

1250 WRIGHTS LN

WEST CHESTER, PA, 19380



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OFFERING
MEMORANDUM
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EXECUTIVE SUMMARY



1250 Wrights Lane is a modern 14,300 SF two-story office building that offers a prime location in the Brandywine Industrial Park. It features classic architecture and contemporary class A office finishes including open plan offices, conference/collaborative meeting rooms, and ample parking. Ideal for businesses looking for a new headquarters, the building sits overlooking the West Chester Reservoir. The building is being offered for sale or lease.

Vista Realty Partners, LLC has been engaged by Ownership (the "Owner") as the exclusive Advisor with respect to the sale or lease of 1250 Wrights Lane, West Chester, PA 19380 (the "Property").

PROPERTY OVERVIEW



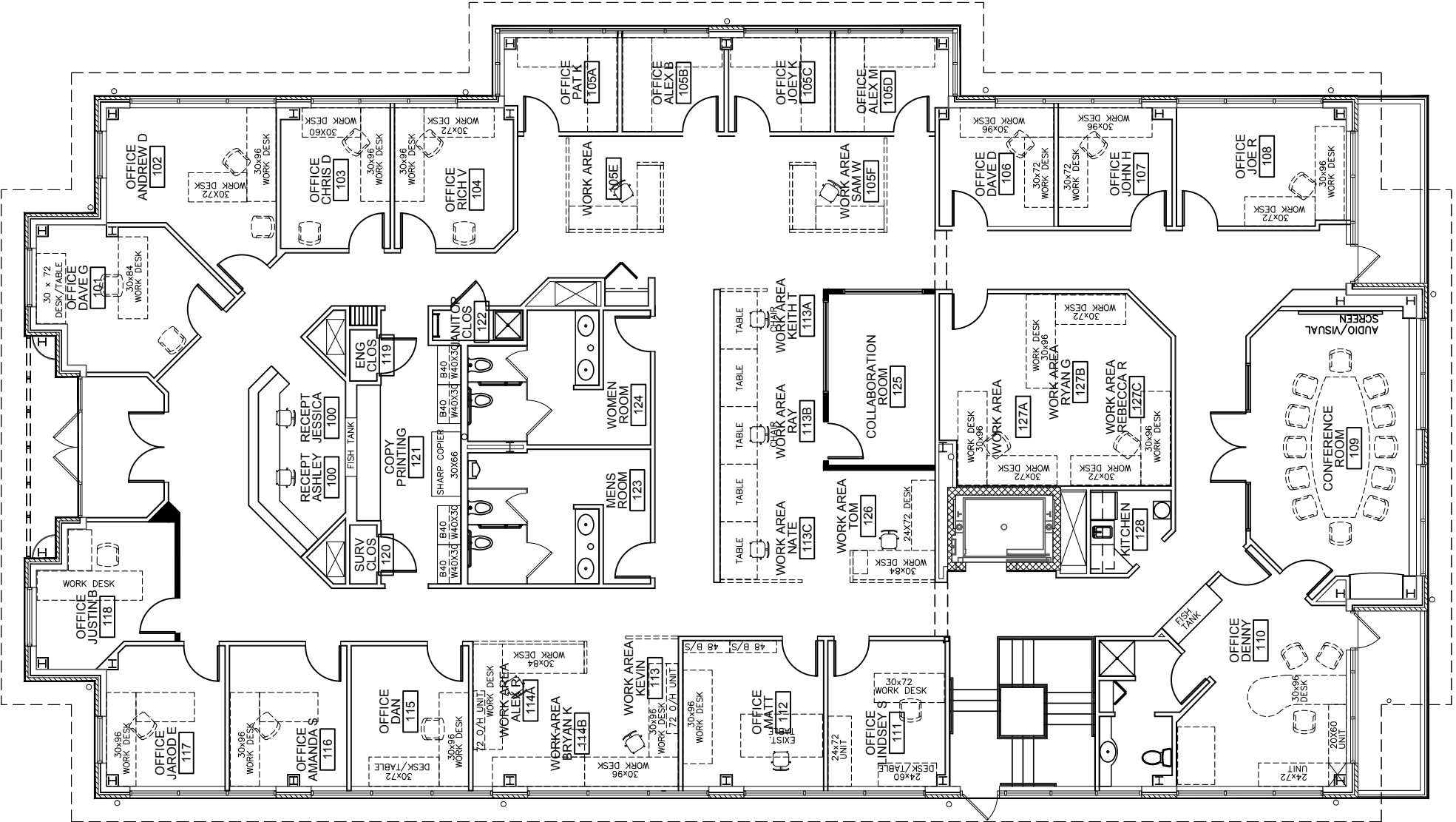
Upper Level Features

- 7,150 SF
- Front Reception Area with a built in reception desk
- Copy/printing area
- Men's & women's restrooms
- Large conference room with views of the reservoir
- Collaborative meeting rooms
- Large private office with private bathroom & balcony
- Multiple open concept work areas
- 17 private offices
- Kitchenette
- 2nd balcony, access from hallway
- Connecting open stair tower and elevator to lower level

