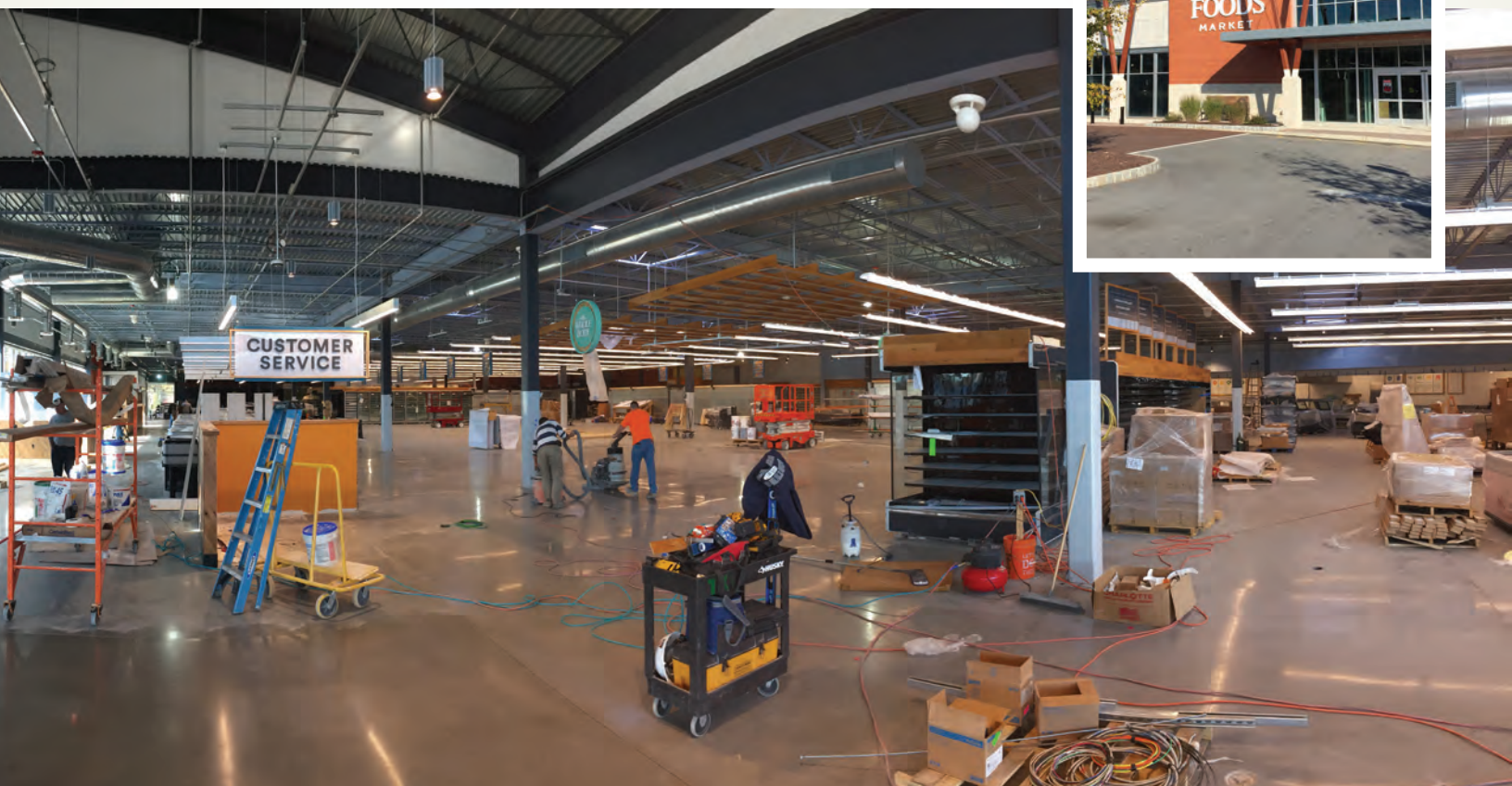
Continued on page 2 | AmeriHealth

WHOLE FOODS MARKET

ALMOST HERE!

*Grand Opening Scheduled for
January 2019!!!*

The long awaited and much anticipated Whole Foods at Ellis Preserve has scheduled its debut for January 18, 2019. Construction work is advancing rapidly on interior improvements with fixture installation and the familiar Whole Foods exterior signs now in place.



Workers polish the new concrete floors while others fine tune specialty lighting in display areas. Only eight weeks until this "Customer Service" sign can be taken literally!

Continued from page 1 | AmeriHealth

at the mixed-use property.

"This new headquarters building represents the next major milestone in the vision for Ellis Preserve that began 15 years ago at a time when the 210-acre campus was just 30 percent occupied and employed fewer than 150 people," said Steve Spaeder, senior vice president at Equus. "With this latest announcement, Ellis Preserve is Delaware County's center of economic growth, and along with its neighbor SAP, will be home to more than 50 business and 8,500 jobs. We are very excited that AmeriHealth Caritas has selected Ellis Preserve for

its new Headquarters and we are thankful for their trust and commitment in allowing Equus to develop this great project." With AmeriHealth Caritas Lease now signed at Ellis Preserve, just 30 acres remain to be developed in this mixed-use community. Plans are being evaluated for that land and how to best meet the market demand for the continuation of Ellis' active lifestyle, residential and entertainment community.



CONCEPT IMAGE
 NEWTOWN SQUARE FIRE COMPANY
 NEWTOWN, PENNSYLVANIA

SEPTEMBER 2017
LINN ARCHITECTS
 MEDIA PENNSYLVANIA

New Firehouse to be built at Ellis Preserve

Newtown Square Fire Department announces ground breaking for state of the art first responder facility

NSFD will begin construction in early 2019 on its new 21,600 square foot headquarters to be located near the Main Line Health Medical Building with direct access to Charles Ellis Drive and West Chester Pike. The \$5.1 million facility will house not only ladder, pumper, rescue, traffic safety and utility vehicles, it will provide much needed space for meeting/ training rooms, bunk facilities and equipment prep and crew rooms. Chief Doug Everloff explains that "this new facility will be completed in the Fall of next year and will enable us to deliver on our promise of safety for every resident and worker in Newtown Square." A "Friends of the Newtown Square Fire Company" was formed to raise the necessary funds to help offset the cost of the new station. Anyone wishing to contribute to the new fire station or join the Friends of the Newtown Square Fire Company, please visit: www.nsf.org

Contemporary Hotel Featuring 138 Guest Rooms and Suites
 Over 3,000 Square Feet of Flexible Meeting/Conference Space
 On-site Restaurant and Lounge Serving Breakfast, Dinner and Room Service

The Hilton Garden Inn at Ellis Preserve

Conveniently located in the Shoppes at Ellis Preserve, the Hilton Garden Inn offers lodging, dining, banquet and meeting facilities minutes from your office. Beautifully decorated guest rooms are available for your business or weekend visitors who will enjoy the many amenities provided in this new hotel including a full service bar, relaxing firepit and lounge areas, and delicious menus for full meals or just a pickup snack. Schedule your company's next "offsite meeting" while remaining onsite. Our facilities can accommodate formal or casual events from 4 to 80 guests. For further information for business meetings, holiday parties, group room rates or single reservations, please contact Katie Casciotti, director of sales at 484.420.7500 or: Katie.Casciotti@hilton.com