



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



1001

Bldg Size: 57,845 SF
For Lease: 3,200 SF

1015

Bldg Size: 19,634 SF
For Lease: 1,778 - 10,549 SF

1021

Bldg Size: 14,867 SF
For Lease: 1,179 - 6,679 SF

1031

Bldg Size: 18,248 SF
For Lease: 9,148 SF

1041

Bldg Size: 25,500 SF
Fully Leased



Paoli-Thorndale Line

Walkable Baseball Fields
& Tennis Courts

Entrance to
Chester Valley
Trail

Direct Access to Chester Valley Trail

Old Cassatt Rd.

CASSATT SQUARE

1001-1031 Old Cassatt Rd, Berwyn, PA

Class A Office
1,179 - 10,549 SF

Drive Time Map

15 Min Drive Time

King of Prussia	8 min
Malvern	11 min
Radnor	15 min

30 Min Drive Time

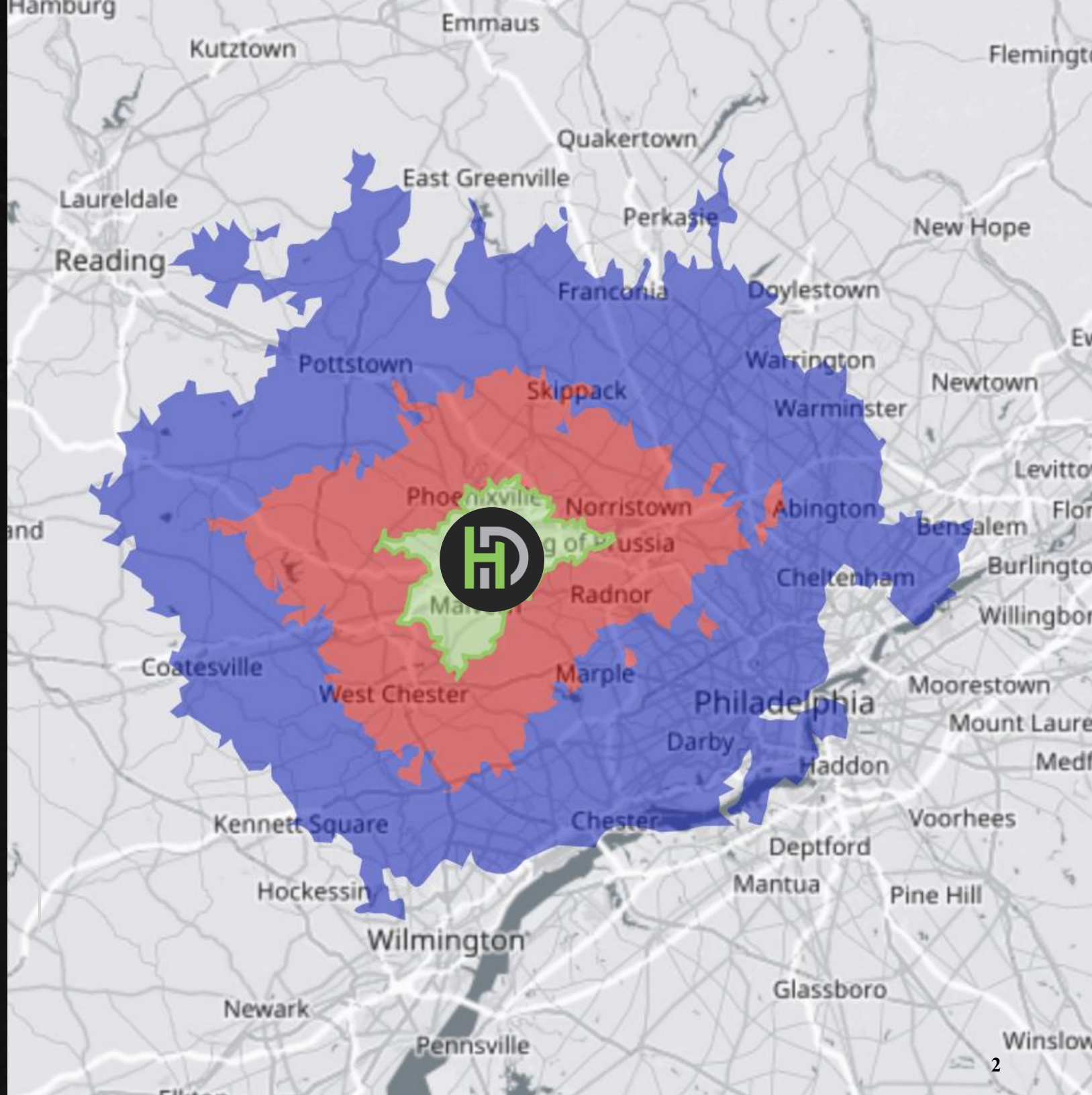
Conshohocken	17 min
Phoenixville	18 min
West Chester	27 min