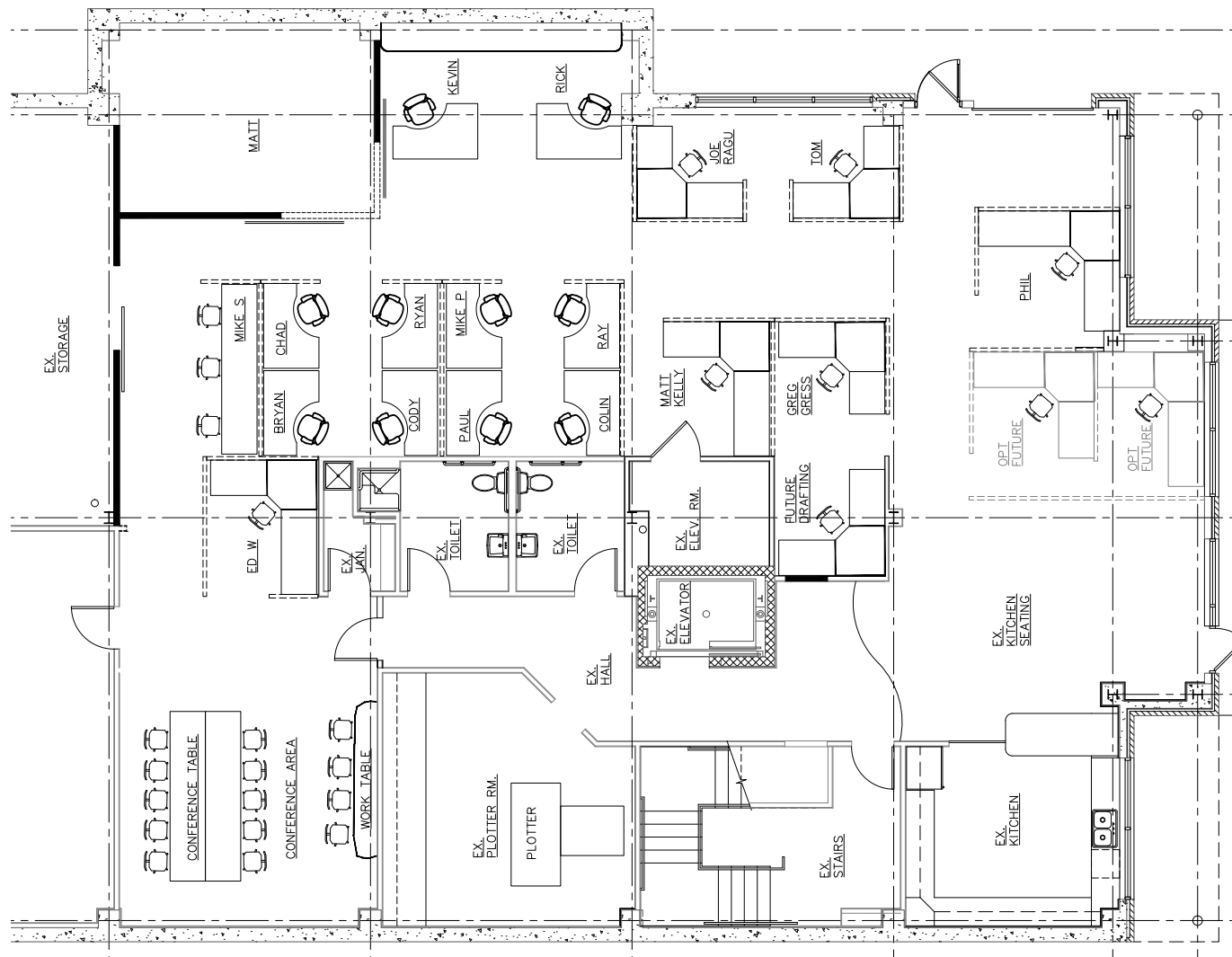
Lower Level Features

- 7,150 SF
- On grade from side and rear of building
- Large kitchen and break room area exiting to outdoor patio overlooking reservoir
- Large open concept work area with open ceiling
- 2 conference rooms
- Storage area
- Men's and women's restrooms
- Glass garage door opening to side of building
- Existing workout room

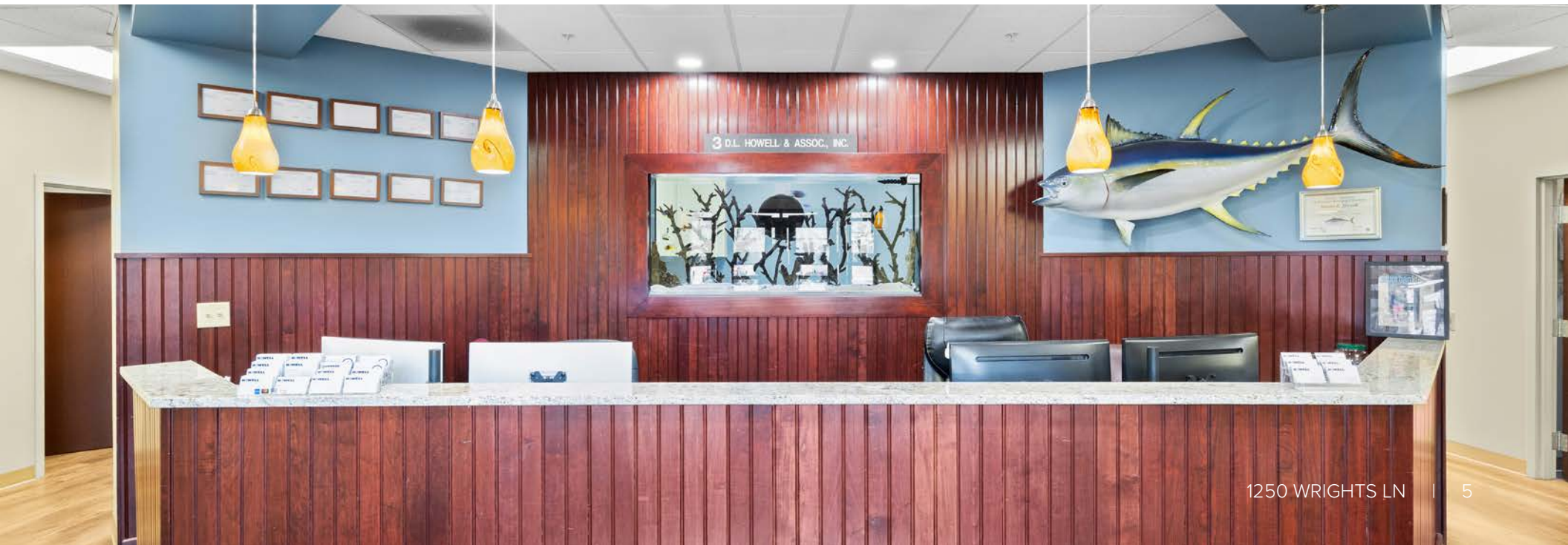
FLOOR PLANS | Upper Level



FLOOR PLANS | Lower Level



INTERIOR PICTURES | Front Reception & Copy/Printing Room



INTERIOR PICTURES | Upper Level Office & Kitchenette



INTERIOR PICTURES | Upper Level Conference Room



INTERIOR PICTURES | Upper Level Private Office



INTERIOR PICTURES | Stairwell



INTERIOR PICTURES | Lower Level Kitchen & Breakroom



INTERIOR PICTURES | Lower Level Office

