

22,400 SF OF FLEX SPACE



AVAILABLE AT OAKLANDS

440 CREAMERY WAY, EXTON, PA

PROVEN OWNERSHIP



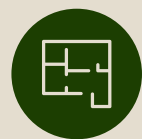
Griffith Properties, L.L.C. is a women-owned real estate investment firm that invests in core-plus and value-added office, industrial, R&D and life science assets located in the Boston to Washington DC corridor. Through four GP Funds and a separate account relationship with a major Public Pension Fund, Griffith Properties has acquired \$840 million of assets consisting of 32 office and industrial buildings, totaling 4.2 million square feet in the Greater Boston, Baltimore and Washington DC markets. Griffith has a history of success in the life science space, most notably in Waltham, MA at 266 & 275 Second Avenue and in Lexington, MA at 20 Maguire Road.



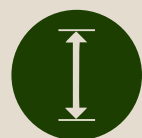
DRA Advisors L.L.C. is a New York-based registered investment advisor specializing in real estate investment management services for institutional and private investors, including pension funds, university endowments, sovereign wealth funds, foundations, and insurance companies. Since DRA was founded in 1986, the firm has acquired over \$33 billion of real estate, including 79 million square feet of industrial, 59 million square feet of office, 82 million square feet of retail and 74,000 multifamily units. Currently, DRA has \$11.0 billion in gross assets under management.

CAMPUS AVAILABILITY OVERVIEW

440 CREAMERY WAY



57,218 SF BUILDING
22,400 SF AVAILABLE



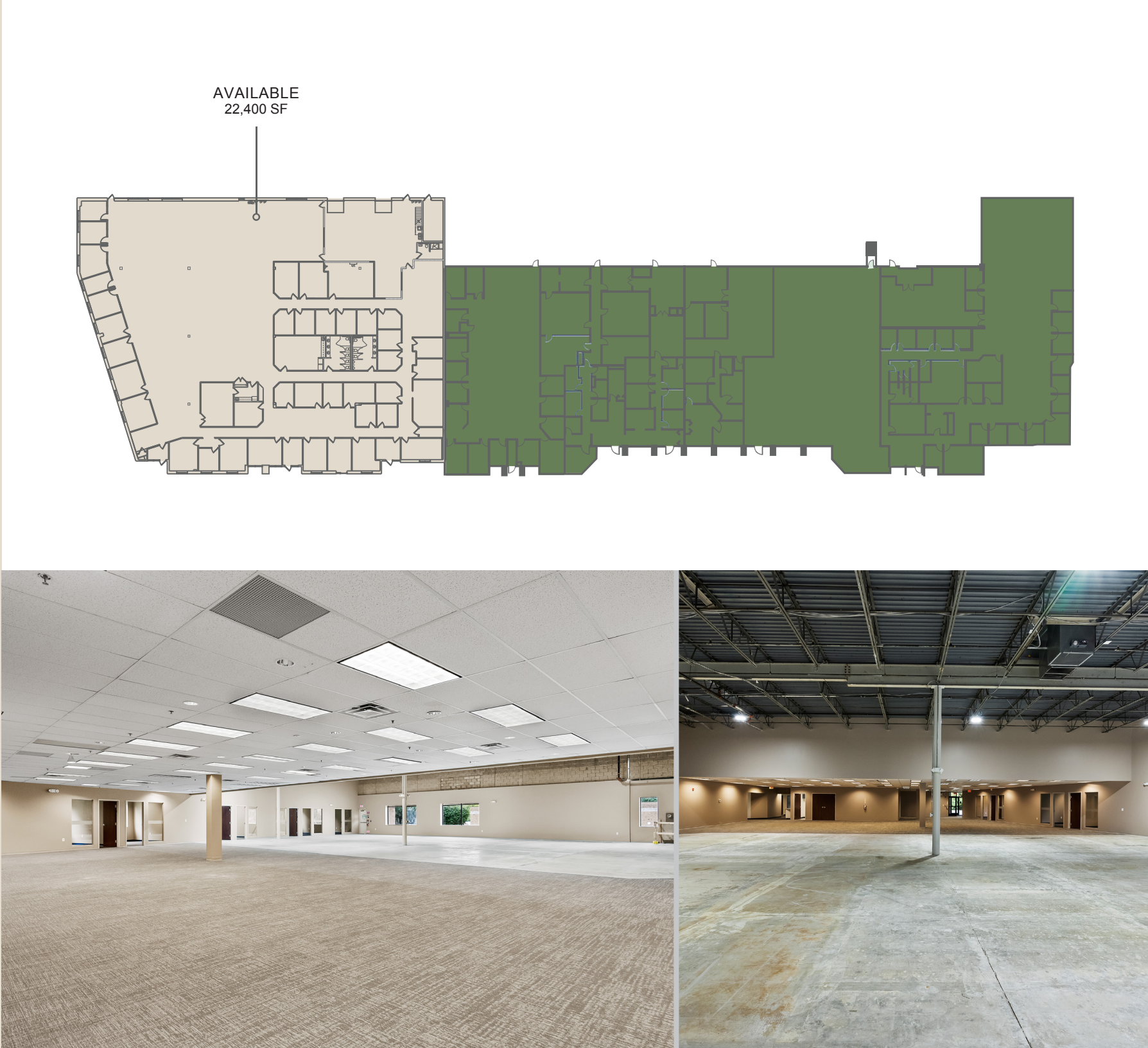
CLEAR HEIGHT
WAREHOUSE: 16'11"
OFFICE: 9'