45 Min Drive Time

Center City, Phila.	42 min
Quakertown	45 min
Cherry Hill, NJ	52 min

> 45 Min Drive Time

Wilmington, DE	52 min
Lancaster	55 min
Allentown	65 min



Aerial View

CASSATT SQUARE



Amenity Center

CASSATT SQUARE



Café & Lounge with Grab & Go Market



Conference Room



Fitness Center



Common Area

Availabilities

1001 Old Cassatt Rd.

2nd Floor: 3,200 SF



1015 Old Cassatt Rd.

1st Floor: • 1,707 SF • 4,500 SF • 6,207 SF
2nd Floor: • 1,778 SF • 3,482 SF • 5,289 SF
 • 10,549 SF



1021 Old Cassatt Rd.

2nd Floor: • 1,179 SF • 1,800 SF • 1,979 SF
 • 3,600 SF • 6,679 SF



1031 Old Cassatt Rd.

3rd Floor: 9,148 SF





DIRECT ACCESS TO CHESTER VALLEY TRAIL

Entrance to
Chester Valley
Trail

Walkable Baseball Fields
& Tennis Courts



1001

Bldg Size: 57,845 SF
For Lease: 3,200 SF

1015

Bldg Size: 19,634 SF
For Lease: 1,778 - 10,549 SF

1021

Bldg Size: 14,867 SF
For Lease: 1,179 - 6,679 SF

1031

Bldg Size: 18,248 SF
For Lease: 9,148 SF

1041

Bldg Size: 25,500 SF
Fully Leased

1001

1015

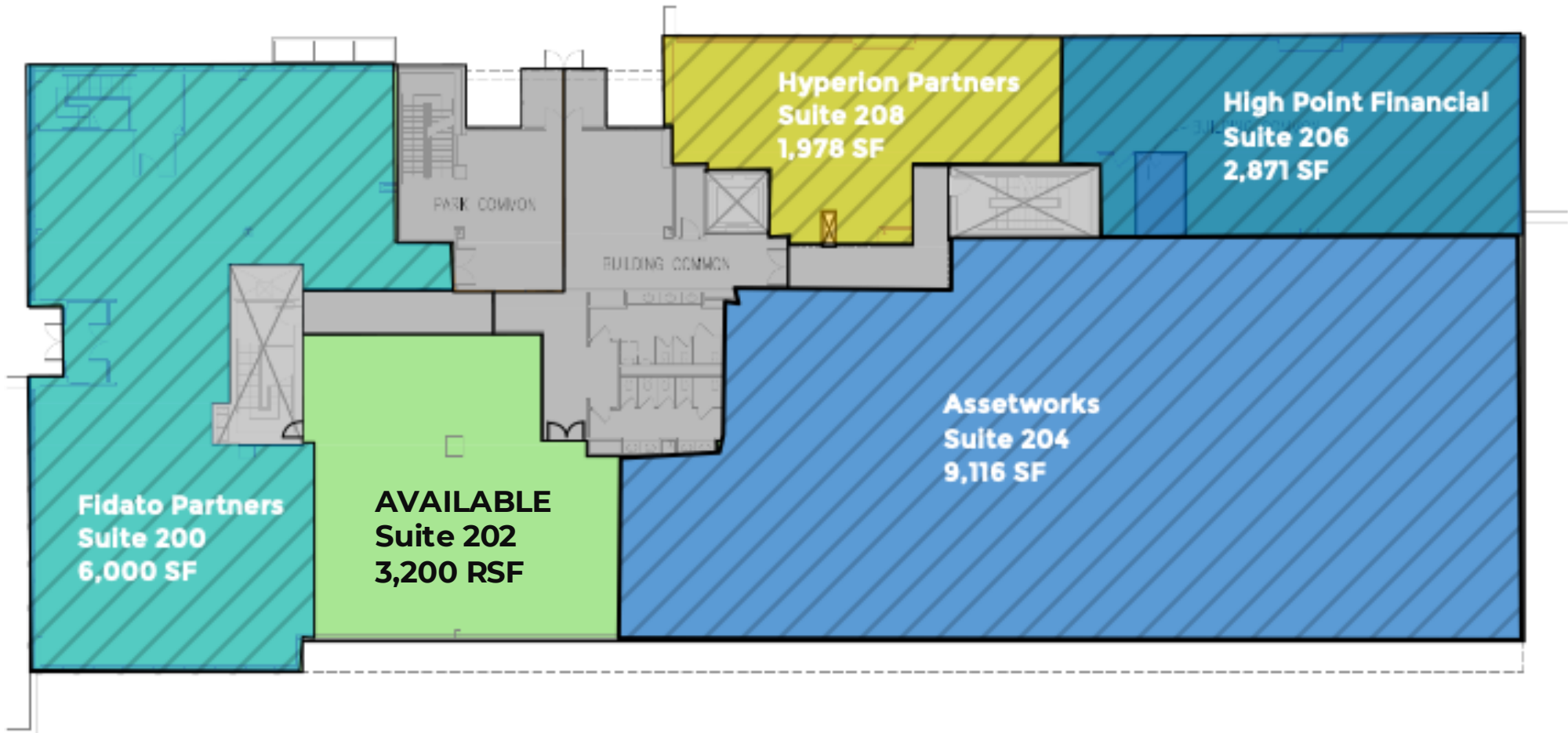
1021

1031

1041

1001 Old Cassatt Rd.

2nd Floor



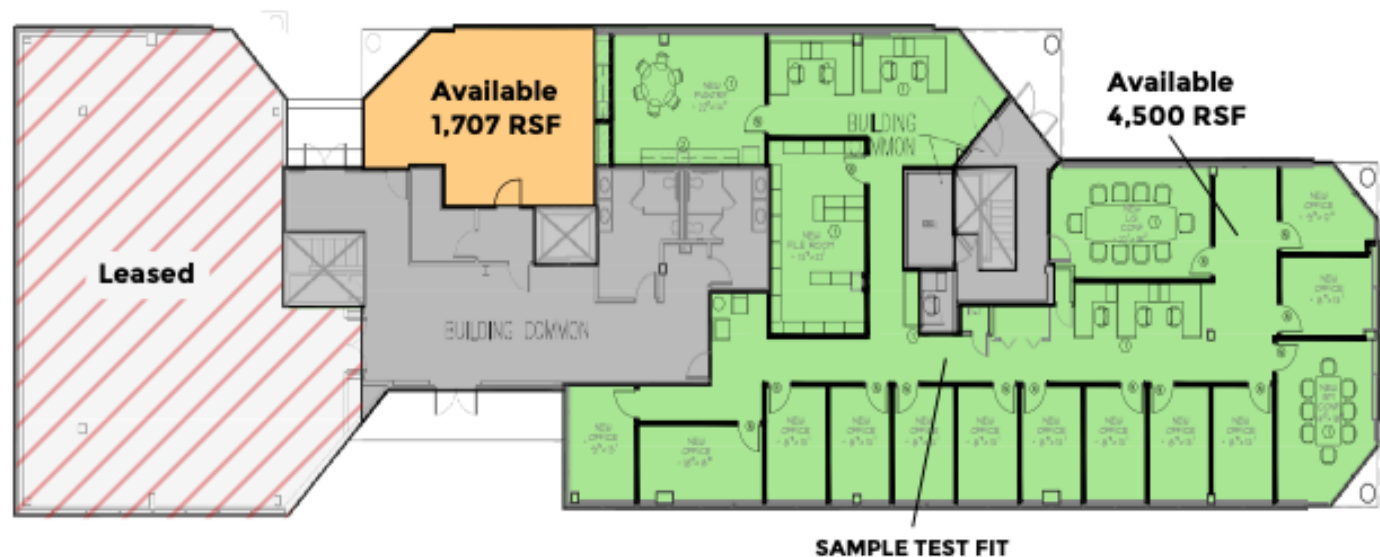
Square footage and configurations are an estimate.

