

THE HENDERSON GROUP
CHESLEY OFFICE CAMPUS
112 CHESLEY DRIVE | SUITE 200
MEDIA, PA 19063

610.627.3600

| LEGEND | |
|--------------------|-------------------------------------|
| 1. BRADYWINE ONE | 9. FUTURE BRADYWINE NINE SITE |
| 2. BRADYWINE TWO | 10. BIRMINGHAM COURT |
| 3. BRADYWINE THREE | 11. GIANT SITE |
| 4. BRADYWINE FOUR | 12. PAINTERS CROSSING RETAIL CENTER |
| 5. BRADYWINE FIVE | 13. PAINTERS CROSSING OFFICE ONE |
| 6. BRADYWINE SIX | 14. PAINTERS CROSSING OFFICE TWO |
| 7. BRADYWINE SEVEN | 15. PAINTERS CROSSING OFFICE THREE |
| 8. BRADYWINE EIGHT | |

4,000 Sq. Ft. for Lease

Birmingham Court
Bay 110

Four Hillman Drive, Chadds Ford, PA 19317

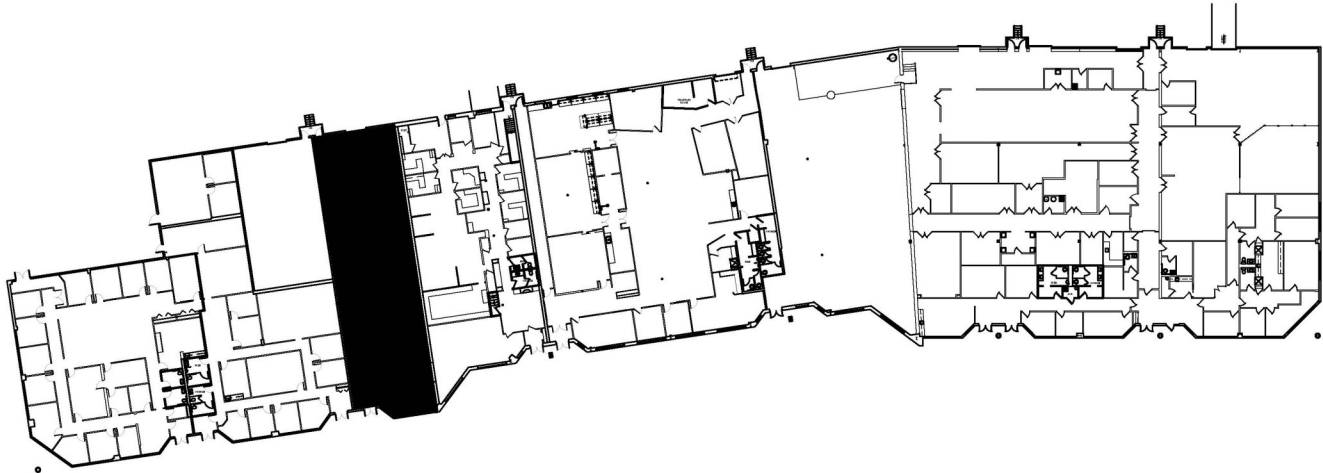


OPENING DOORS... to modern, collaborative workspaces & convenient office space

Property Highlights

- High-tech flex space
- Located in the fast growing Chadds Ford Business Campus
- Wired with Verizon FiOS and Comcast Business
- 20-foot ceilings providing a high-tech feel
- 123 unreserved parking spaces
- SEPTA Bus Route 111 (Chadds Ford and Penn State to 69th Street Transportation Center)
- 15 minutes from I-95, 20 minutes from the Philadelphia International Airport and the Greater Wilmington International Airport
- 15 minutes from Wilmington and 30 minutes from Center City Philadelphia
- Amenity Center Located in the Brandywine One Building: Grab and Go Cafeteria, Fitness Center, Training and Multi-purpose Conference Rooms.





2 KEY PLAN
SCALE: 1/32" = 1'-0"

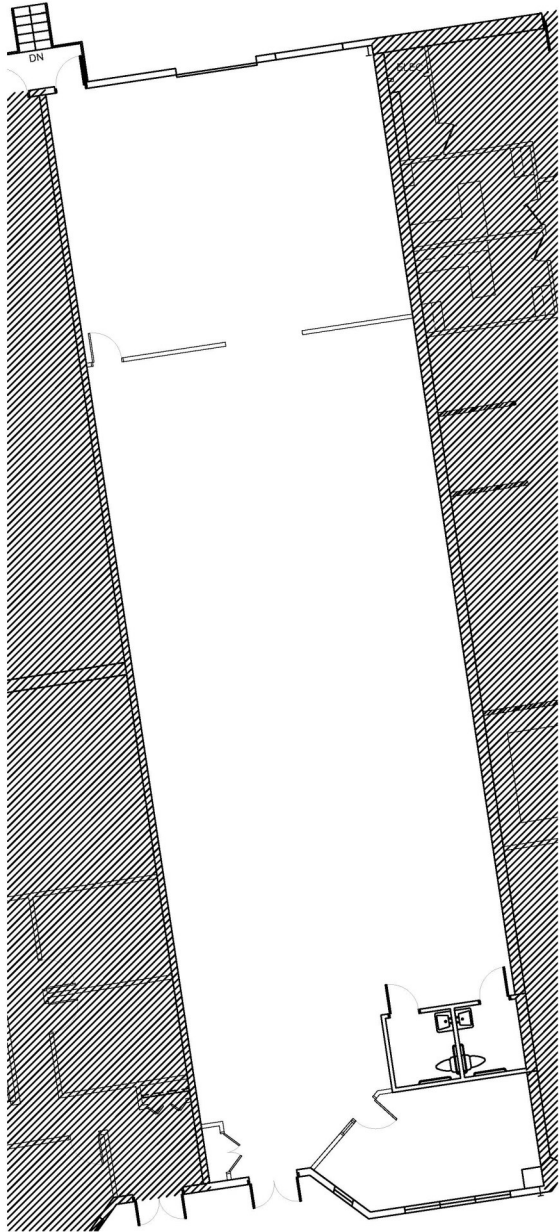
LEGEND:

EXISTING BASE BUILDING AND/OR INTERIOR PARTITION

EXISTING SIDELITE

INDICATES DOOR

ENLARGED AREA



1 RECORD CONDITIONS
SCALE: 1/8" = 1'-0"



D2 GROUPS

2540 RENAISSANCE BLVD
KING OF PRUSSIA, PA 19406
610.238.0330
d2groups.com

The general contractor (GC) is responsible to verify all dimensions on plan and confirm each dimension against actual site conditions. The GC shall coordinate all work on these documents with the related trades and is to notify D2 Groups, LLC if there are conflicts with the associated trades. The GC is not to proceed with any work in the event there is a conflict without direction from D2 Groups, LLC. It is the GC's responsibility to verify all dimensions contained within these documents against existing field conditions prior to commencement of work or ordering of any materials.

ARCHITECTURAL SEAL

LICENSE #



LAT ACP
DRAWN BY CHECKED BY

| REV | DATE | ISSUED FOR | BY |
|-----|---------|-------------------|-----|
| - | 6.15.25 | RECORD CONDITIONS | LAT |
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PROJECT NAME

RECORD
CONDITIONS

BIRMINGHAM COURT
4 HILLMAN DRIVE
CHADDS FORD, PA 19317
GROUND FLOOR

99-055 AS NOTED
PROJECT # DRAWING SCALE

GROUND FLOOR