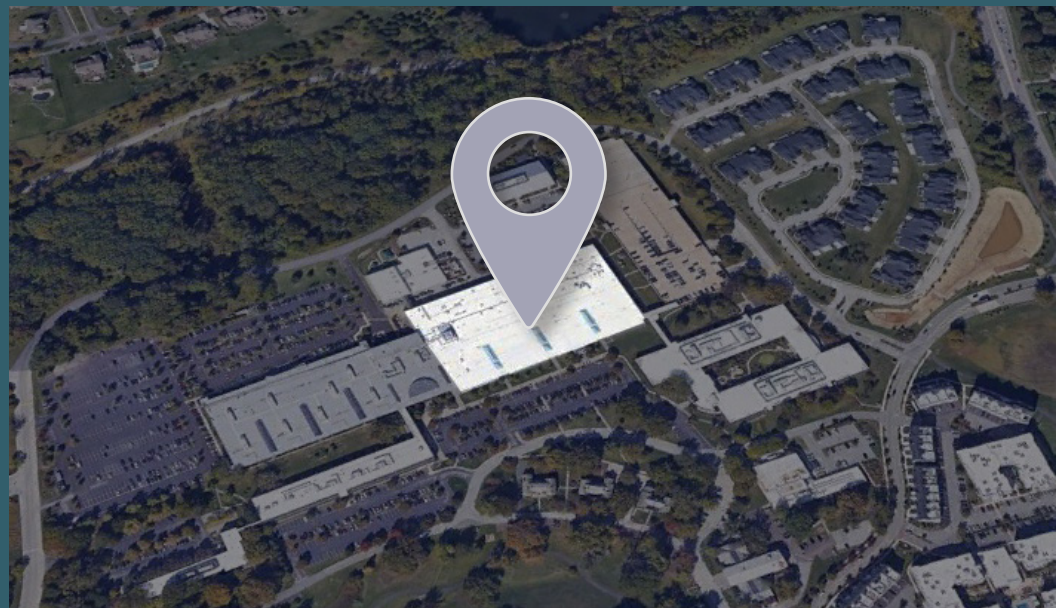




AVAILABLE **57,000SF**

3805 WEST CHESTER PIKE
SUITE #100

NEWTOWN SQUARE | PENNSYLVANIA | 19073



OVERVIEW

Ellis Preserve presents a unique opportunity in terms of its setting, historic architecture, mature landscaping, and unparalleled corporate amenities. In addition to Ellis Preserve's features and amenities that contribute to Ellis Preserve's beautiful place to work each day lies the infrastructure that makes it a powerful location for business continuity in a 24/7 world. The service and amenities available at Ellis Preserve distinguish this campus from every other alternative in the market.

HIGHLIGHTS



Founders Hall Café

Our office campus restaurant includes private dining, conference rooms, complimentary WIFI access, and outdoor dining areas. Bright Spot Catering, our café operator offers on-line ordering and individual serving stations along with a wood fired pizza oven and a corner fireplace. In addition to serving breakfast and lunch, Founders Hall will also offer fully prepared meals that can be taken home for dinner. Special requests are welcome. In-suite catering in tenant offices are also available.



Location

Situated at Routes 3 and 252 in Newtown Square, Ellis Preserve provides convenient access to all bedroom communities along the Main Line as well as Malvern, West Chester and Center City Philadelphia. Philadelphia International Airport is an approximate 20-minute drive.

AMENITIZED COMMUNITY



The Hilton Garden Inn, a newly constructed 138 room Business Class hotel now onsite



The Shoppes at Ellis Preserve feature multiple dining and shopping venues including Whole Foods, First Watch, Firepoint Grill, Mod Pizza, Chipotle and more



On-site conference and special event center, operated by Finley Catering. Accommodating functions for 20 to 350 guests at The Ballroom at Ellis Preserve



