



100 Arrowhead

±60,300 SF Flex/Lab/R&D

 **EAGLEVIEW**SM

100 Arrowhead Drive
Exton, PA

100 Arrowhead

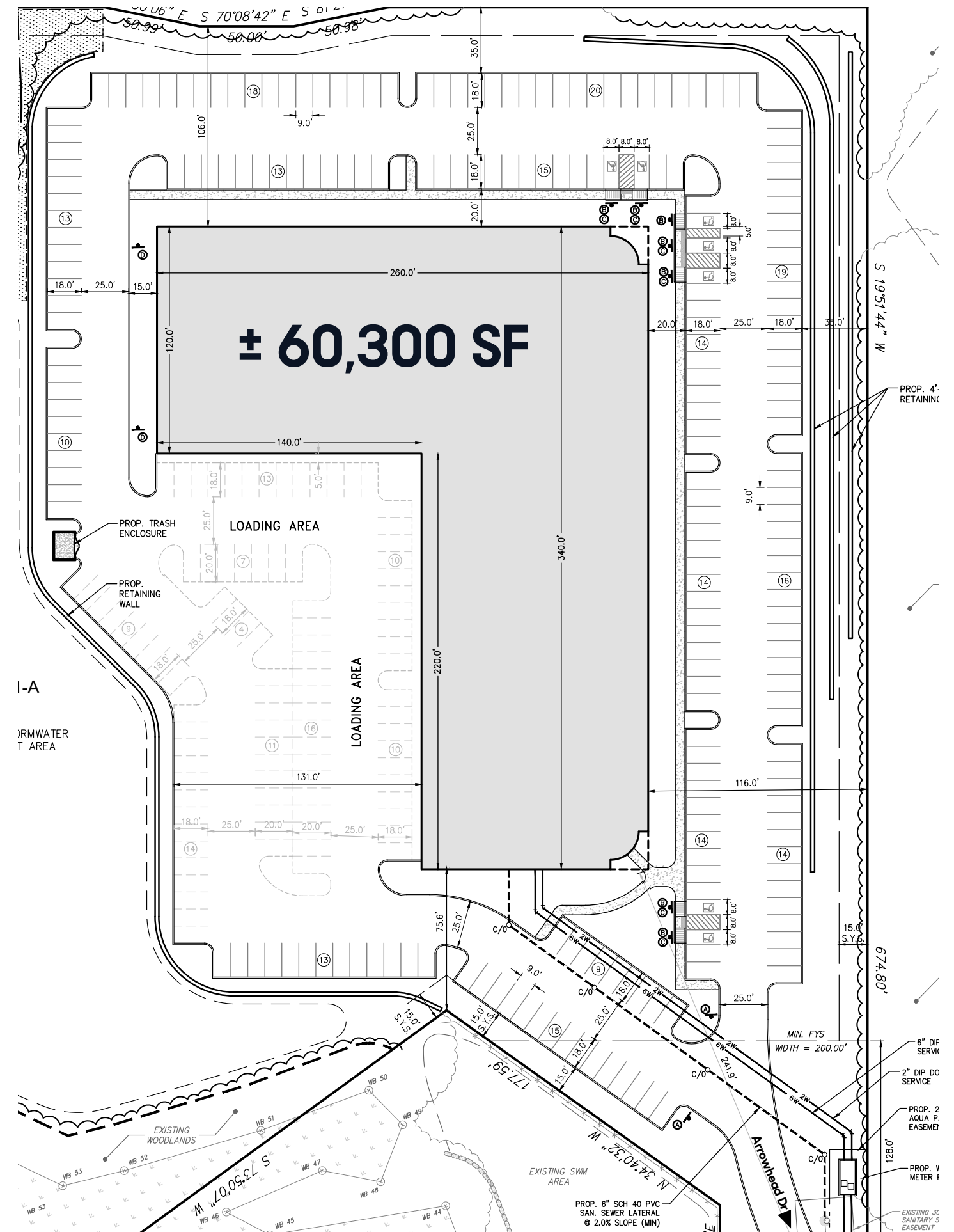
Located in Eagleview, the booming life science cluster in Exton, PA, 100 Arrowhead offers visibility from the Pennsylvania Turnpike, thoughtful design, environmentally friendly operation, and easy access to area amenities including Eagleview Town Center and a plethora of luxury apartments perfect for your workforce.



Property Overview

Designed for pharmaceutical manufacturing, this ±60,300 SF property will be a jewel of Eagleview. One of the very few properties with visibility from the Pennsylvania Turnpike, 100 Arrowhead provides tremendous brand value.

Address	100 Arrowhead Dr, Exton, PA 19341 in Eagleview
Developer	Hankin Group
Property Size	±13.6 AC
Square Feet	±60,300 SF
Clear Height	24'
Column Spacing	40' x 40'
Depth	120'
Office & Lab Space	Tailored to meet tenants needs
HVAC	250,000 BTU Gas Fired Heater(s), externally exhausted. Cooling and additional needs to tenant spec
Power	6,000 Amp 3-phase power
Dock Doors	Three (3) dock doors included
Car Parking	189 spaces with room to add 29 for a total of 218
Sprinkler	NFPA 13
Roof	060 fully adhered EPDM with tapered insulation
Township	Upper Uwchlan





← TO READING



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Future Lab
135,000 SF

411 Eagleview



TO → ROUTE 113

TO → I-76 PHILADELPHIA

TO → ROUTE 113 ROUTE 202 WEST CHESTER

TO → ROUTE 113

TO → EAGLEVIEW BLVD



A Top 10 Life Science Market

Philadelphia stands tall among the top 10 life science markets in the United States, boasting a rich ecosystem that fuels groundbreaking research and medical advancements. Home to 15 major healthcare networks and biopharma giants like AstraZenica, Bristol Myers Squibb, GSK, Johnson & Johnson, and Merck, you're among the best of company.

Eagleview's accessibility and proximity to downtown Philadelphia, the Philadelphia Airport, and the region's life science ecosystem has been a recipe for success for our life science tenants. Eagleview is home to 10 life science companies, including Takeda and West Pharmaceutical.

--- Walking Pathway



An Award Winning Development

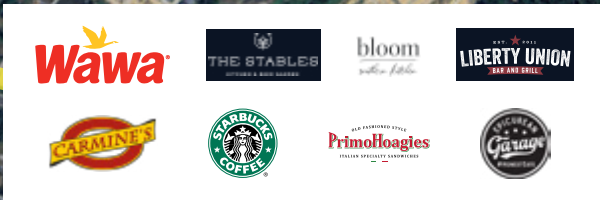


Eagleview is an award-winning planned development nestled on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Here you'll find miles of trails for healthy and active lifestyles, quality housing options, a curated collection of dining experiences, an energetic town square, and a bustling corporate destination.

Eagleview Town Center Summer Concert Series

A 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.



SPRINGHILL SUITES
MARRIOTT



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.



Leasing Contacts

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