

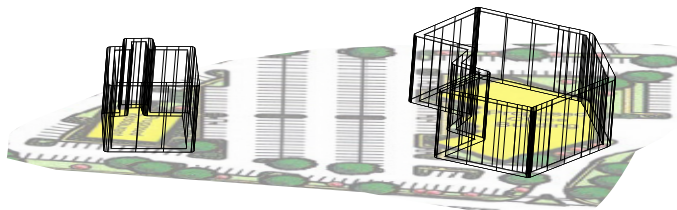
AVAILABLE FOR LEASE: OFFICE SPACE & PAD SITE

Germantown & Arch Rd | East Norriton Twp | Montgomery County, PA

BENTWOOD EXECUTIVE CAMPUS



PROPOSED DEVELOPMENT PLANS



1.5 miles from



- Signalized Blvd. Entrance
- Approved Campus Flex Plan
- Public transportation from regional stops on site
- Development & expansion plans
- Retail, Office and Restaurant Pad Site Opportunities

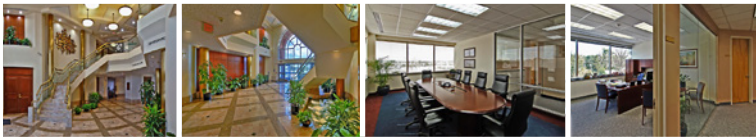
Demographics	1 mile	3 miles	5 miles
Population	8,718	76,069	169,909
Households	3,452	29,680	68,117
Median Income	\$101,400	\$77,136	\$84,971

Contact:
Michael Tornetta
 mtornetta@tornetta.com
610-279-4000
 www.TORNETTA.com



The foregoing information has been obtained from sources deemed to be reliable; however, no warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.

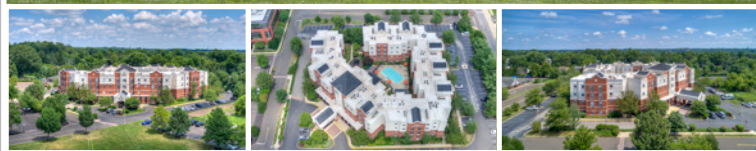
BENTWOOD EXECUTIVE CAMPUS UNIT OVERVIEW



Bentwood Executive Campus totals over 25 acres of Executive Campus, allowing for a gross building area of over 500,000 square feet. The existing “301 building”, the campus’s signature Class A reflective glass office building, consists of over 100,000 square feet, including a two-story marble atrium lobby. The Hyatt House hotel is a four-story, 103,240 sf upscale extended stay facility. It boasts 130 suites as well as meeting rooms and an exercise facility. Additionally, the 10,062 sf KinderCare Day Care Center serves the campus’s tenants and local residents. For more info or would like to enroll, please click on their website.



The Residences at Bentwood features 261 signature luxury upscale apartments. This is the latest addition to the prestigious Bentwood mixed-use campus, The Residences at Bentwood establishes a new standard for luxury apartment living. With 10,000 SF of amenities, The Residences at Bentwood’s offers a Spa/Pool Complex, featuring opulence and practicality, a fitness room, a Club Room with a lounge, full kitchen, a large-screen viewing area with table games, canteen service with 24/7 refreshments, a dog walk and pet spa for small pet owners, and a postage and package service area. For more info, please visit <https://www.residencesatbentwood.com/>



The campus has professionally maintained landscaping, including an attractive and environmentally sensitive storm water management pond and fountain. The campus is adjacent to several large retail centers and is at the heart of a very favorable labor market in Montgomery County. Its ideal location provides pedestrian access to numerous banks, restaurants, and shops. Additionally, public transportation stops at the campus entrance which connects the campus with the suburban Philadelphia transportation system. There are additional EDU’s available and all infrastructure is complete.



The approved campus flex plan allows for multiple development and expansion opportunities. In addition various opportunities are available including retail, office, and restaurants pads.

