



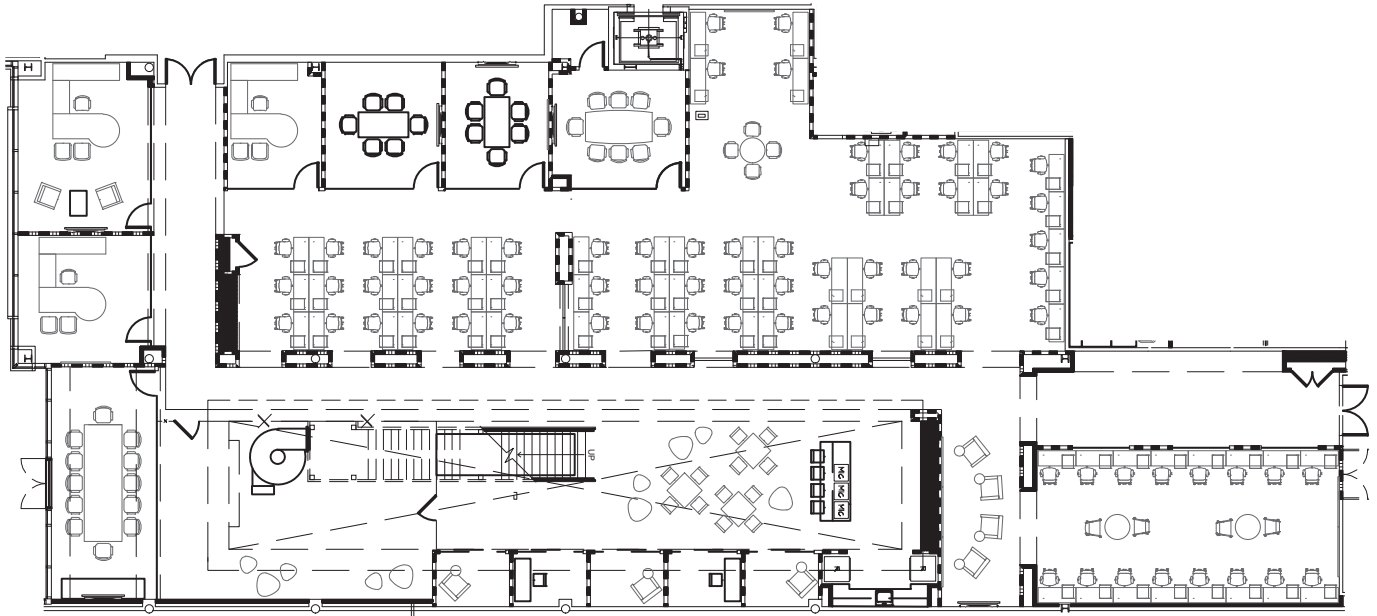
BUILDING HIGHLIGHTS:

- Current availabilities: 11,283 SF and 57,209 SF on the 1st floor; 22,010 SF on the 2nd floor
- Office building with contemporary design
- Striking atrium lobby with abundant natural light
- Direct access to on-site dining, conference and, fitness amenities

ON-SITE AMENITIES:

- **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





LOCATION HIGHLIGHTS:

- Situated at Routes 3 and 252 in Newtown Square
- Philadelphia International Airport is an approximate 20-minute drive
- Newtown Township imposes no gross receipts, business privilege or earned income taxes

