



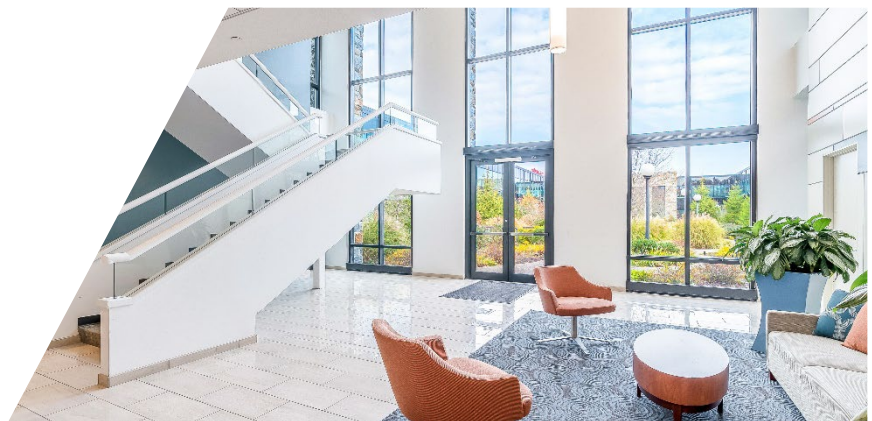
CUSHMAN & WAKEFIELD

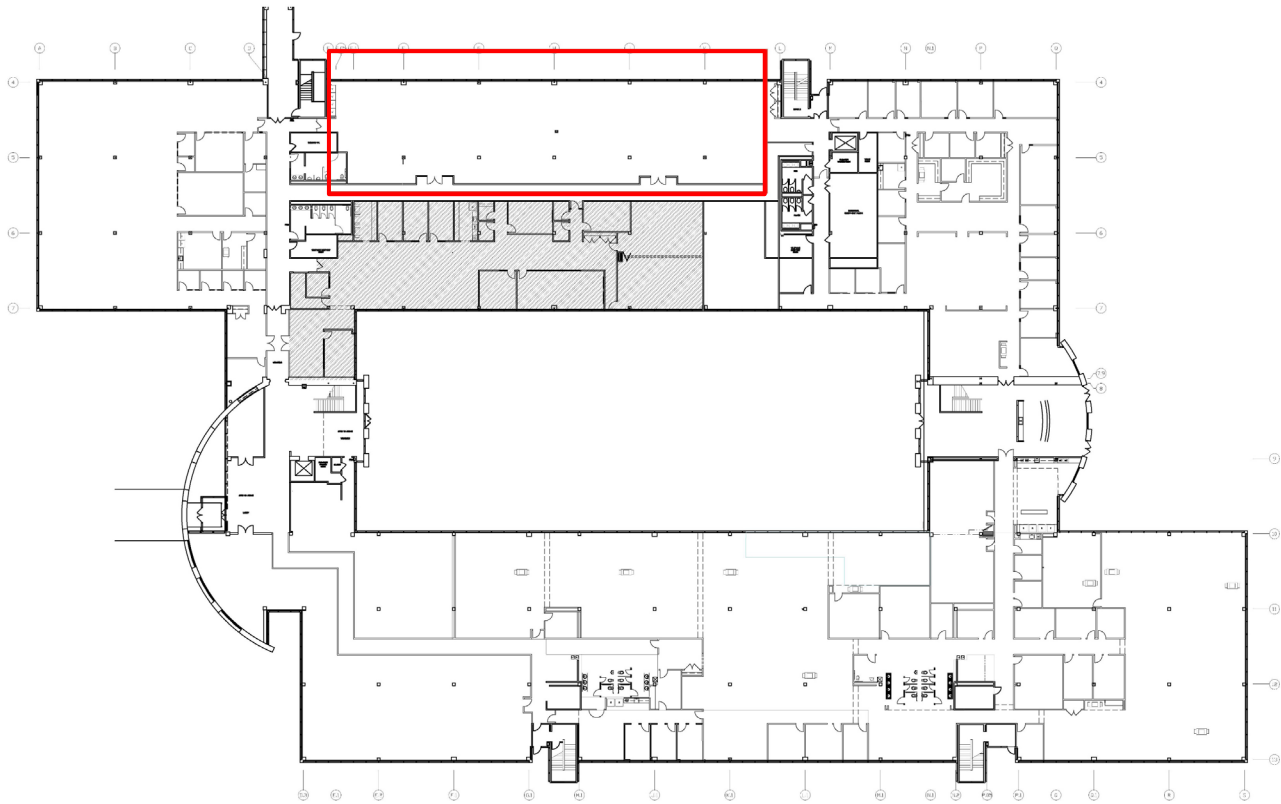


±9,464 SF FOR LEASE

3803 WEST CHESTER PIKE

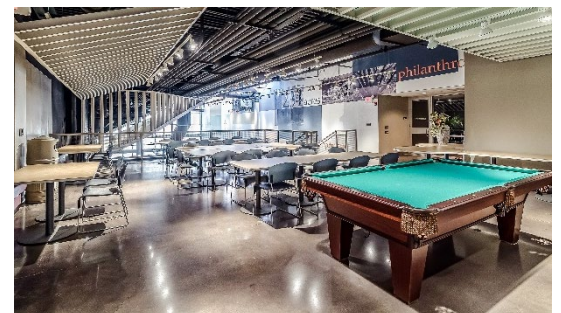
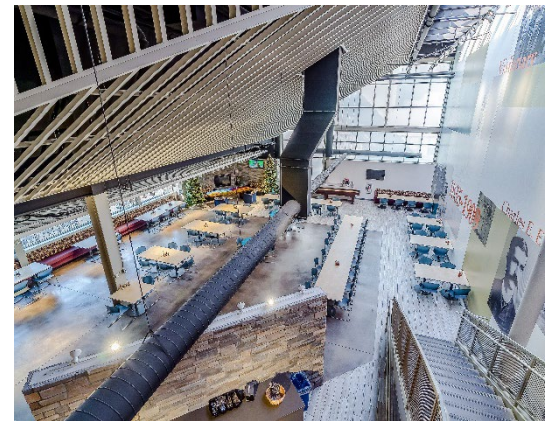
Newtown Square, PA





ABOUT THE SPACE

- On-site property management and building engineers assuring constant attention to detail
- On-site campus restaurant which includes private dining, conference rooms, complimentary WiFi access and outdoor dining areas
- 13 acres of permanent open space with integrated walking trails
- Easy access to the Shoppes at Ellis Preserve, featuring multiple dining and shopping venues including Whole Foods, First Watch, LaScala's Fire, Mod Pizza, Chipotle and more
- 130,000 SF Main Line Health medical/surgi-center offering convenient care within walking distance
- Redundant electric power from two PECO substations (dual service)
- Hilton Garden Inn, a newly constructed 138 room business class hotel
- Daycare/early childhood center operated by Chesterbrook Academy
- On-site conference and special event center operated by Finley Catering
- Ellis Athletic Center – large non-competitive facility that offers aerobic equipment, basketball court and personal training



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