

100 Arrandale Blvd
Exton, PA

For Lease



JoAnn West

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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

LIEBERMAN EARLEY & COMPANY

BUILDING DESCRIPTION:

Prestigious 2-story, 35,544 square foot, Class A office building located on Route 30, next to The Oaklands Corporate Center. This building is surrounded by mature trees; featuring a beautiful stone and dryvit façade with an impressive 2-story glass atrium lobby.

SITE BENEFITS:

- Full-height windows
- 9' ceiling height
- Solid core doors
- High end finishes
- Fully insulated interior walls
- UV Lights in all 16 HVAC units.
- Upgraded filters in all 16 HVAC units..
- Free guest Wi-Fi and secure tenant Wi-Fi upon request.
- 7 outdoor cameras monitoring parking lot and exteriors.
- 9 indoor cameras monitoring the halls and common areas.

AVAILABILITES:

Suite 201: 6,343 SF

Suite 203/204: 6,085 SF

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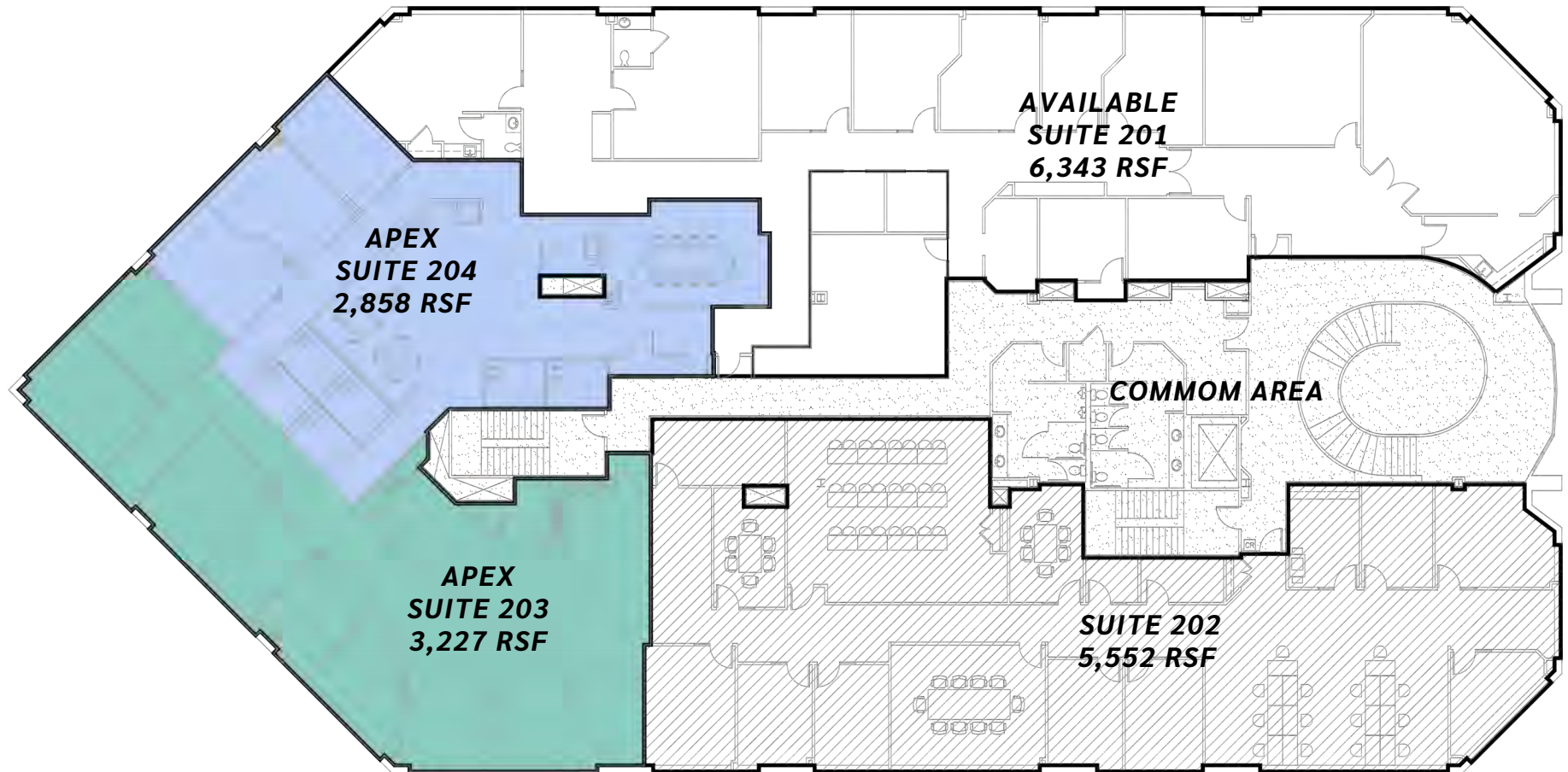
LOCATION HIGHLIGHTS

100 Arrandale Blvd | Exton, PA



- ▶ Next to Route 30 and Arrandale Blvd.
- ▶ Restaurants, banks, shopping, and recreation nearby.
- ▶ Adjacent to Chester Valley Trail with public Bus & Rail Transportation is available..
- ▶ Minutes to Routes 100, 202, and the PA Turnpike.

SECOND FLOOR PLANS



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BUILDING PHOTOS



BUILDING PHOTOS



Key Facts:

Education:

101,231
Population:



38,127
Households:

%40.1
Median Age:



\$90,008
Median
Disposable Income:

15%
High School
Graduates:



81%
Some College

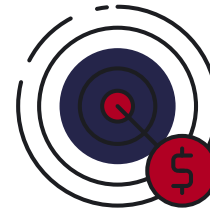


or Bachelors:

Median
Household Income:
\$114,637



Median
Per Capita Income:
\$57,186



Median
Net Worth Income:
\$460,098



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