



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



1001

Bldg Size: 57,845 SF
For Lease: 1,707-6,207 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

1031

1021

1015

1001

1041

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

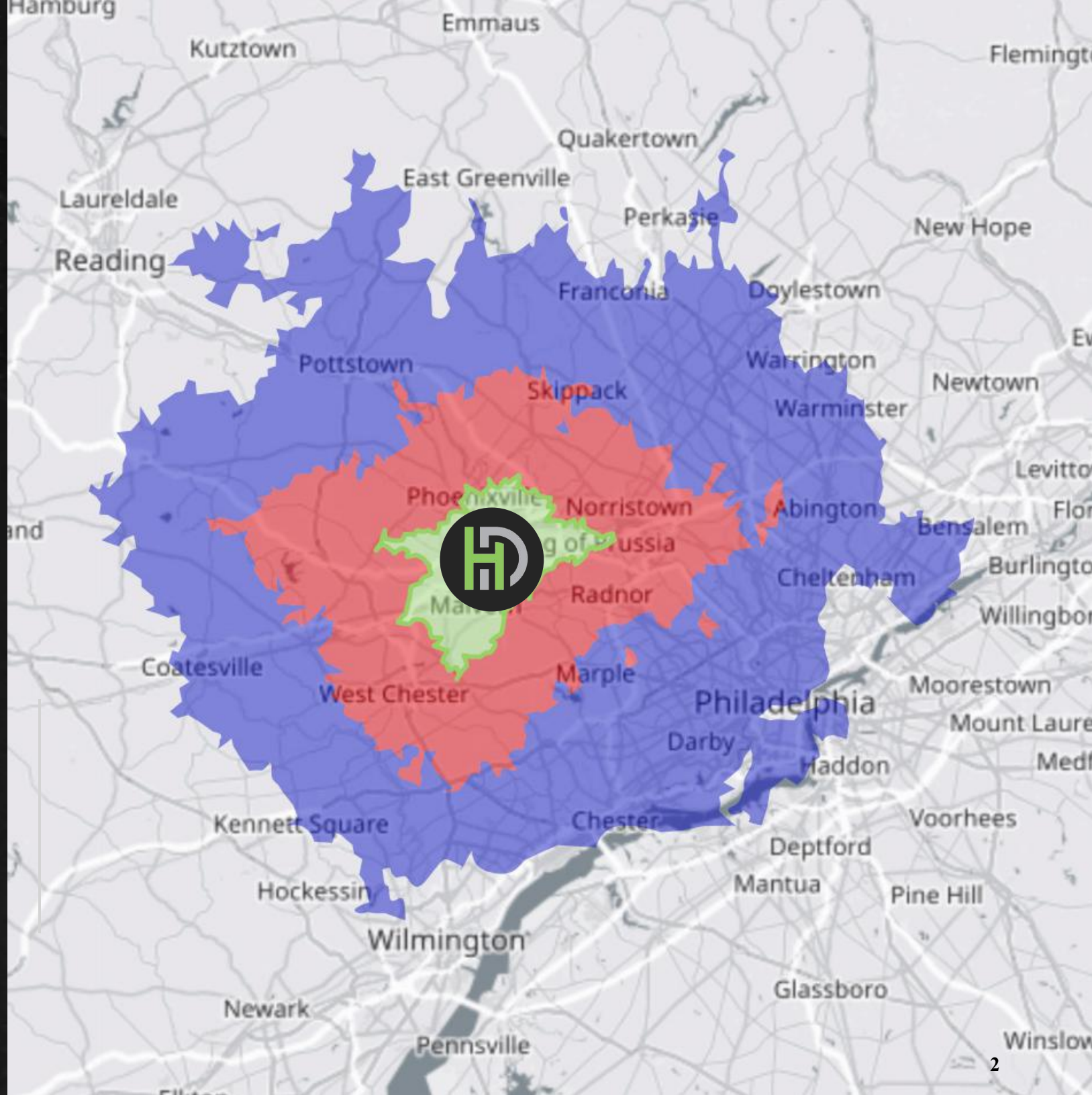
- Conshohocken 17 min
- Phoenixville 18 min
- West Chester 27 min

