



BUILDING HIGHLIGHTS:

- Two-story, 173,000 SF Class A office building
 - Well-maintained, high quality office space
 - Plug-and-play suites with modern furniture available
 - Unique interior courtyard providing abundant natural light
 - Ample free parking in adjacent, connected garage
 - Current availabilities: 100,000 SF AVAILABLE
- | | |
|------------------------|------------------------|
| 1st floor: ± 11,849 SF | 2nd floor: ± 11,244 SF |
| 1st floor: ± 32,773 SF | 2nd floor: ± 43,703 SF |

ON-SITE AMENITIES INCLUDE:

- **Founders Hall Café:** Located within the 3805 Building; includes private dining, conference rooms, complimentary WIFI access, and outdoor dining areas. Luigi and Giovanni's, 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.
- Conference and special event center, operated by Finley Catering
- Ellis Athletic Center – large non-competitive facility that offers aerobic equipment, basketball court and personal training
- 13 acres of permanent open space with integrated walking trails
- Redundant electric power from two PECO substations (dual service)
- Daycare/early childhood center operated by Chesterbrook Academy
- Ample parking for employees and visitors
- Conveniently located near a variety of dining options, two hotels, and premier shopping at The Shoppes and Village at Ellis Preserve
- Exclusive access to distinctive courtyards featuring Wi-Fi-enabled seating, putting greens, and plenty of natural light
- On-site property management and building engineers assuring constant attention to detail
- 130,000 SF Main Line Health medical / surgi-center offering convenient care within walking distance

