



665 Stockton | Reimagined

±22,000 SF Flex-Office and Retail

665 Stockton Drive

Exton, PA 19334



2,400
AMPS

 **EAGLEVIEW™**

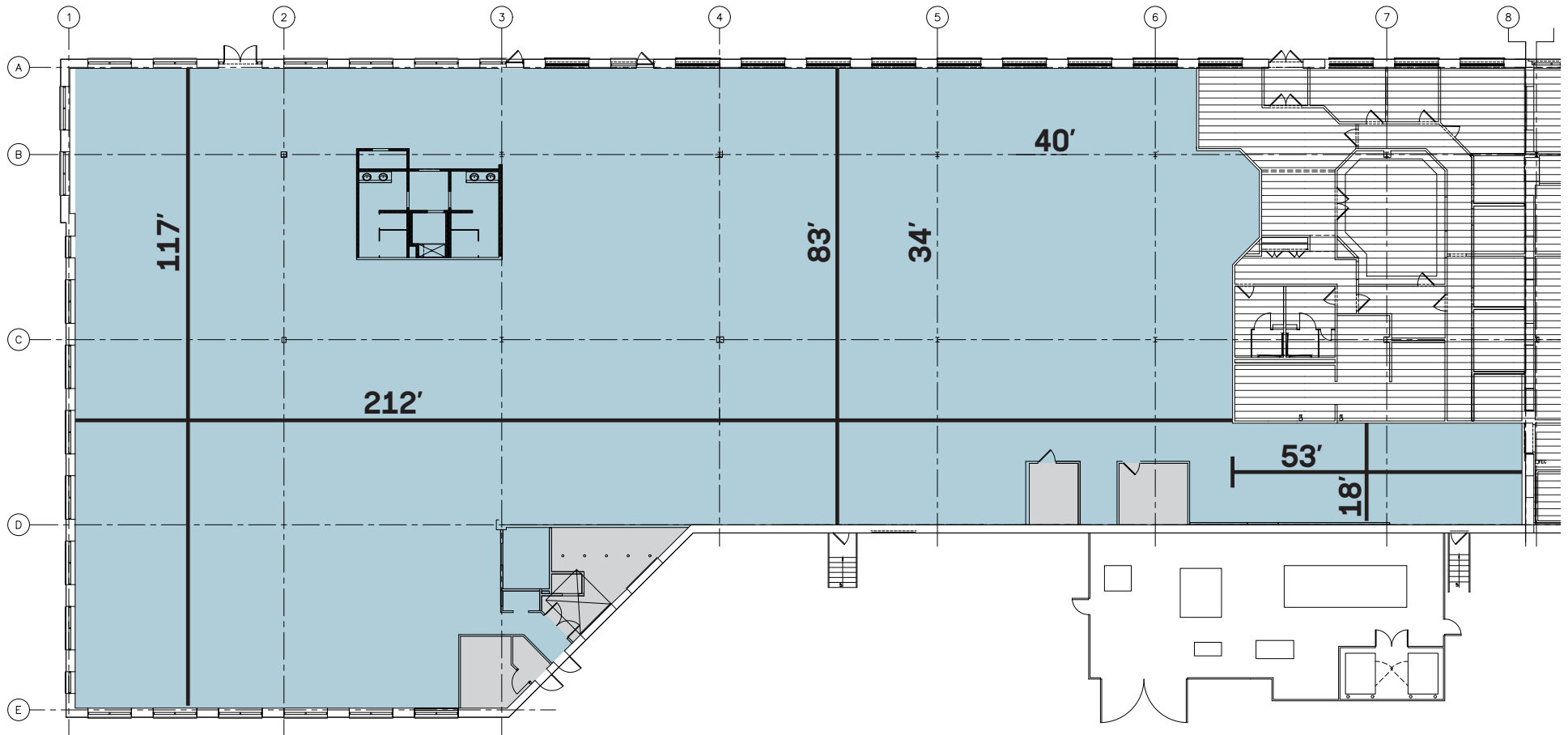


hankingroup.com



665 Stockton Drive

Located in Eagleview, a walkable, master-planned and sustainability minded master planned community in Exton, PA. 665 Stockton Re-Imagined is an exciting opportunity to at the heart of this vibrant community. From here you are only steps from Eagleview Town Center where you'll enjoy restaurants, services, ACAC Fitness, and Kimberton Whole Foods.