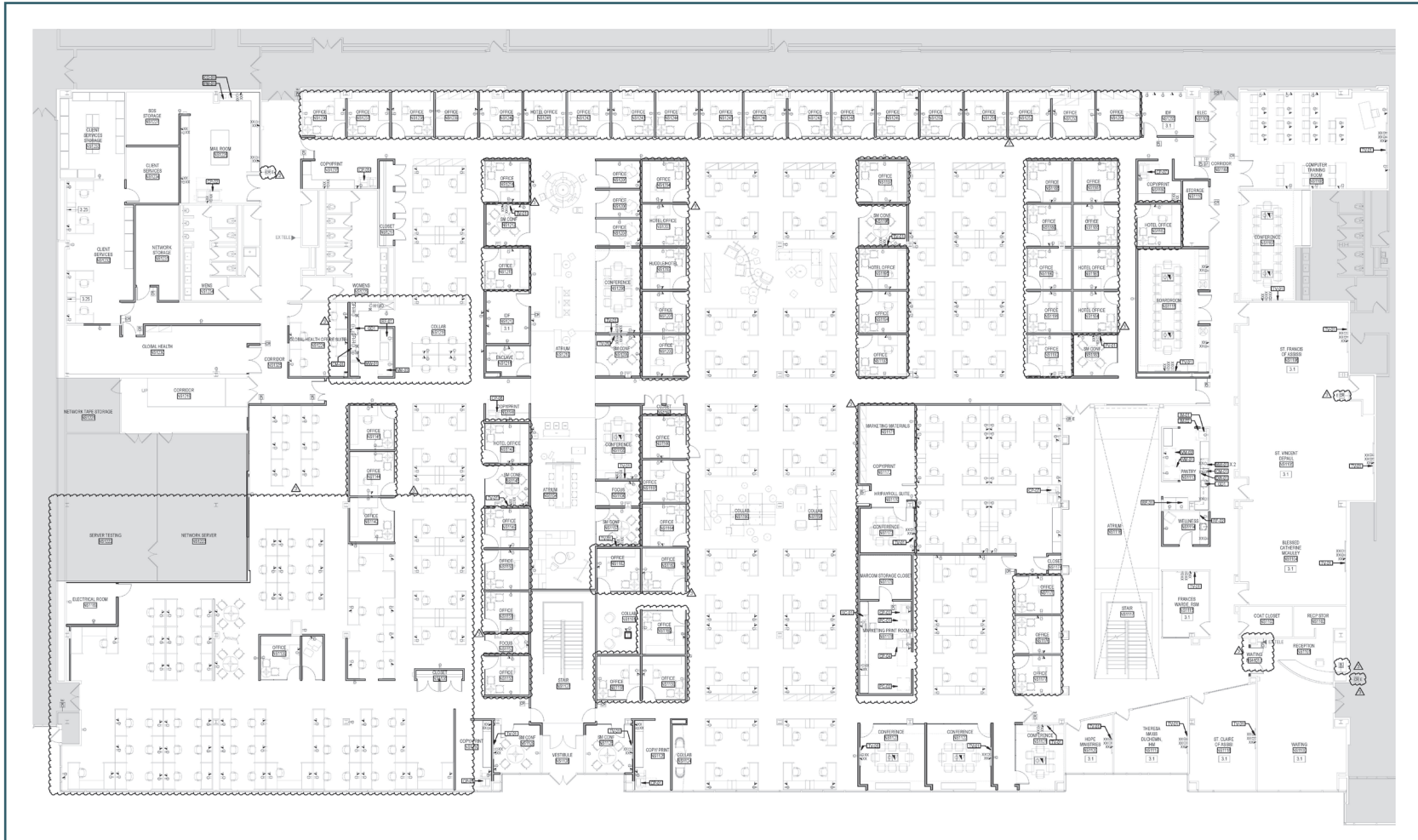
New construction underway, opening late 2023 and mid 2024, which include a 105,000SF timber mass, 140 room Marriott Hotel, and The Ivy, an 18,000SF conference and banquet facility, and a wide range of restaurants and food service



Ellis Athletic Center—Large non-competitive facility that features a complete array of aerobic and resistance equipment, parquet basketball court, pickleball, personal training and sports leagues for every level of fitness with more than 55 classes per week



FLOOR PLAN



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