The campus is 1.5 miles from the Pennsylvania Turnpike (I-276), its Northeast Extension (I-476N), and the Blue Route (I-476S), with connections to the Schuylkill Expressway (I-76) and I-95.

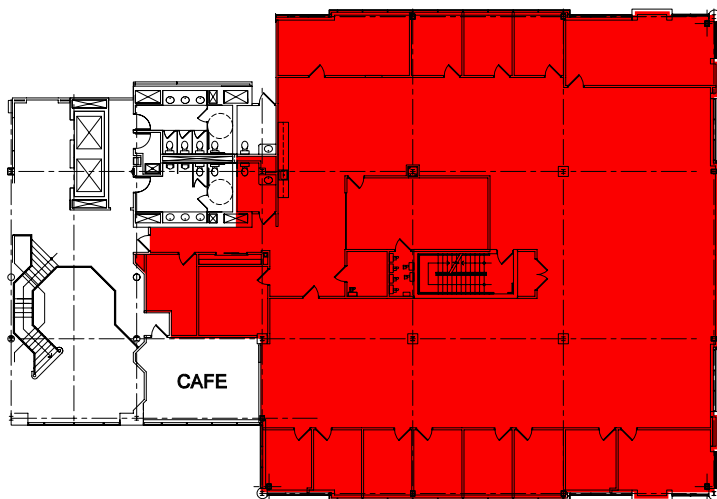


AVAILABLE FOR LEASE **5,000 - 24,628 SF Office Space Available**

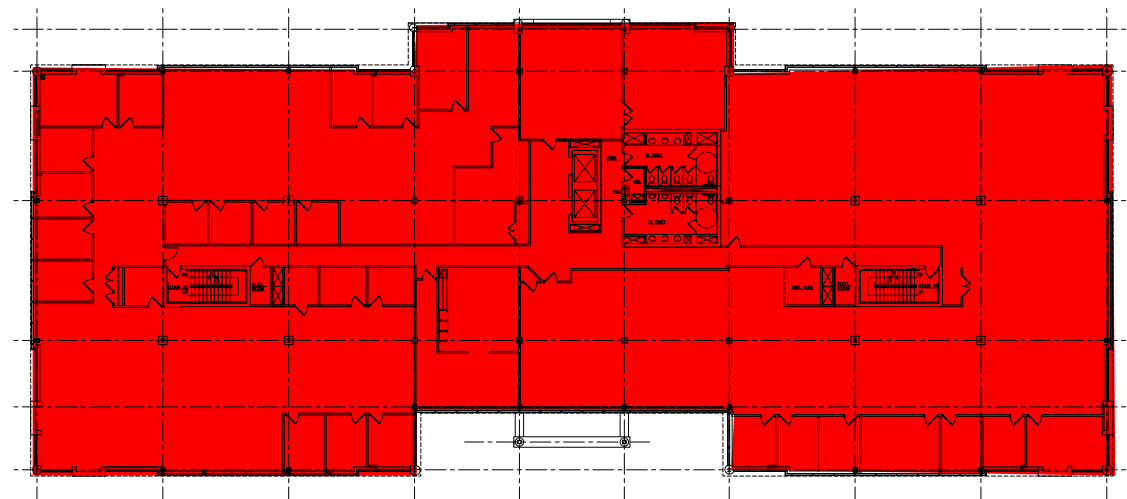
Germantown & Arch Rd | East Norriton Twp | Montgomery County, PA

BENTWOOD EXECUTIVE CAMPUS

301
EAST GERMANTOWN PIKE



Second Floor — 9,707 SF Available



Entire Third Floor — 24,628 SF Available

The foregoing information has been obtained from sources deemed to be reliable; however, no warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.

AVAILABLE FOR LEASE

Germantown & Arch Rd | East Norriton Twp | Montgomery County, PA

BENTWOOD EXECUTIVE CAMPUS



The foregoing information has been obtained from sources deemed to be reliable; however, no warranty or representation is made as to accuracy. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.