



Arrowhead

60,300 SF Life Science/Flex

100 Arrowhead Dr
Exton, PA 19334



6,000
AMPS

 **EAGLEVIEW**SM

ineagleview.com

 **Hankin
Group**



100 Arrowhead

Located in Eagleview, the booming life science cluster in Exton, PA, 100 Arrowhead offers visibility from the Pennsylvania Turnpike, thoughtful design, environmentally friendly operation, and easy access to area amenities including Eagleview Town Center and a plethora of luxury apartments perfect for your workforce.



EAGLEVIEWSM

A Top 10 Life Science Market

Philadelphia stands tall among the top 10 life science markets in the United States, boasting a rich ecosystem that fuels groundbreaking research and medical advancements. Home to 15 major healthcare networks and biopharma giants like AstraZenica, Bristol Myers Squibb, GSK, Johnson & Johnson, and Merck, you're among the best of company.

Eagleview's accessibility and proximity to downtown Philadelphia, the Philadelphia Airport, and the region's life science ecosystem has been a recipe for success for our life science tenants. Eagleview is home to 10 life science companies, including Takeda and West Pharmaceutical.

Location & Access



100 Arrowhead
±60,300 SF Flex/Lab/R&D

Enjoy a short walk to
Town Center



Welcome to

EAGLEVIEWSM

Eagleview is an award-winning planned development nestled on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Here you'll find miles of trails for healthy and active lifestyles, quality housing options, a curated collection of dining experiences, an energetic town square, and a bustling corporate destination.

