



SWEDSFORD **PARK**



NEWLY REDEVELOPED **253,000 SF OFFICE CAMPUS** · WAYNE, PA

SWEDSFORD**PARK**

Welcome to a dynamic business environment with easy access to an unparalleled selection of restaurants, fitness and shopping options.

PROJECT OVERVIEW

Executive Summary

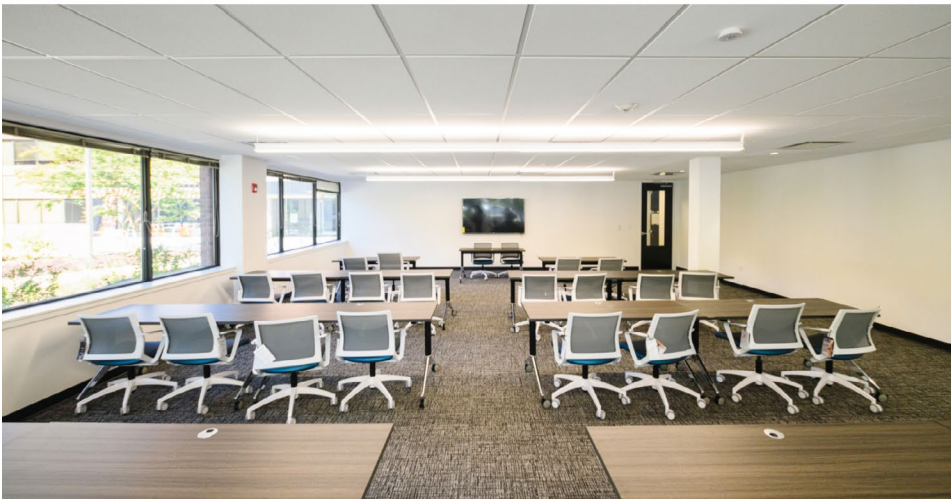
Swedesford Park is a newly redeveloped 253,000 SF office campus located along the highly sought-after Swedesford Road corridor in Wayne, PA. This site is surrounded by unmatched amenities and highway access, including the King of Prussia towncenter that has an unparalleled selection of restaurants, fitness and shopping options.

Swedesford Park offers direct access to I-76, 422 and 202, giving any employer the ability to fill the full spectrum of positions at their company.

Swedesford Park is currently undergoing a full redevelopment that included new facades, lobbies, bathrooms in all buildings, a new café, gym and conference center will be on site as a free amenities to all tenants.



CAMPUS AMENITIES



AMENITIES MAP



- KING OF PRUSSIA TOWN CENTER**
- Wegmans
 - WSFS bank
 - PNC BANK
 - drybar
 - Starbucks
 - DAVOS GALLERIA
 - LA FITNESS
 - MALISE
 - REI COOP
 - Kilwins
 - PEARLE VISION
 - ULTA
 - Habit Burger Grill
 - MISSION BBQ
 - IDEAL IMAGE
 - PALADAR
 - FOGO DE CHÃO BRAZILIAN STEAKHOUSE
 - VITALITY BOWLS
 - xfinity
 - FOUNDING FARMERS
 - hair cutnery
 - NORDSTROM
 - rack
 - BUCK BROS
 - ROAD DINNER
 - Not Not Grill
 - GNC
 - honeygrow