Property Overview

Square Feet ±35,000 SF

Clear Height 20'

Column Spacing 45'-4" x 41'

Dimensions 140' x 250'

Office Space To Tenant Spec

Lighting To Tenant Spec

Sprinkler NFPA 13 & 231C CMSA Wet Sprinkler System

Power 277/480V 3 Phase 600 AMP Electric service with required main switchgear

Dock Doors & Ramps 4 dock doors & 10 knockout panels for expansion

Car Parking 159 spaces (1.8:1,000 SF)

Township Uwholan

Zoning Industrial-Commercial

Parking

159 Parking Spaces

665 Stockton

Stockton Drive

Access

← TO READING

PENNSYLVANIA TURNPIKE



PENNSYLVANIA

Hilton Garden Inn

SPRINGHILL SUITE
MARRIOTT

ROUTE 100

100

CONSTITUTION DR

EAGLEVIEW BLVD

STOCKTON DRIVE

PENNSYLVANIA DRIVE

EAGLEVIEW BLVD



665 Stockton

Enjoy a 4-minute walk to Town Center

EAGLEVIEW
TOWN CENTER
EXTON, PA

RICE BLVD

WHARTON BLVD

SHOPS ON WHARTON

WHARTON

CRICKET

WHARTON BLVD

VINEYARD LANE

EDINBURGH DRIVE

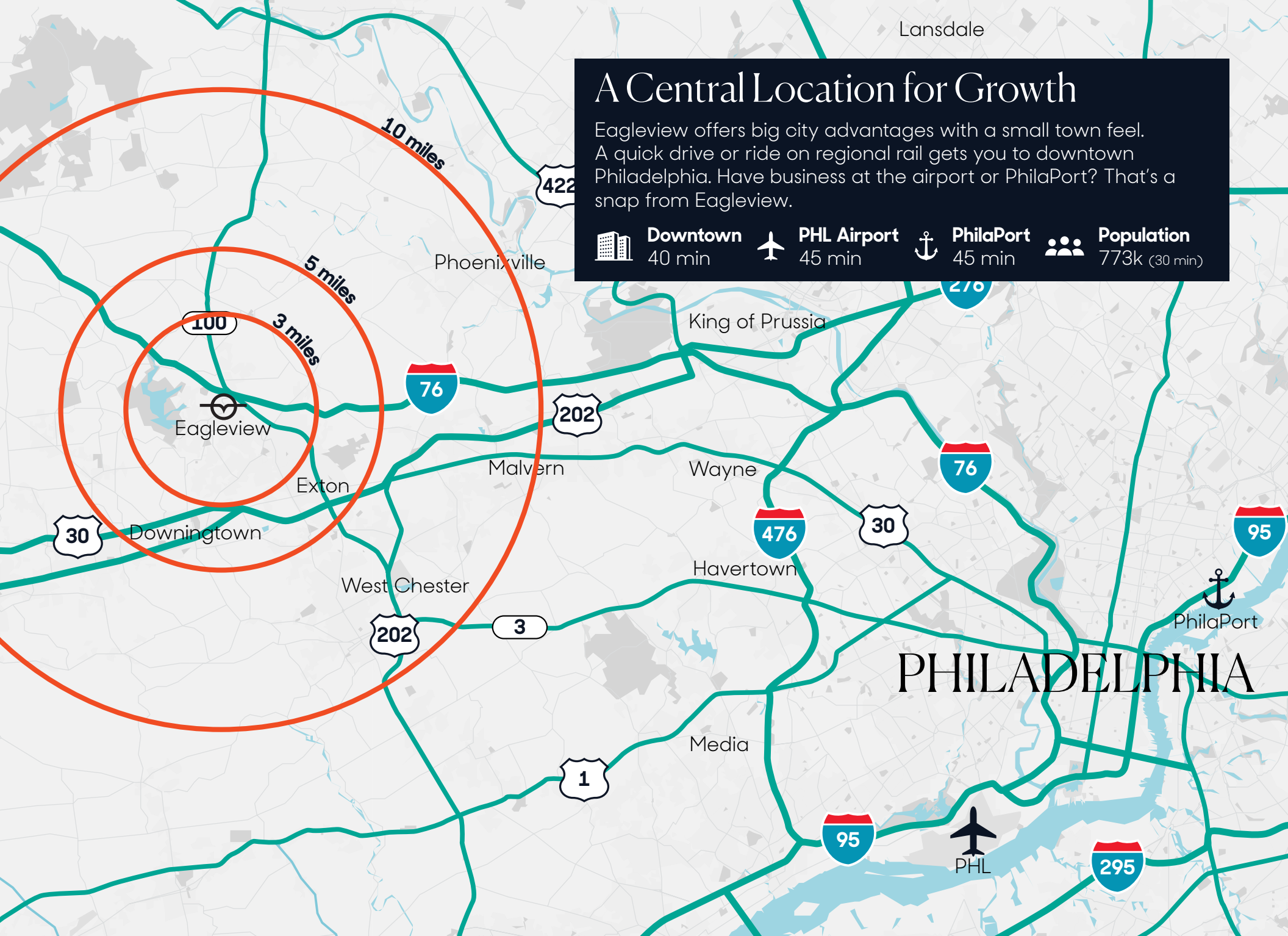
HIDDEN FAIR

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.