36'X36' COLUMN SPACING



2 DRIVE-IN DOORS



REGIONAL ACCESS



±1.5 MILES



±4.5 MILES



±4.5 MILES



±19.5 MILES



±16 MILES



±23 MILES



PREMIER AMENITIES & ACCESS

DINING

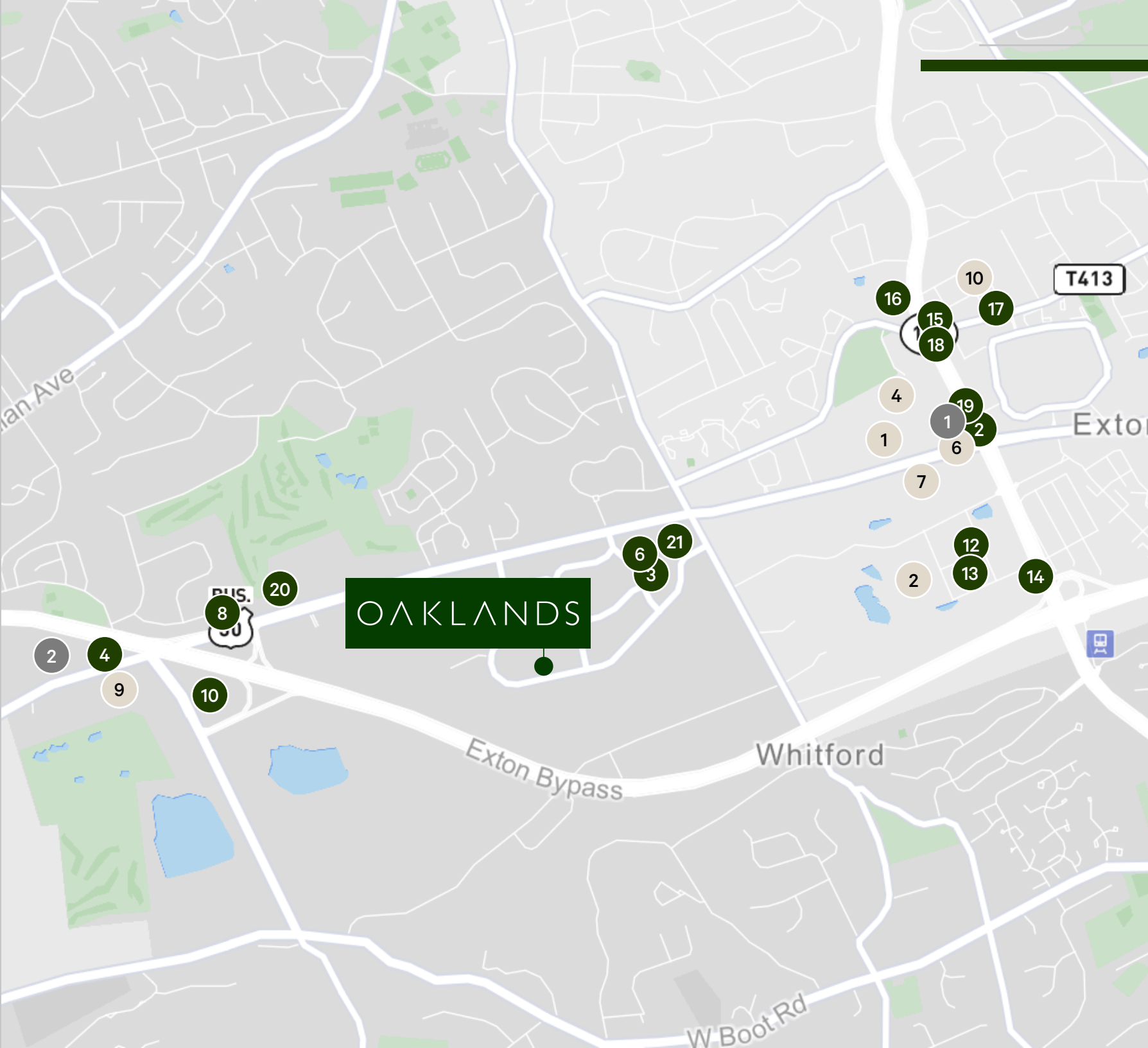
- 1 Anthony's Coal Fired Pizza
- 2 Dunkin Donuts
- 3 Zoup! Fresh Soup Co
- 4 Wawa Food Market
- 5 California Tortilla
- 6 Bonefish Grill
- 7 Cracker Barrel
- 8 Texas Roadhouse
- 9 Buffalo Wild Wings
- 10 Olive Garden
- 11 Saladworks
- 12 World Of Beer
- 13 Buca Di Beppo
- 14 Longhorn Steakhouse
- 15 ChopHouse Grill
- 16 McDonald's
- 17 Panera
- 18 Chipotle
- 19 The Pour House
- 20 Cracker Barrel
- 21 Nudy's Cafe

SHOPPING

- 1 Kohl's
- 2 Walmart
- 3 Big Lots
- 4 Gabe's
- 5 Bj's Wholesale
- 6 Cvs
- 7 Aldi
- 8 Wegmans
- 9 Five Below

LODGING

- 1 Holiday Inn Express
- 2 Home2 Suites



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