 **Children's Hospital of Philadelphia**

 **SWEDESFORD PARK**

1255
1265
★
1285 1275

LIFE TIME ATHLETIC

COURTYARD Marriott

sonobello

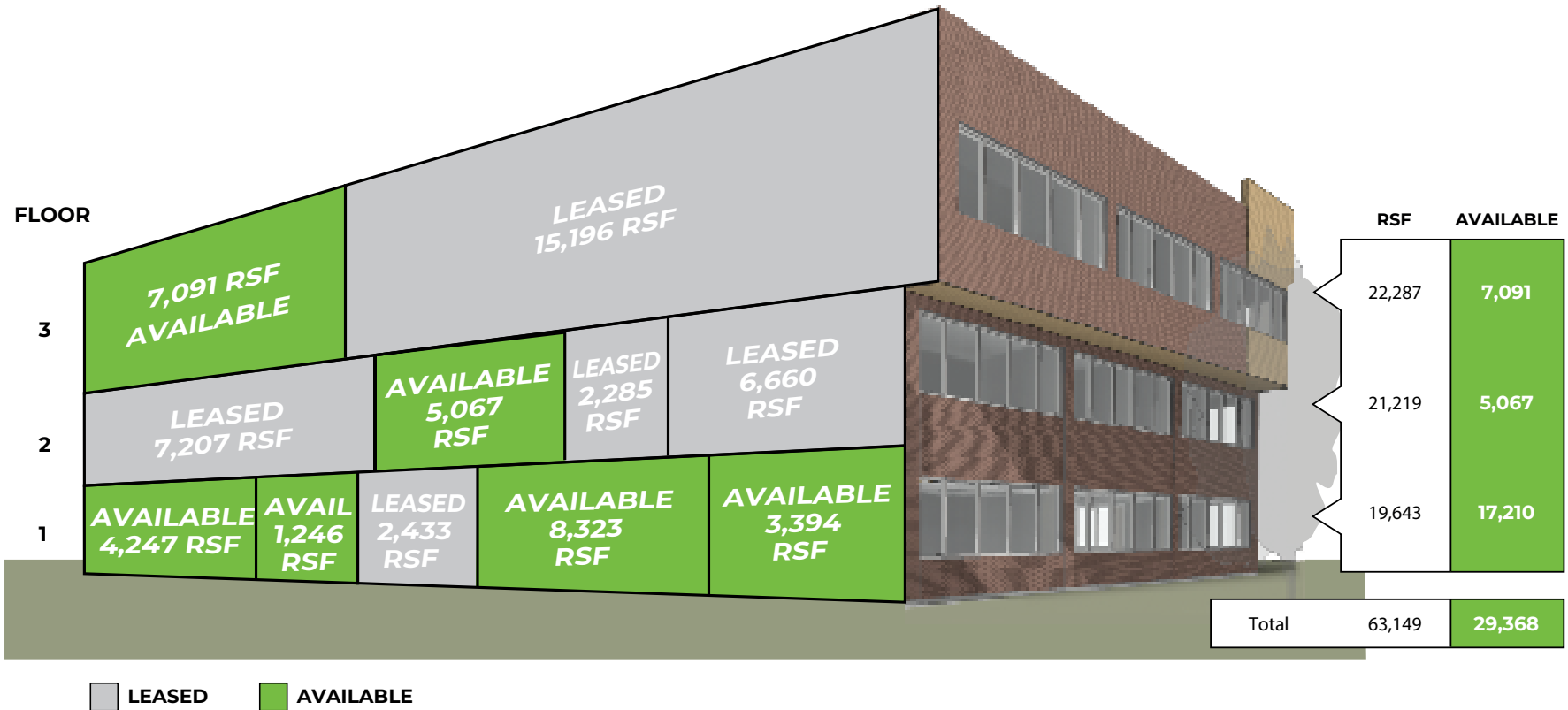
GLENHARDIE COUNTRY CLUB

1275 DRUMMERS LANE



STACKING PLAN

SWEDSFORD PARK – 1275 DRUMMERS LANE



1285 DRUMMERS LANE



STACKING PLAN

SWEDSFORD PARK – 1285 DRUMMERS LANE

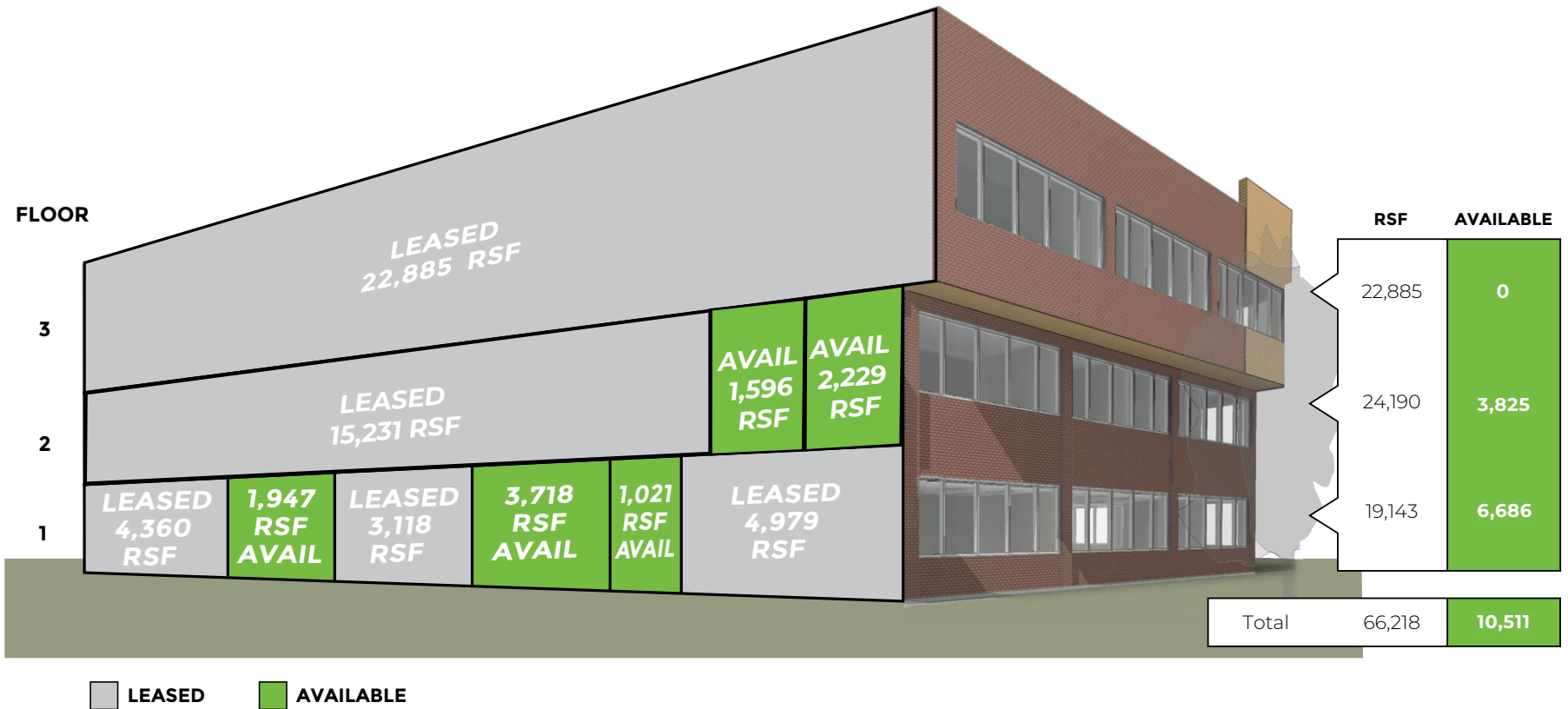


1265 DRUMMERS LANE



STACKING PLAN

SWEDSFORD PARK – 1265 DRUMMERS LANE

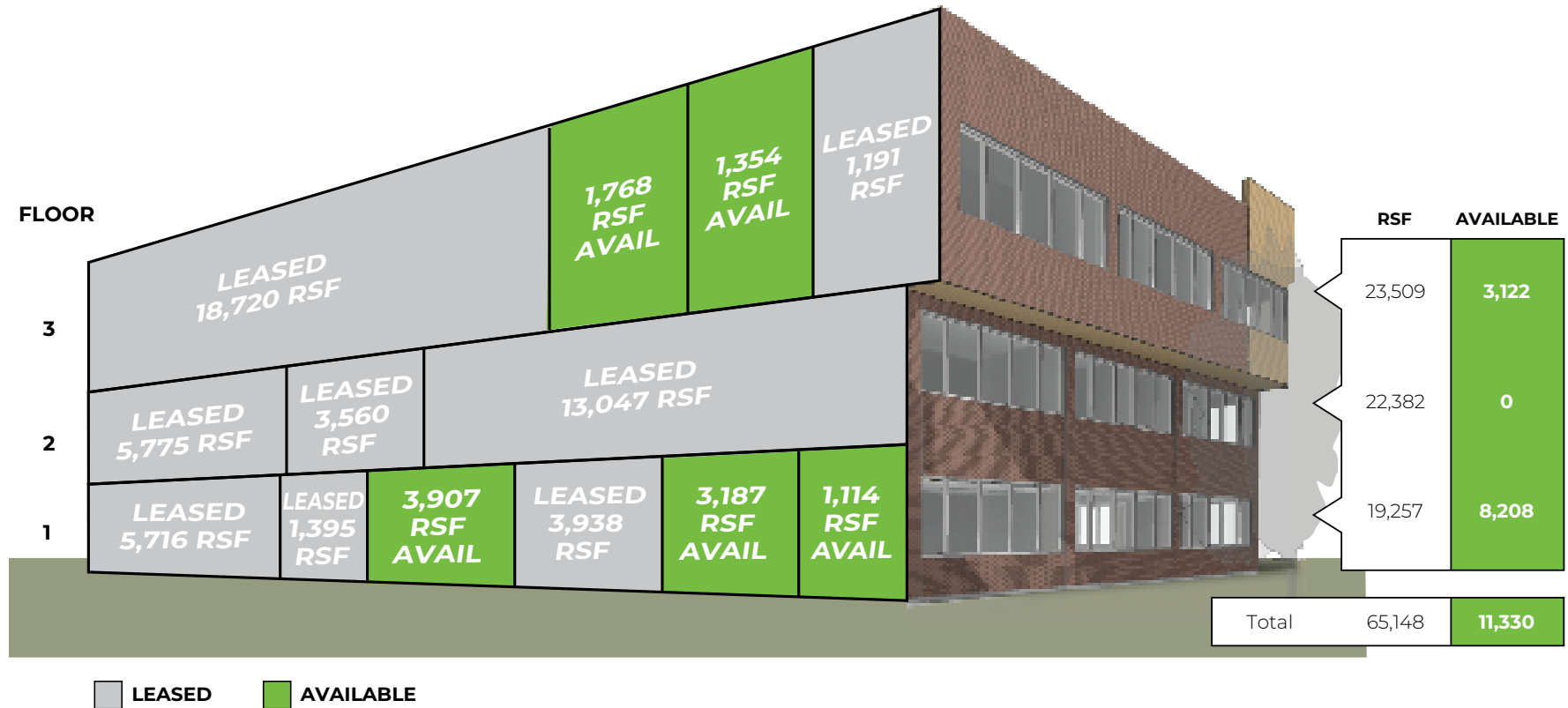


1255 DRUMMERS LANE



STACKING PLAN

SWEDSFORD PARK – 1255 DRUMMERS LANE



MASTER DEVELOPER



The Buccini/Pollin Group, Inc. is a **privately-held, full-service real estate acquisition, development and management company** with offices in Washington, DC, Wilmington, DE, and Philadelphia, PA. Formed in 1993, Buccini/Pollin develops and acquires hotel, office, residential, retail, and parking properties.

Since inception, Buccini/Pollin has acquired or developed real estate assets having a value in excess of \$5.0 billion, including 40+ hotels, 7 million square feet of office and retail space, 10 major residential communities, and multiple entertainment venues, including Talen Energy Stadium, home of the Philadelphia Union Major League Soccer team.

Through a group of affiliated companies, including PM Hotel Group (hotel operating company), BPG|360 (office property management), Virtus Realty Advisors (commercial leasing), BPG Residential Services LLC (residential property management and leasing), Corten Real Estate Partners (investment management), BPG|SPORTS (sports management) and BPGS Construction LLC (construction management), the principals of BPG oversee all aspects of project acquisition, finance, development, construction, leasing, operations, and disposition for its portfolio properties.

The depth of Buccini/Pollin's in-house professional expertise for construction, management, and leasing is integral to the firm's success and its superior investment returns.

LEASING CONTACTS



Brendan Kelley

brendan.kelley@avisonyoung.com

tel +1 215 820 3828

Visit: [avisonyoung.com](https://www.avisonyoung.com)