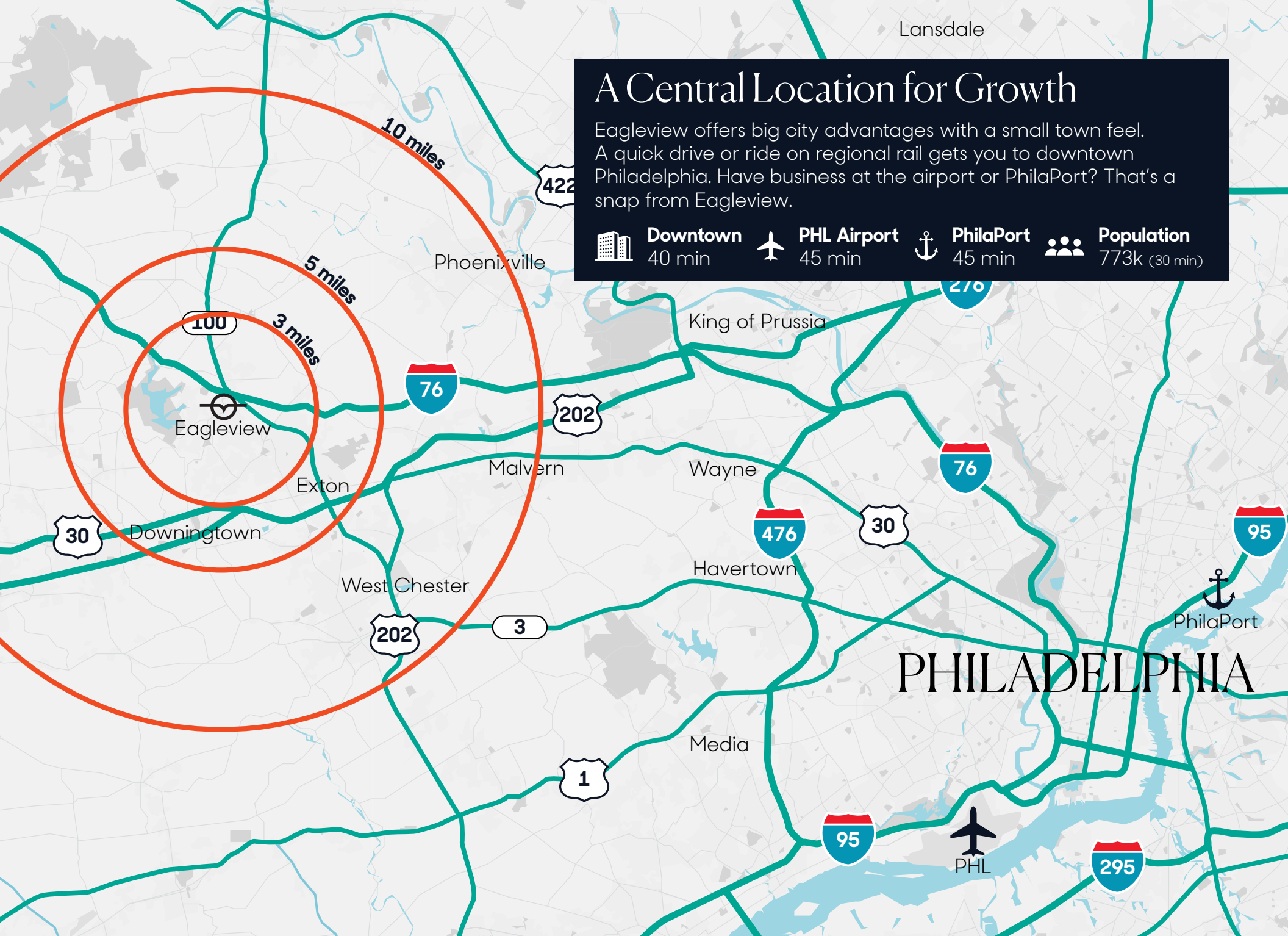


Eagleview Town Center Summer Concert Series

A Central Location for Growth

Eagleview offers big city advantages with a small town feel. A quick drive or ride on regional rail gets you to downtown Philadelphia. Have business at the airport or PhilaPort? That's a snap from Eagleview.

-  **Downtown**
40 min
-  **PHL Airport**
45 min
-  **PhilaPort**
45 min
-  **Population**
773k (30 min)



A desirable place to live

From the Hankin owned, developed, and managed apartment communities within Eagleview, to the single family homes throughout the region, there's no shortage of options for every price point.



Hamilton at Eagleview, one of four apartments communities within Eagleview

Enjoy Good Vibes at Town Center

All roads and trails lead to Eagleview Town Center, a bustling and energetic destination for residents, tenants, and visitors alike. Here you'll break bread with friends and family at an array of unique restaurants, get up and dance to live music, sit back and relax with movies on the lawn, and shop local at our farmers markets.



