



717 Constitution

34,000 SF Class A Office Building

717 Constitution Drive

Exton, PA 19334

Certified Sustainability



 **EAGLEVIEW**SM

ineagleview.com





717 Constitution

Located in Eagleview, a walkable, sustainability minded master planned community. 717 Constitution is the region's premier office environment. Boasting comfort, quality, and sustainability are paramount. From here you'll enjoy a plethora of trails and walking access to the restaurants, shops, fitness and daily services at Eagleview Town Center.



Property Overview

Address	717 Constitution Drive, Exton, PA 19341
Building Size	34,000
Access Control	Digitally controlled key card access
Property Management	Professionally managed 24/7 by award winning Hankin Property Management

Parking	117 Parking Spaces
Ceiling Height	9'
Data	Xfinity and Verizon Fios
Energy Status	Energy Star Certified

An aerial photograph of a property. A large, irregularly shaped area is highlighted in a semi-transparent blue color, indicating a parking lot. This area is located to the north and west of a large, multi-winged building. The building has a complex roofline with several gables and a central section with a flat roof. To the east of the building is a multi-lane highway with several cars visible. To the south of the building is a green field. The overall scene is captured from a high angle, showing the layout of the property and its surroundings.

Parking

717 Constitution

117 Parking Spaces

Location & Access



717 Constitution

Enjoy short walk to
Town Center

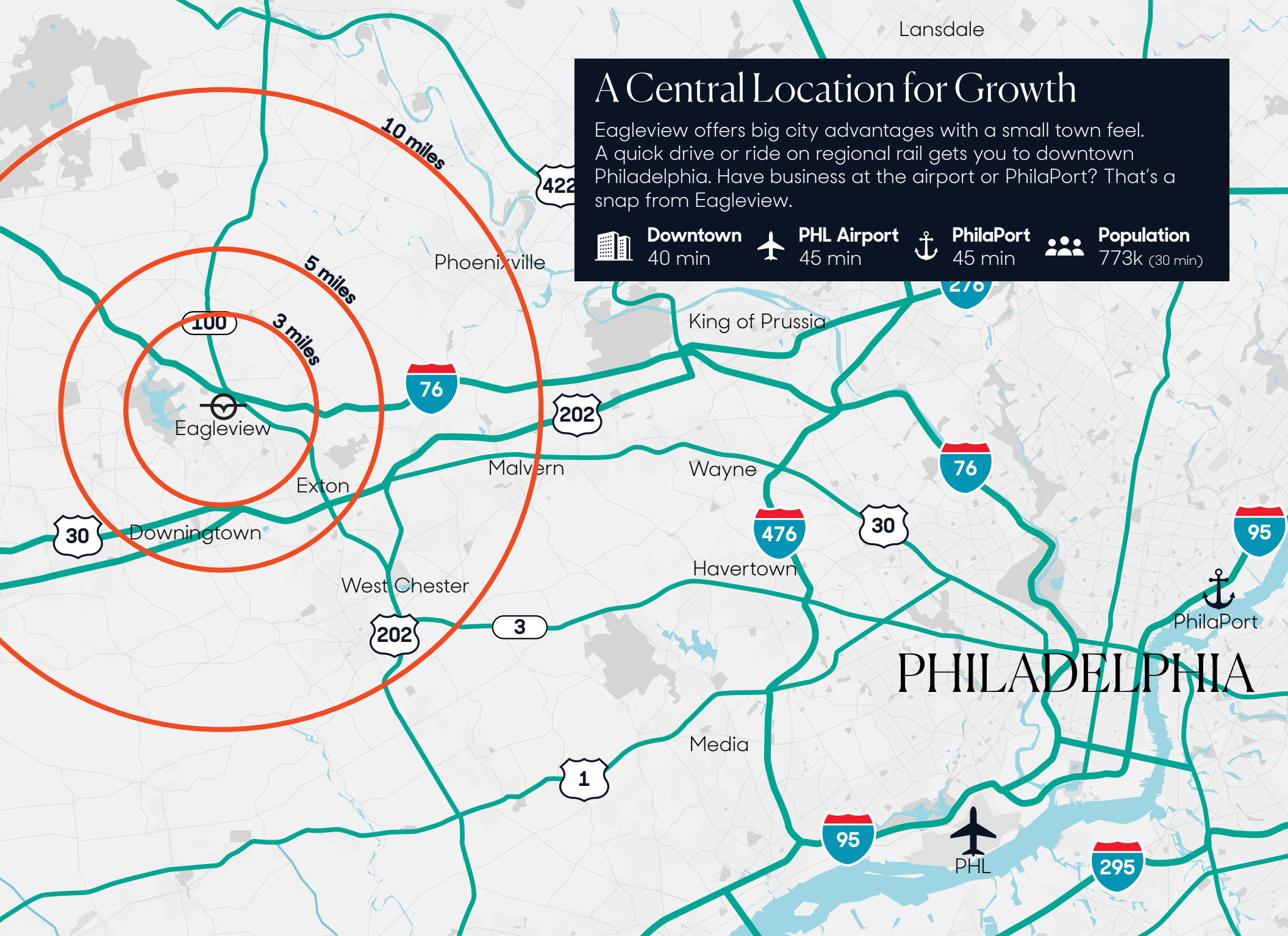
**EAGLEVIEW
TOWN CENTER**
EXTON, PA

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.

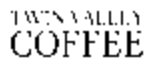


Hamilton at Eagleview, one of four apartments communities within Eagleview

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





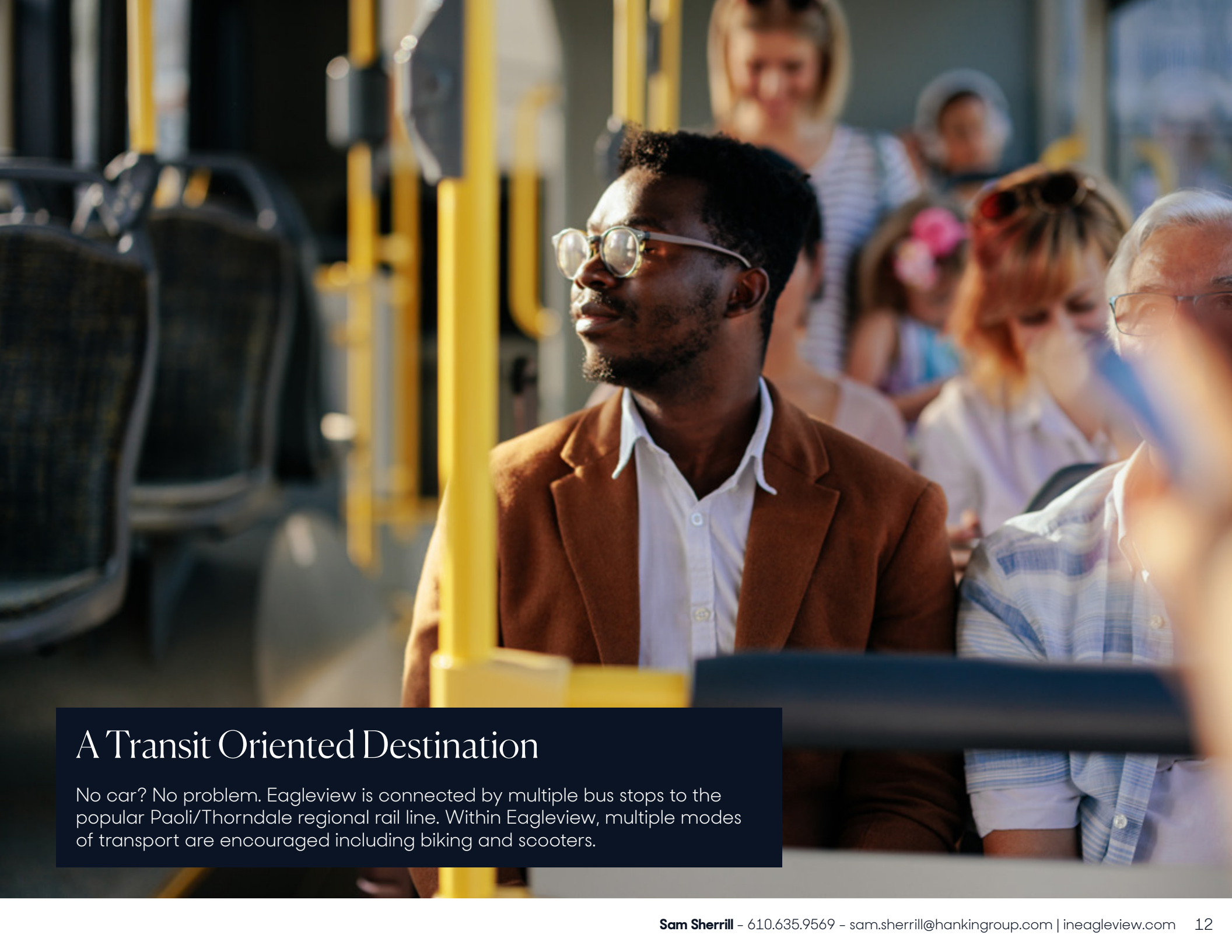
A Highly Amenitized Environment

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 has 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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Properties**



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