



## 707 Eagleview

83,320 SF Class A Office Building

**707 Eagleview Blvd**  
Exton, PA 19334



[hankingroup.com](http://hankingroup.com)

# 707 Eagleview

Located in Eagleview, a walkable, sustainability minded master planned community. 707 Eagleview is the region's premier office environment. Boasting Energy Star certification, comfort, quality, and sustainability are paramount. From here you'll enjoy a plethora of trails and walking access to the restaurants, shops, fitness and daily services at Eagleview Town Center.

Certified Sustainability



# Location

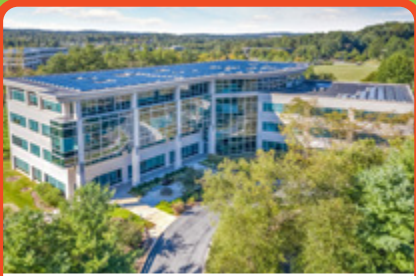


**707 Eagleview**



# Welcome to Eagleview

Located just minutes from the PA Turnpike Exit 312, Eagleview is an award-winning mixed use planned development on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Eagleview is designed for a "walkable" lifestyle; it includes sidewalks, jogging paths and greenways that integrate home, market and workplace.



**707 Eagleview**  
**±5-11,000 SF**

**EAGLEVIEW TOWN CENTER**  
EXTON, PA

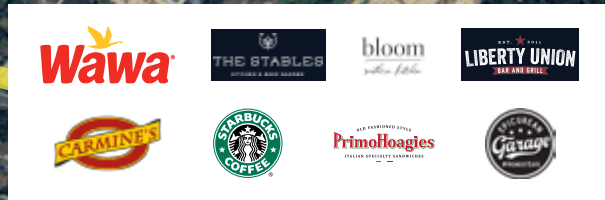
- EXTON SUBURBAN PENNA
- BRICKSIDE GRILLE
- ALPASTOR
- BLUEFIN EAGLEVIEW
- WINA HE COFFEE
- GOOD GIRL'S BAKERY
- goodlife ORGANIC STORES
- Persis INDIAN GRILL
- Rita's

**Walking Pathway**



# A Highly Amenitized Environment

At Eagleview you have options. From the short walk to Town Center for lunch, the plethora of restaurants and shops within a 5-minute drive, and the two on-site hotels for visiting guests, there's no place quite like Eagleview.



Eagleview





# Property Overview

<b>Address</b>	707 Eagleview Boulevard, Exton, PA 19341
<b>Building Size</b>	83,320 sq ft
<b>Floors</b>	4
<b>Certified Sustainability</b>	Energy Star
<b>Access Control</b>	Digitally controlled key card access
<b>Property Management</b>	Professionally managed 24/7 by award winning Hankin Property Management
<b>Parking</b>	370 Parking Spaces
<b>Ceiling Height</b>	15'
<b>Data</b>	Comcast Fiber
<b>Elevators</b>	2 passenger

Lush greenery and the sounds of cascading water welcome you to the lobby of your new office.

**3rd Floor Available**  
±5-11K SF

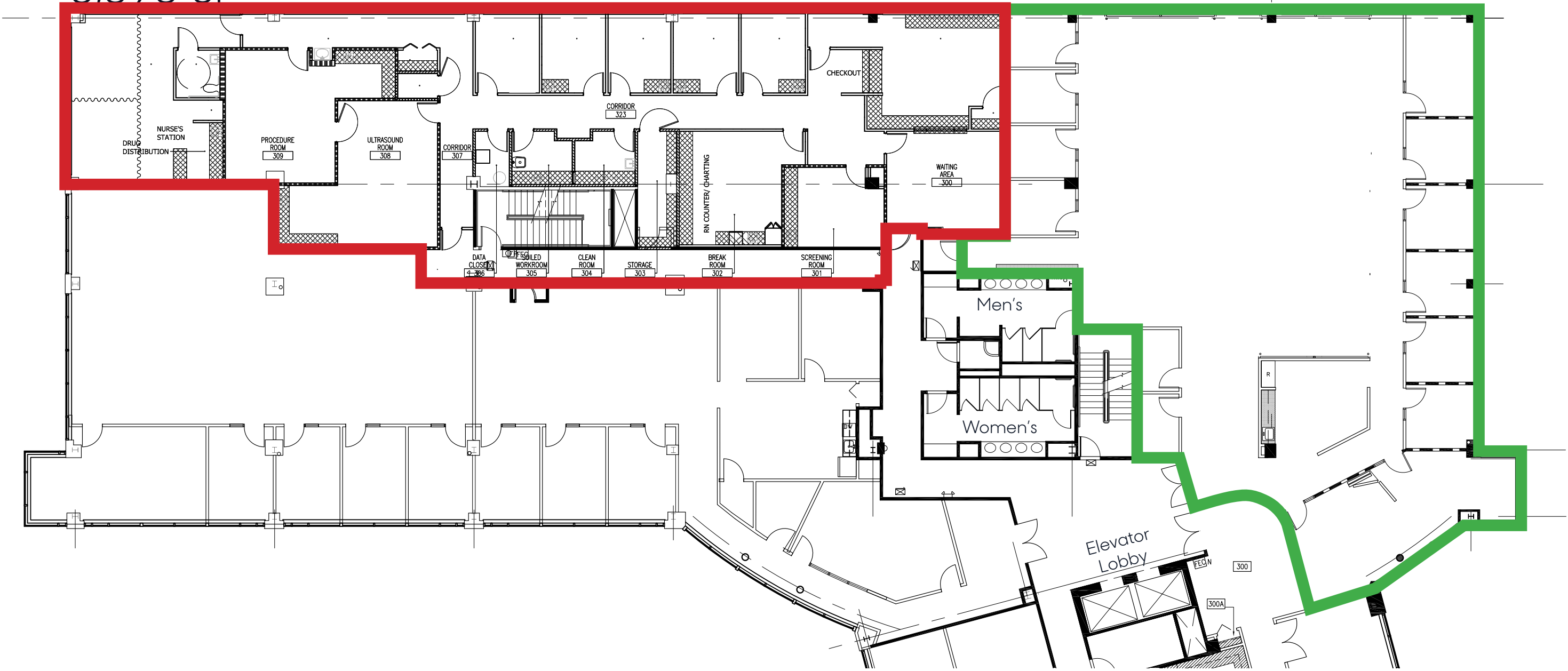
707 Eagleview has high visibility at the corporate center's main entrance.

# Available Space

## Floor 3

5,393 SF

6,050 SF



### Suite 303 Overview

<b>Suite SF</b>	5,393 SF
<b>Existing Offices</b>	5 private exam rooms with 1 waiting room, 2 offices
<b>Existing Meeting Rooms</b>	? meeting rooms

### Suite 305 Overview

<b>Suite SF</b>	6,050 SF
<b>Existing Offices</b>	10 private offices, 2 hoteling offices
<b>Existing Meeting Rooms</b>	1 Conference Room



# Parking



# Access



# An Award Winning Development



 **EAGLEVIEW**<sup>SM</sup>

Eagleview is an award-winning planned development nestled on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Here you'll find miles of trails for healthy and active lifestyles, quality housing options, a curated collection of dining experiences, an energetic town square, and a bustling corporate destination.

Eagleview Town Center Summer Concert Series

# About the Developer



Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

## Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

## Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

## Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

## Community

We show appreciation for the people who occupy and enjoy our spaces.



