

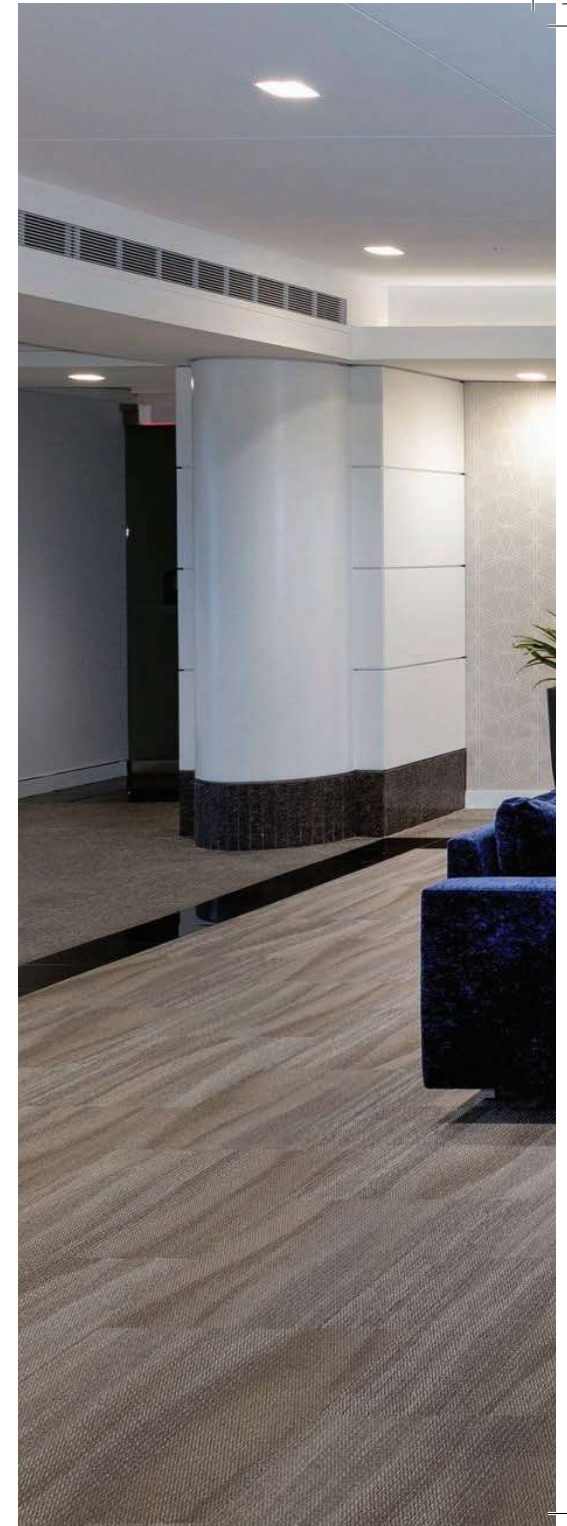
# SOUTHPOINT OFFICE COMPLEX

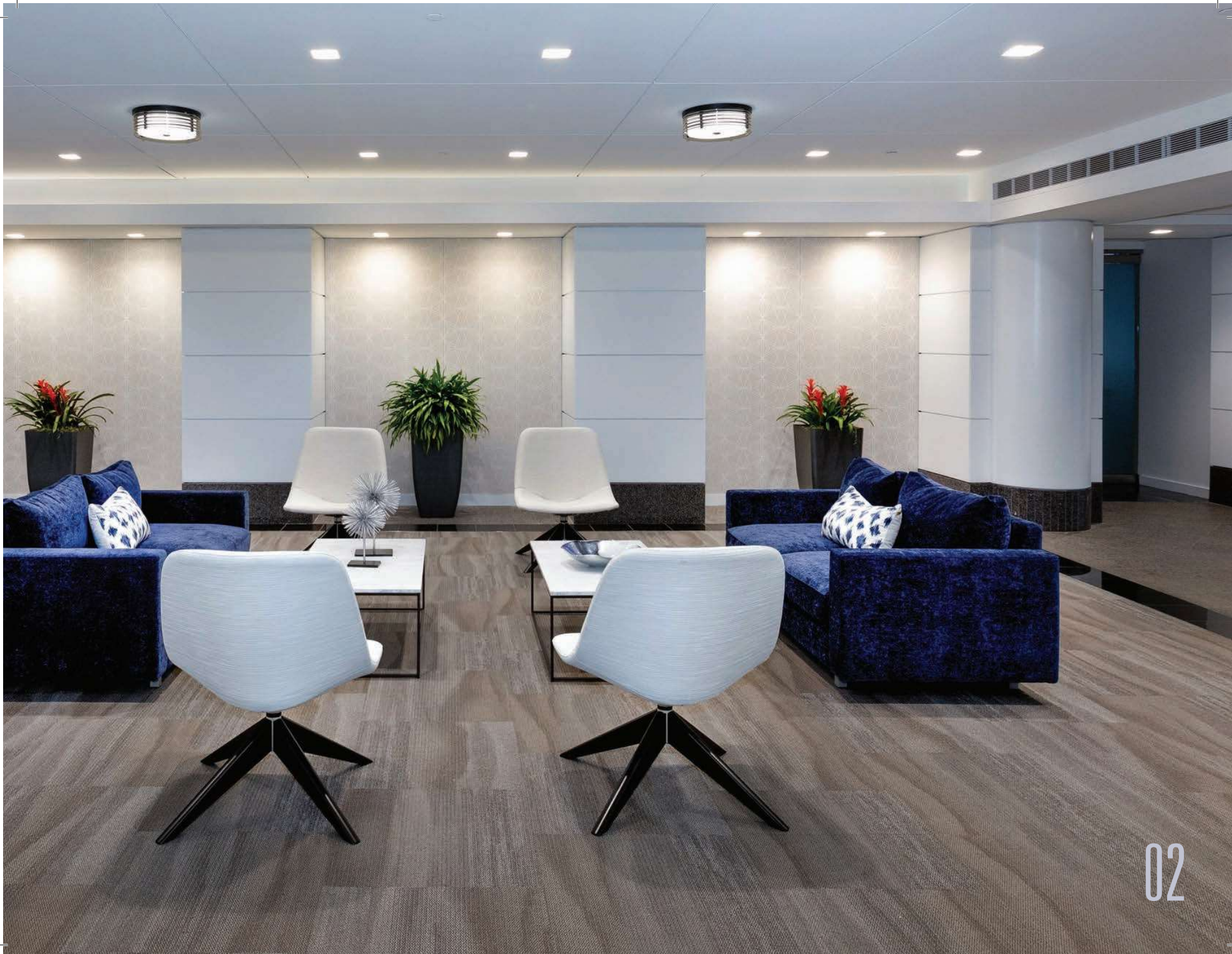
Berwyn, PA



## CAMPUS HIGHLIGHTS

- Class A office campus totaling four buildings and 250,572 SF
- State-of-the-art energy efficient Variable Air Volume HVAC systems in each building
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- All Energy Star certified buildings use on average 35% less energy than typical buildings and release 35% less carbon dioxide into the atmosphere
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments









