



## 505 Eagleview

152,000 SF Class A Office Building

**505 Eagleview Boulevard**

Exton, PA 19334

Certified Sustainability



 **EAGLEVIEW**

[ineagleview.com](http://ineagleview.com)





# 505 Eagleview

Located in Eagleview, a walkable, sustainability minded master planned community. 505 Eagleview is the region's premier office environment. Boasting LEED Gold and Energy Star certification, 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

<b>Address</b>	505 Eagleview Boulevard, Exton, PA 19341
<b>Building Size</b>	152,345
<b>Floors</b>	5
<b>LEED Status</b>	Gold certified
<b>Access Control</b>	Digitally controlled key card access
<b>Property Management</b>	Professionally managed 24/7 by award winning Hankin Property Management

<b>Backup Power</b>	Full building backup power
<b>Parking</b>	598 parking spaces
<b>Ceiling Height</b>	12'
<b>Data</b>	Comcast Fiber and Verizon Fios
<b>Elevators</b>	2 passenger, 1 freight
<b>Data</b>	Xfinity and Verizon Fios



Parking

Eagleview Blvd

Pennsylvania Dr

**598 Parking Spaces**

505 Eagleview

Shamona Creek



# Location & Access



Enjoy short walk to  
Town Center

EAGLEVIEW  
TOWN CENTER  
EXTON, PA

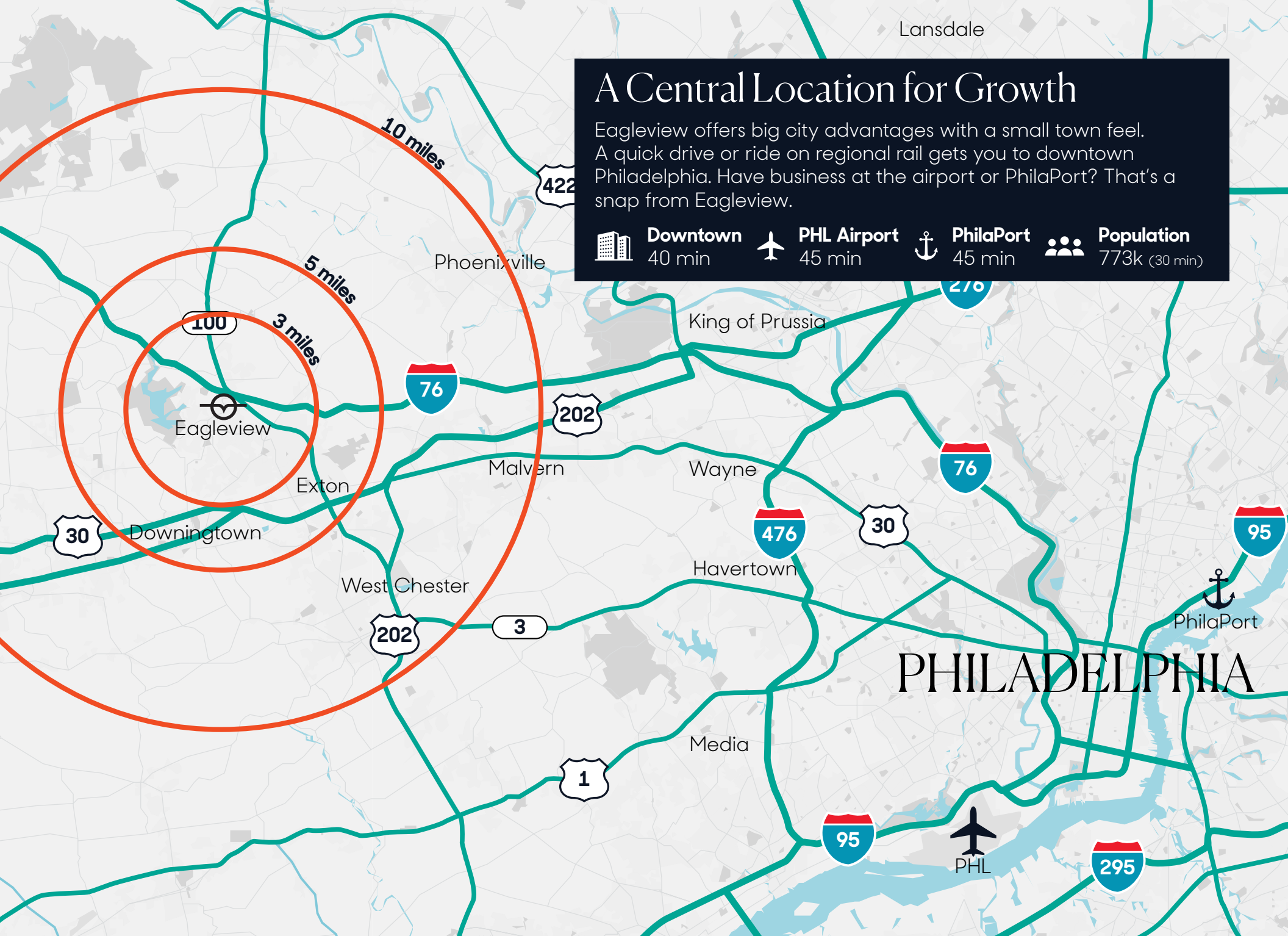


# Welcome to **EAGLEVIEW**

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.



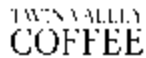
Hamilton at Eagleview, one of four apartments communities within Eagleview



# 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 runners are jogging along a paved path that curves through a lush green landscape. In the background, there is a wooden gazebo with a shingled roof, and further back, a modern building with large windows is partially visible through the 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, and a young girl with a pink bow are also looking out. 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

2<sup>nd</sup>

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



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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Director of Leasing

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**View Eagleview  
Properties**



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**EAGLEVIEW**

[ineagleview.com](http://ineagleview.com)



**Hankin Group**