ALPASTOR

BRICKSIDE GRILLE

BLUEFIN EAGLEVIEW

Persis INDIAN GRILL

goodlife ORGANIC KITCHEN

TWIN VALLEY COFFEE

GOOD GIRLS BAKERY

Rita's



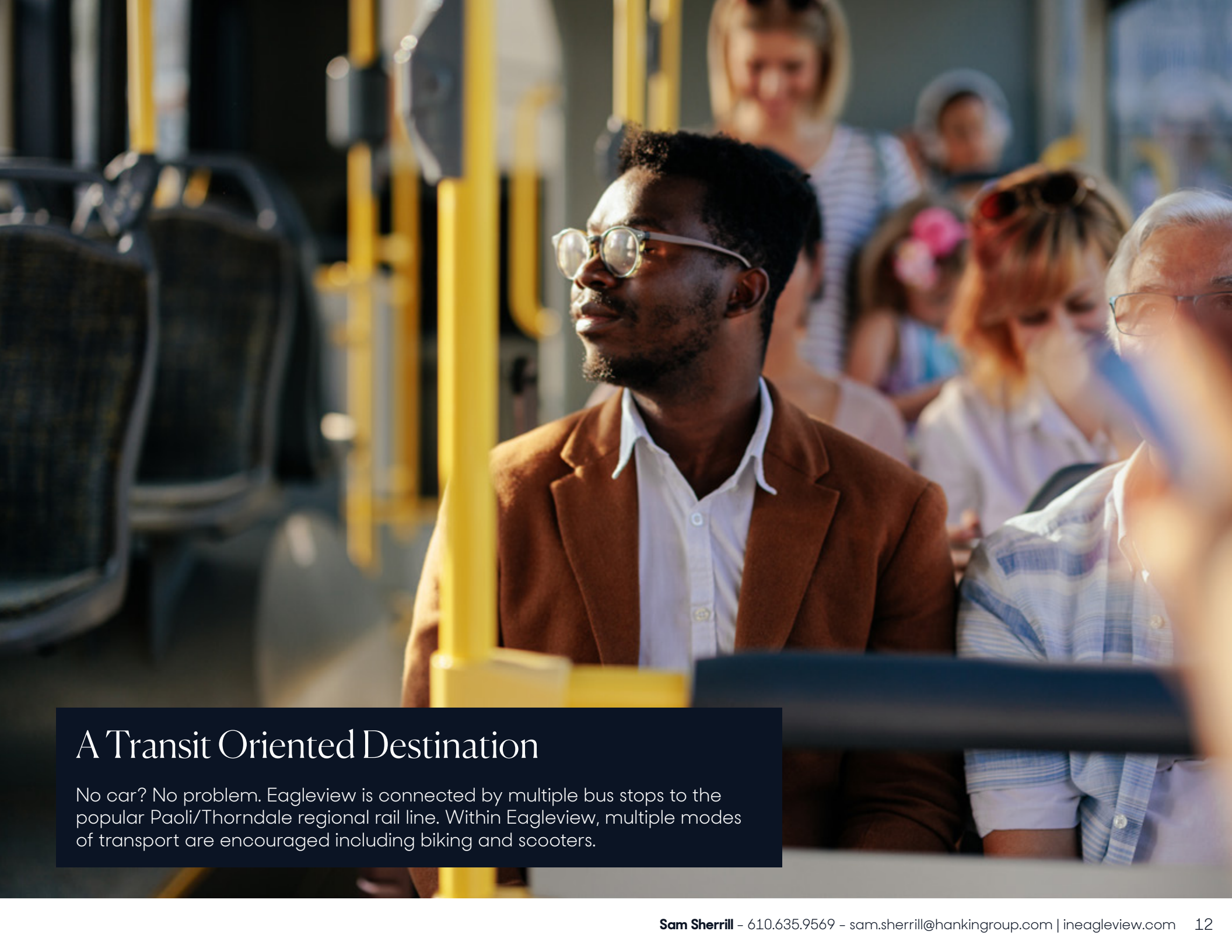
A Highly Amenitized Environment

At Eggleview you have options. From the short walk to Town Center for lunch, the plethora of restaurants and shops within a 5-minute drive, and the two on-site hotels for visiting guests, there's no place quite like Eggleview.



A Walkable Community

At Eagleview you can live, work, and enjoy life without sitting in your car. Here you're connected to Town Center, great homes, and the region's premier apartment communities through 15-miles of interwoven walking paths.



A Transit Oriented Destination

No car? No problem. Eagleview is connected by multiple bus stops to the popular Paoli/Thorndale regional rail line. Within Eagleview, multiple modes of transport are encouraged including biking and scooters.



Attract and Retain Top Talent

With some of the best schools in Pennsylvania located right here in the Downingtown Area School District, your recruitment and retention just got a whole lot easier.

STEM Academy
Ranked

2nd

in Pennsylvania

All High Schools in

TOP
10%

in Pennsylvania

Out of towners welcome

At the entrance to Eagleview you'll find two modern hotels, a Hilton Garden Inn and Marriott Spring Hill Suites ensuring out of town guests can stay close to their destination and at a discounted rate.



About the Developer



**Hankin
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

Community

We show appreciation for the people who occupy and enjoy our spaces.



Ready to upgrade your work environment?



We're here to help.



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Director of Leasing

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Properties**



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SUBURBAN

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