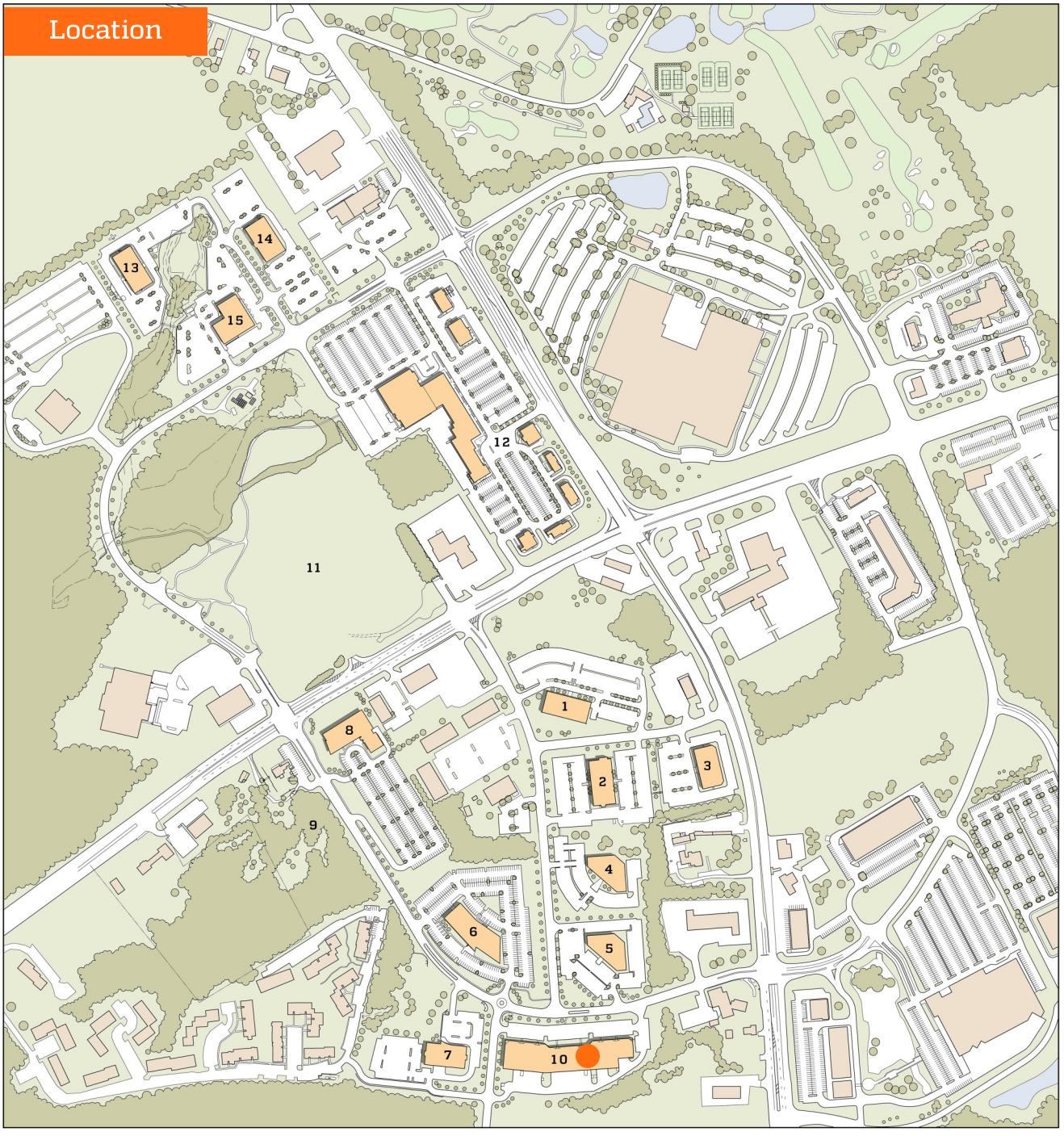


## Location



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

610.627.3600

### LEGEND

1. BRANDYWINE ONE	9. FUTURE BRANDYWINE NINE SITE
2. BRANDYWINE TWO	10. BIRMINGHAM COURT
3. BRANDYWINE THREE	11. GIANT SITE
4. BRANDYWINE FOUR	12. PAINTERS CROSSING RETAIL CENTER
5. BRANDYWINE 5	13. PAINTERS CROSSING OFFICE ONE
6. BRANDYWINE 6	14. PAINTERS CROSSING OFFICE TWO
7. BRANDYWINE 7	15. PAINTERS CROSSING OFFICE THREE
8. BRANDYWINE 8	