1015 Old Cassatt Rd.

1st Floor: Option 1



1st Floor: Option 2

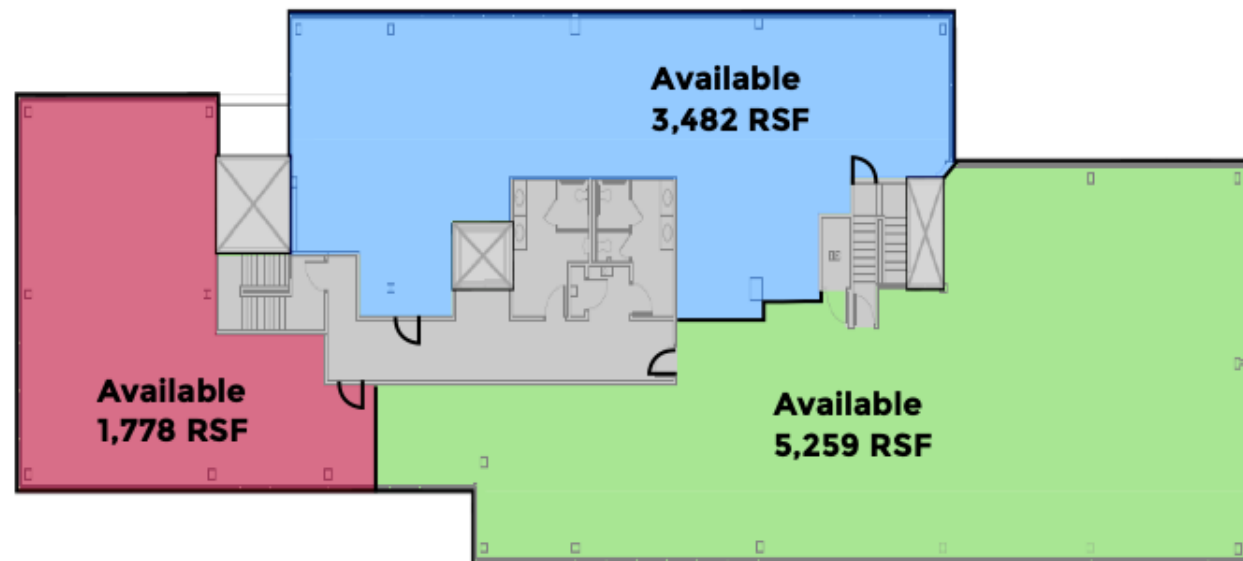


1015 Old Cassatt Rd.

2nd Floor:
Option 1

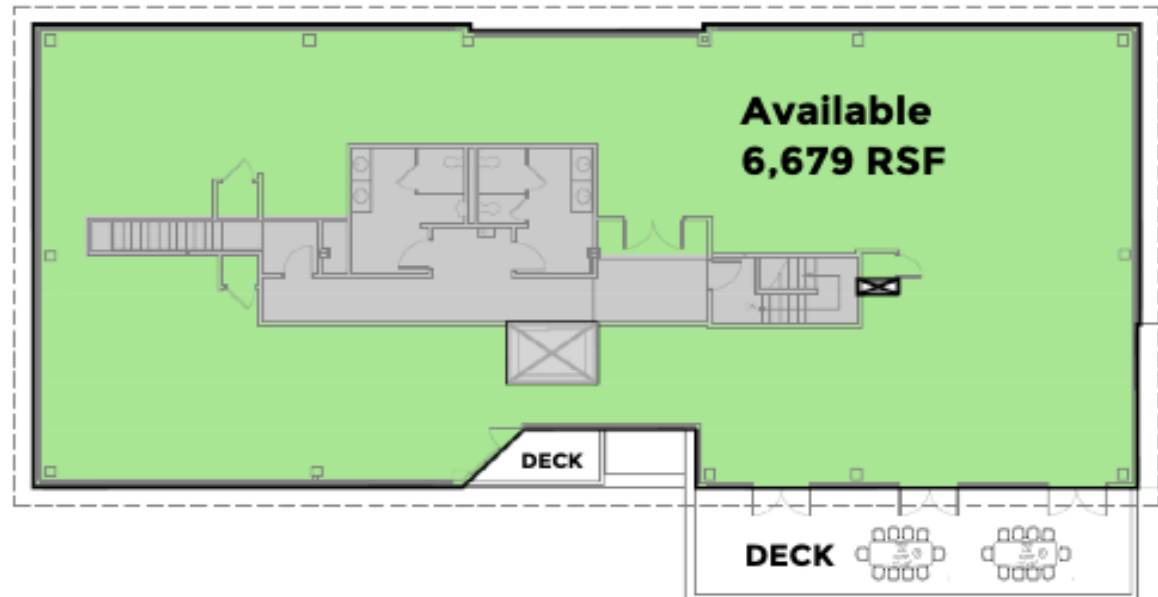


2nd Floor:
Option 2