## AMENITIES

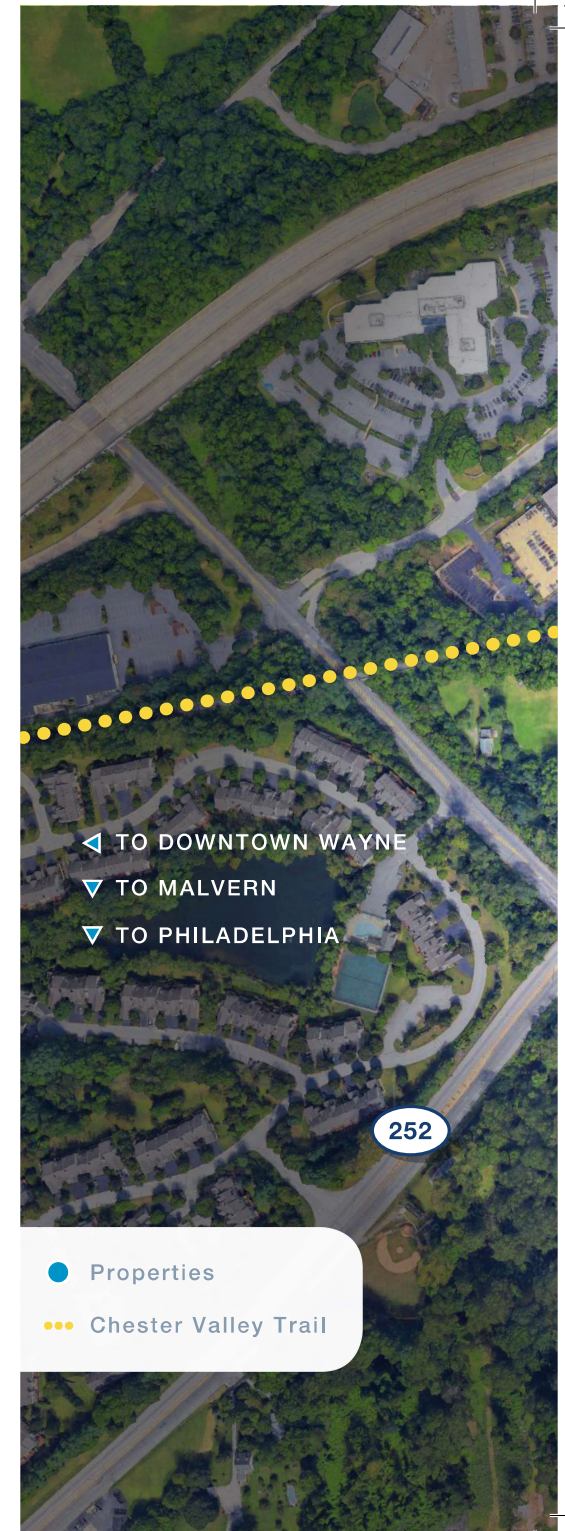
- Full-service delicatessen, located on-site, offers breakfast, lunch and catering services
- Online tenant resource system
- Electronic charging stations at Southpoint I and II
- Access to Bex: our elevated touchdown spaces, strategically located at 8260 Greensboro Drive (Tysons, VA), 555 E. Lancaster Avenue (Radnor, PA), and 2005 Market Street (Philadelphia, PA)
- Access to nearby amenities at Berwyn Park:
  - Two newly updated classroom-style conference facilities, Wi-Fi connected with projection screens (100 Berwyn Park seating up to 24 people and 300 Berwyn Park seating up to 38 people)
  - Bike Share Program Participant (located at 400 Berwyn)
  - Two fitness centers featuring cardiovascular and weight training equipment, lockers, and shower facilities



## LOCATION & COMMUNITY

- Various shopping, dining, and hotel options in the immediate vicinity; including the King of Prussia Mall, one of the largest shopping malls in the country with over 400 stores and restaurants
- Easy access to Routes 252 and 202 and the Pennsylvania Turnpike (I-276)
- Close proximity to the SEPTA Regional Rail
- Accessible via SEPTA bus routes 92 and 124

- Driving distance in miles:
  - Philadelphia, PA 25
  - Wilmington, DE 40
  - Harrisburg, PA 85
  - New York, NY 110
  - Washington, DC 135





202

CHESTERBROOK BOULEVARD

W SWEDSFORD ROAD

CASSATT ROAD

Southpoint II

Southpoint V

Southpoint I

Southpoint III

400 Berwyn Park

200 Berwyn Park

300 Berwyn Park

100 Berwyn Park



# ONE

SOUTHPOINT I

60,099 SF / 3 FLOORS

VIEW  
AVAILABILITIES





# TWO

## SOUTHPOINT II

60,371 SF / 3 FLOORS

VIEW  
AVAILABILITIES





# THREE

## SOUTHPOINT III

86,622 SF / 3 FLOORS

VIEW  
AVAILABILITIES



# FIVE

## SOUTHPOINT V

43,480 SF / 2 FLOORS

VIEW  
AVAILABILITIES



# THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

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