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

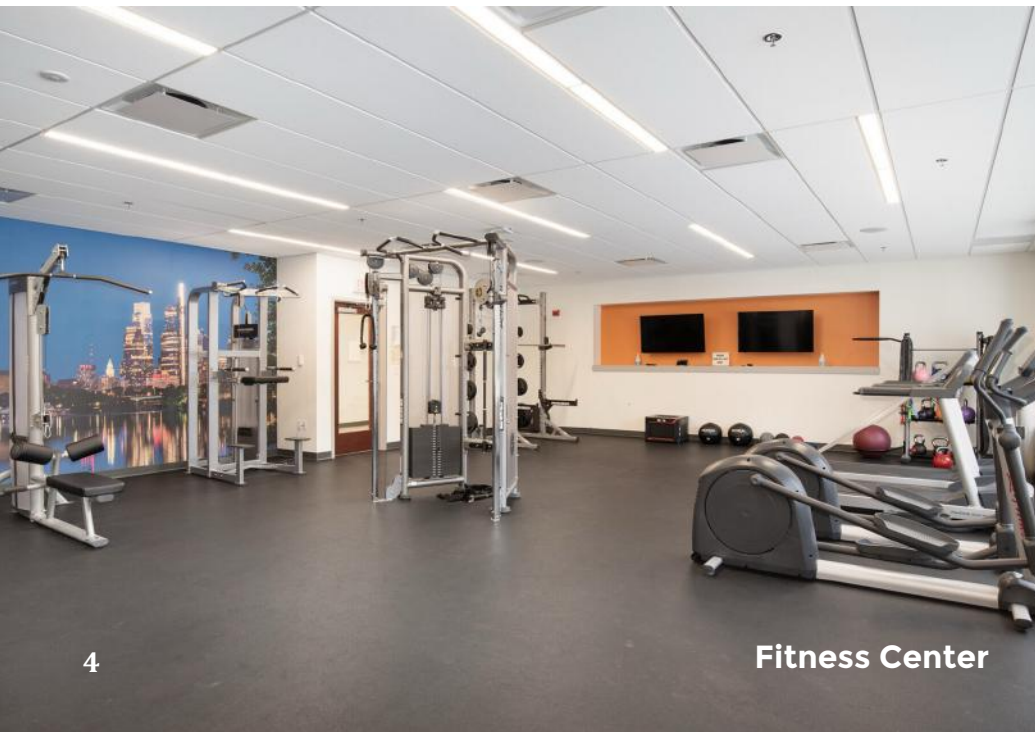
CASSATT SQUARE



Café & Lounge with Grab & Go Market



Conference Room



Fitness Center



Common Area

Availabilities

1001 Old Cassatt Rd.

2nd Floor: 3,644 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