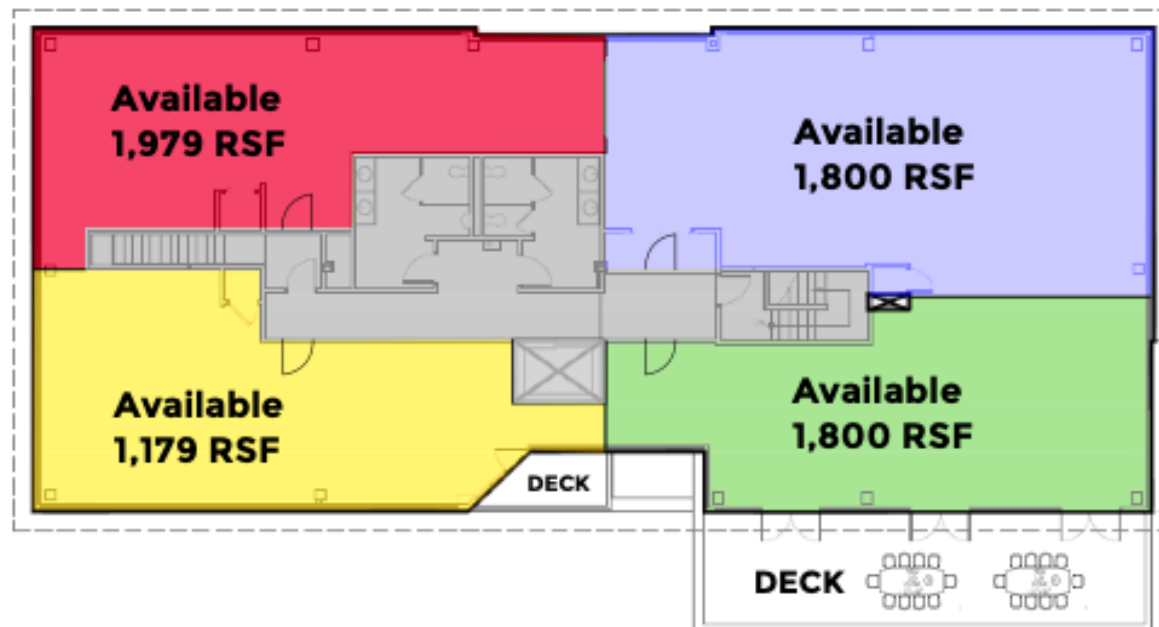


1021 Old Cassatt Rd.

2nd Floor: Option 1

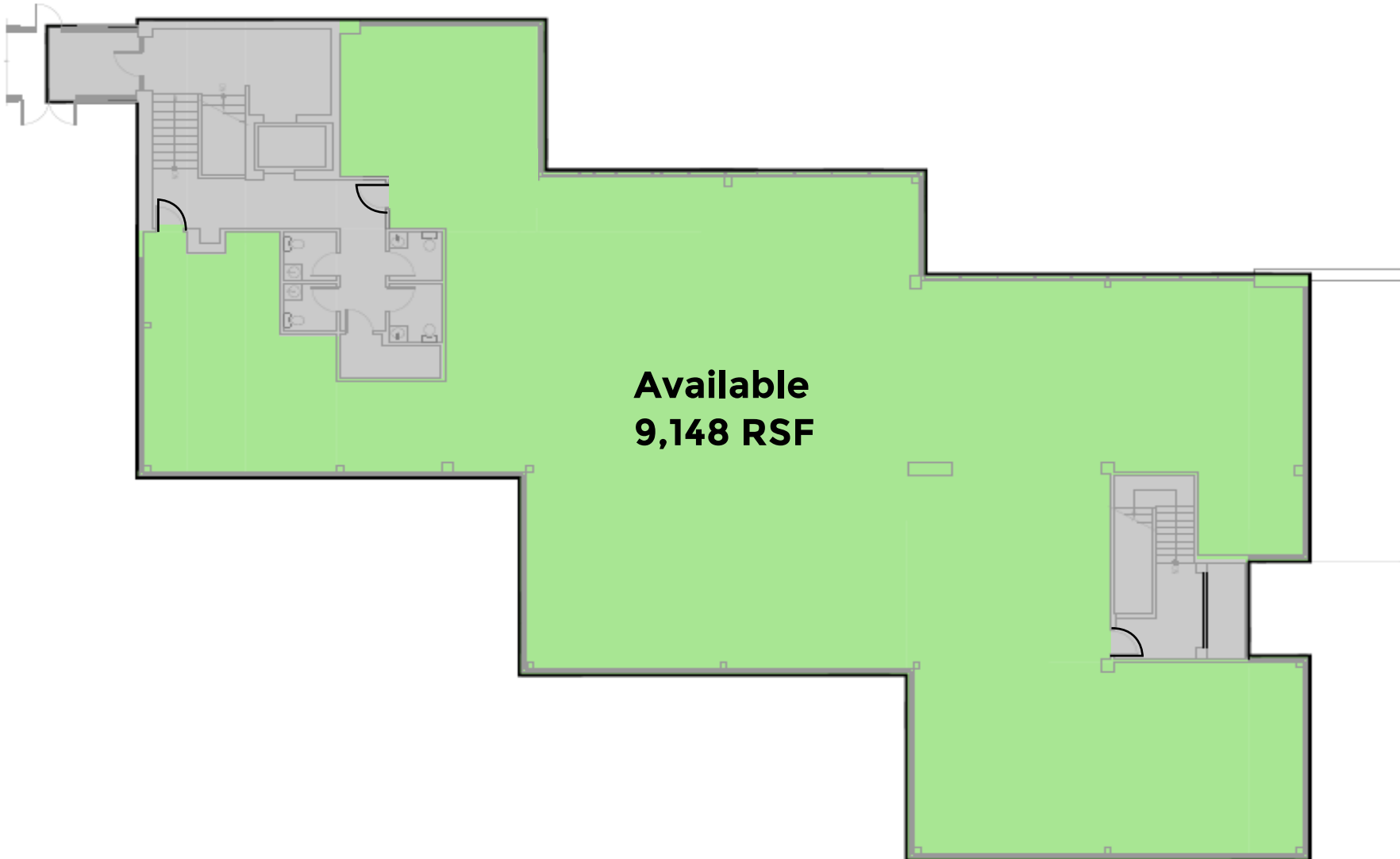


2nd Floor: Option 2



1031 Old Cassatt Rd.

3rd Floor



Square footage and configurations are an estimate.

Call Us

TRIPP TRAYNOR

610-222-5500 x 15

ttraynor@hunterdurant.com

AUSTIN WOLFINGTON

awolfington@hunterdurant.com

TJ DOYLE

tdoyle@hunterdurant.com



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

www.HunterDurant.com