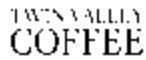


Hamilton at Eagleview, one of four apartments
communities within Eagleview

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





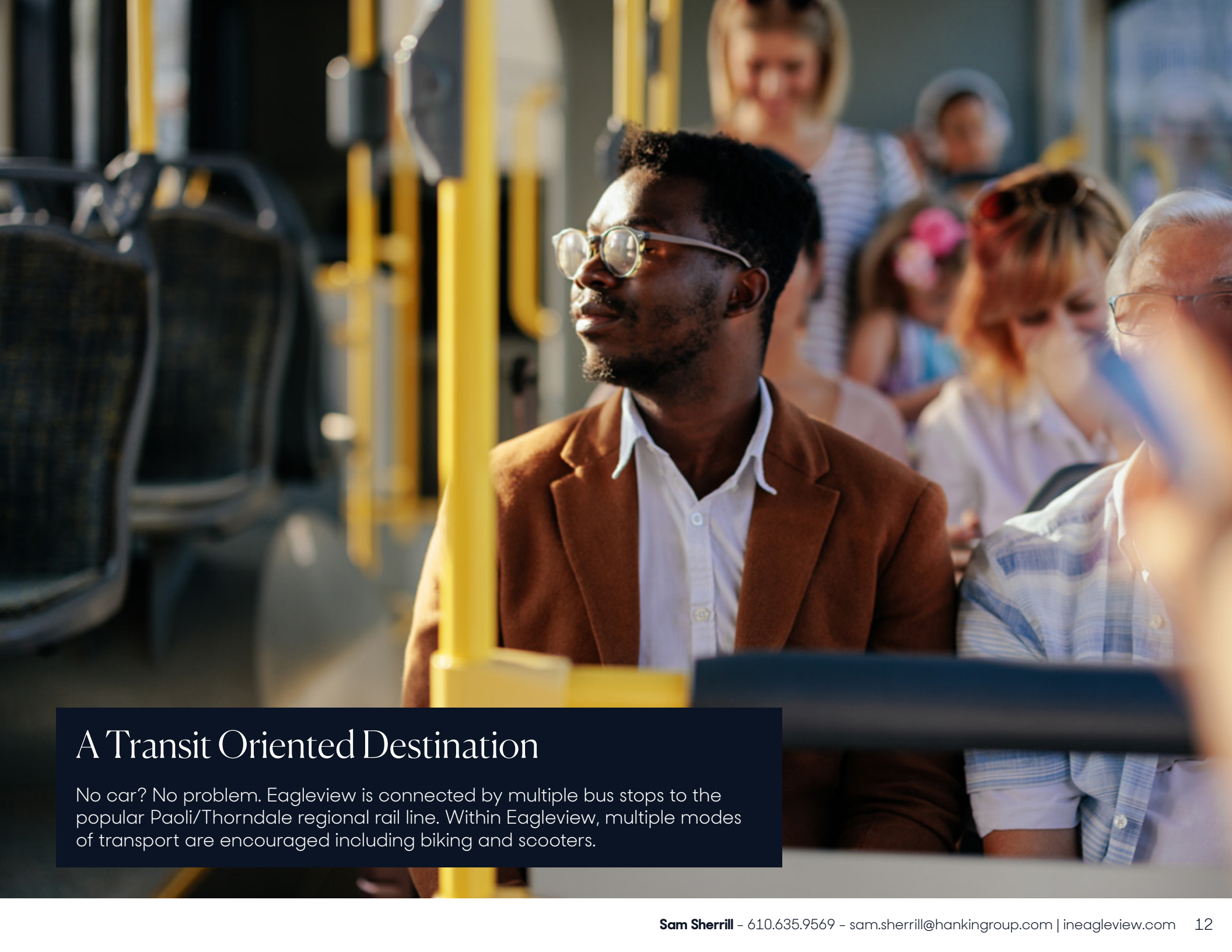
A Highly Amenitized Environment

At Eagleview 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 Eagleview.

A group of seven people are jogging along a paved path that curves through a lush green landscape. In the background, there is a wooden gazebo and a modern building partially obscured by trees. The sky is blue with scattered white clouds.

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 photograph of a diverse group of people sitting on a bus. In the foreground, a Black man with glasses and a brown blazer looks out the window. Next to him, an older white man with glasses is partially visible. In the background, a woman with red hair and sunglasses on her head is looking down. The bus interior features yellow handrails and black seats.

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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**View Eagleview
Properties**



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ineagleview.com