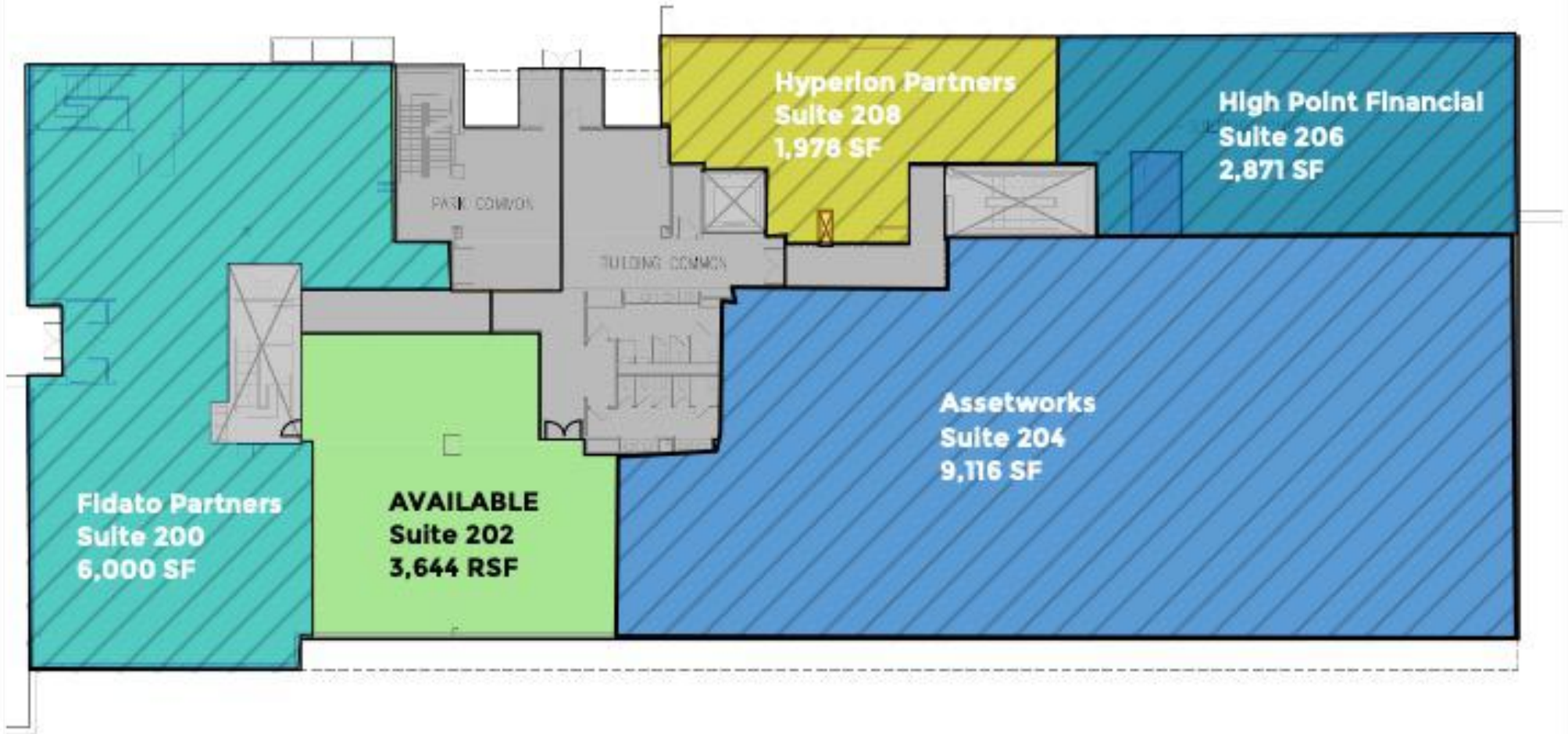
Walkable Baseball Fields
& Tennis Courts



- 1001** Bldg Size: 57,845 SF
For Lease: 1,707-6,207 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 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