# 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.

1211

## 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 such dimensions 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

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LICENSE #



# PROJECT NAME

## RECORD

### CONDITIONS

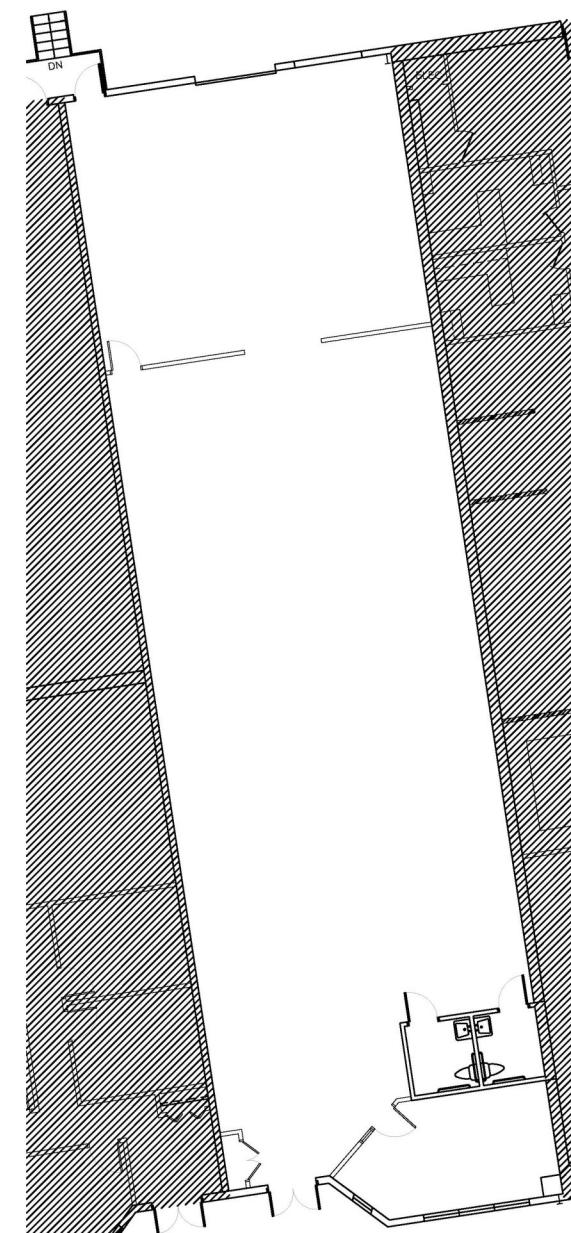
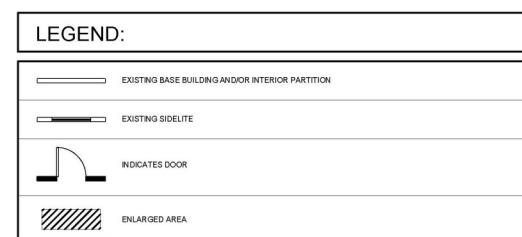
**BIRMINGHAM COURT  
4 HILLMAN DRIVE  
CHADDS FORD, PA 19317  
GROUND FLOOR**

99-055 AS NOTED

## GROUND FLOOR



2 KEY PLAN



## 1 RECORD CONDITIONS