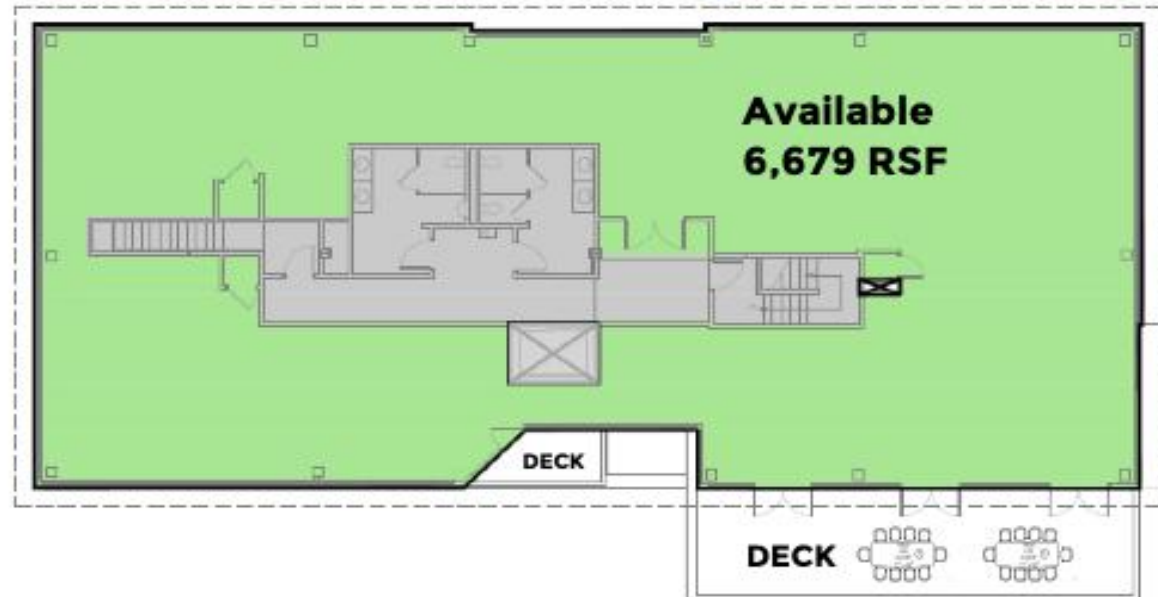


2nd Floor: Option 2

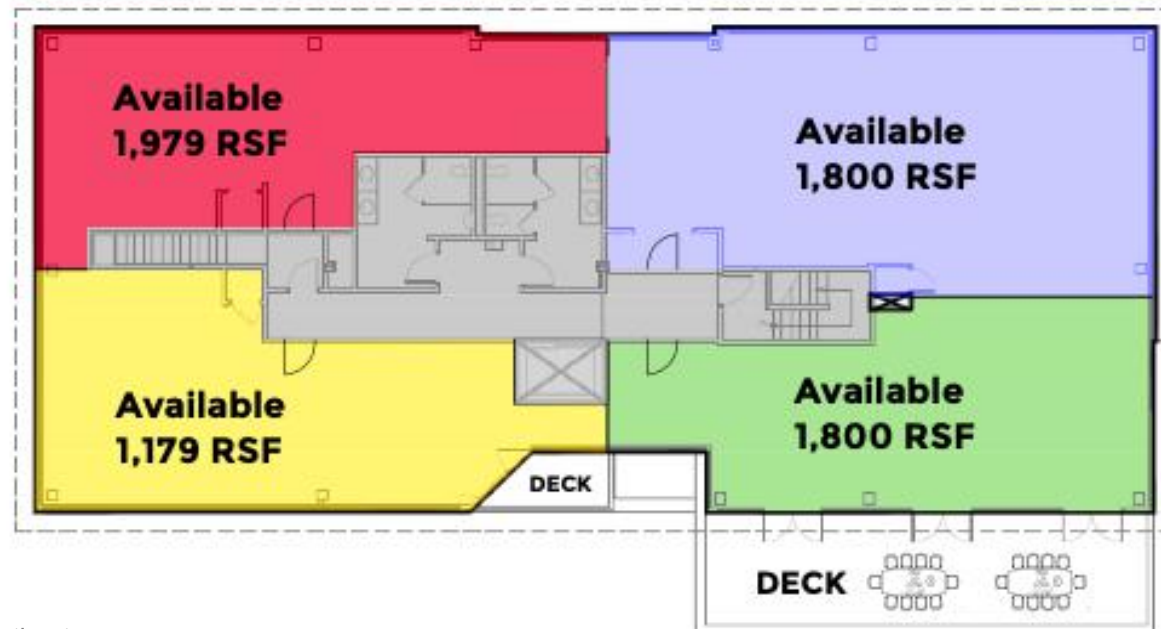


1021 Old Cassatt Rd.

2nd Floor: Option 1

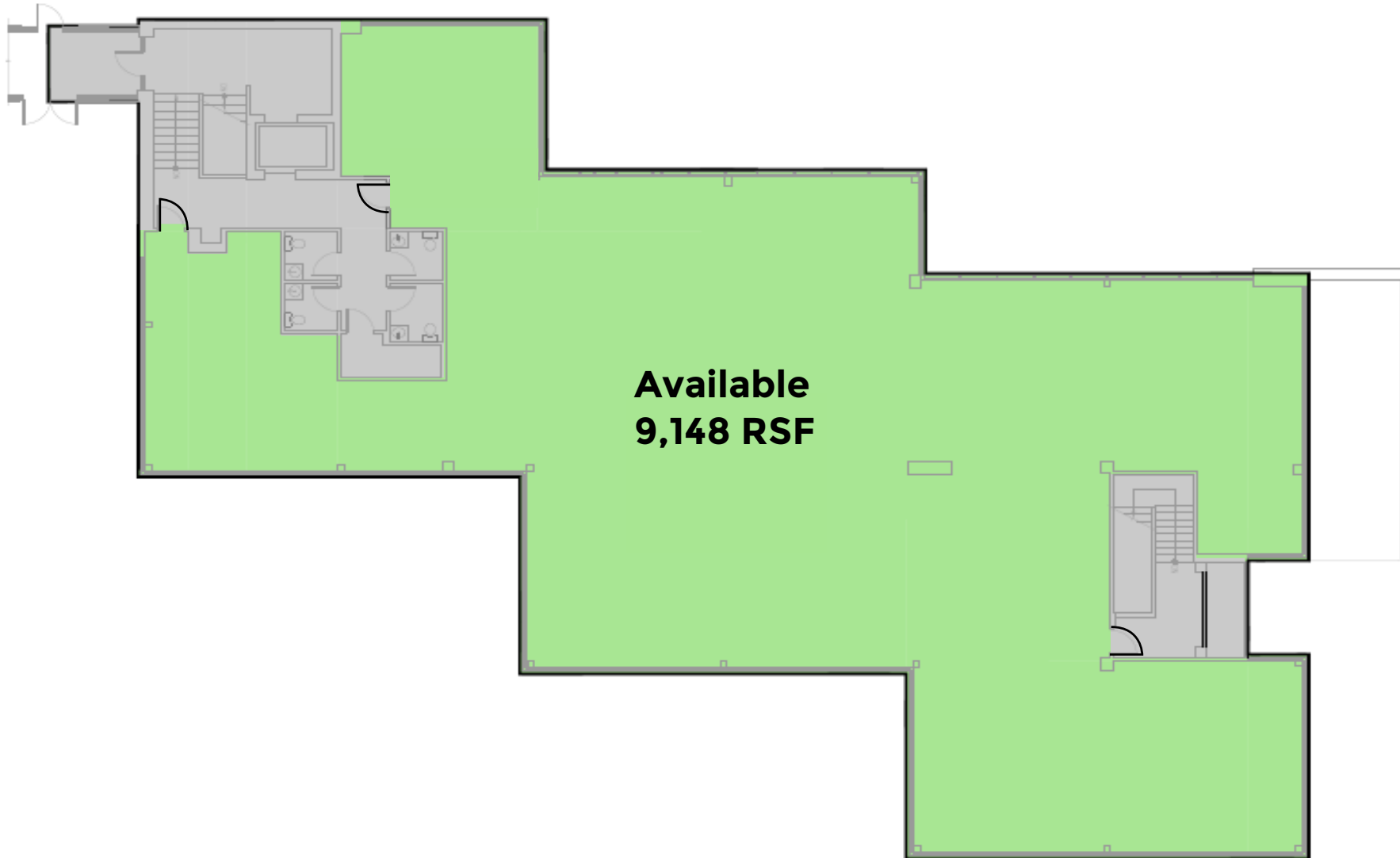


2nd Floor: Option 2



1031 Old Cassatt Rd.

3rd Floor



Square footage and configurations are an estimate.

Call Us

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