



**Five-Building Office Campus, 132,659 SF  
Major Renovations Underway — Expected Completion Spring 2019**

Old Cassatt Road, Berwyn, PA  
Up to 86,750 SF Space Available for Lease





↑  
**D'AMBROSIO PARK**  
(includes large baseball field, tennis courts and playground!)

**Chester Valley Trail**

**BUILDING 1031**

**BUILDING 1021**

**BUILDING 1015**

**BUILDING 1041**

**BUILDING 1001**

## **SPACE AVAILABLE**

<b>Building 1001</b>	<b>33,980 SF Available</b> (Plus covered parking!)
<b>Building 1015</b>	<b>19,554 SF Available</b>
<b>Building 1021</b>	<b>14,968 SF Available</b>
<b>Building 1031</b>	<b>18,248 SF Available</b>
<b>Building 1041</b>	<b>Fully Leased</b>

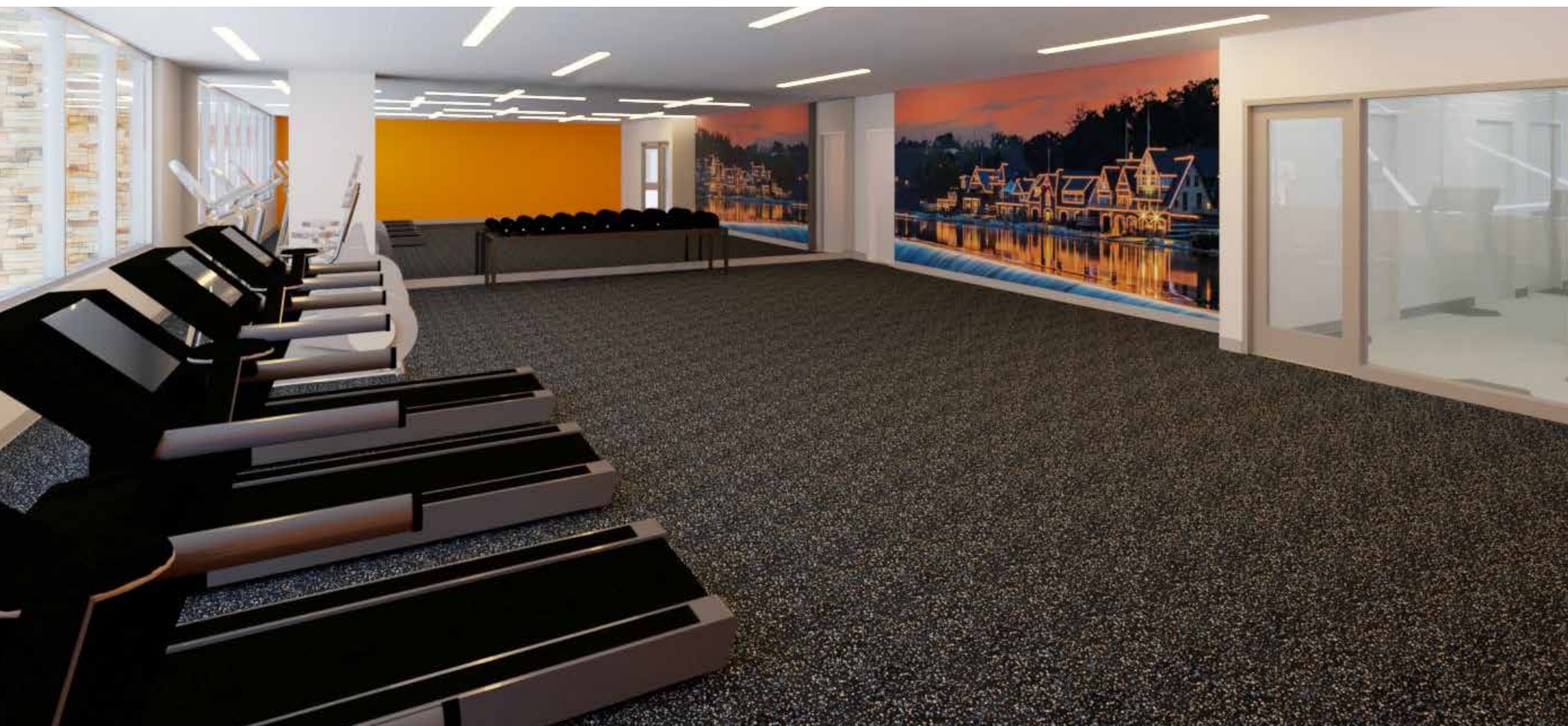


Brand New Amenity  
Center Planned:  
Brand New Café and  
24/7 Micro-Market!

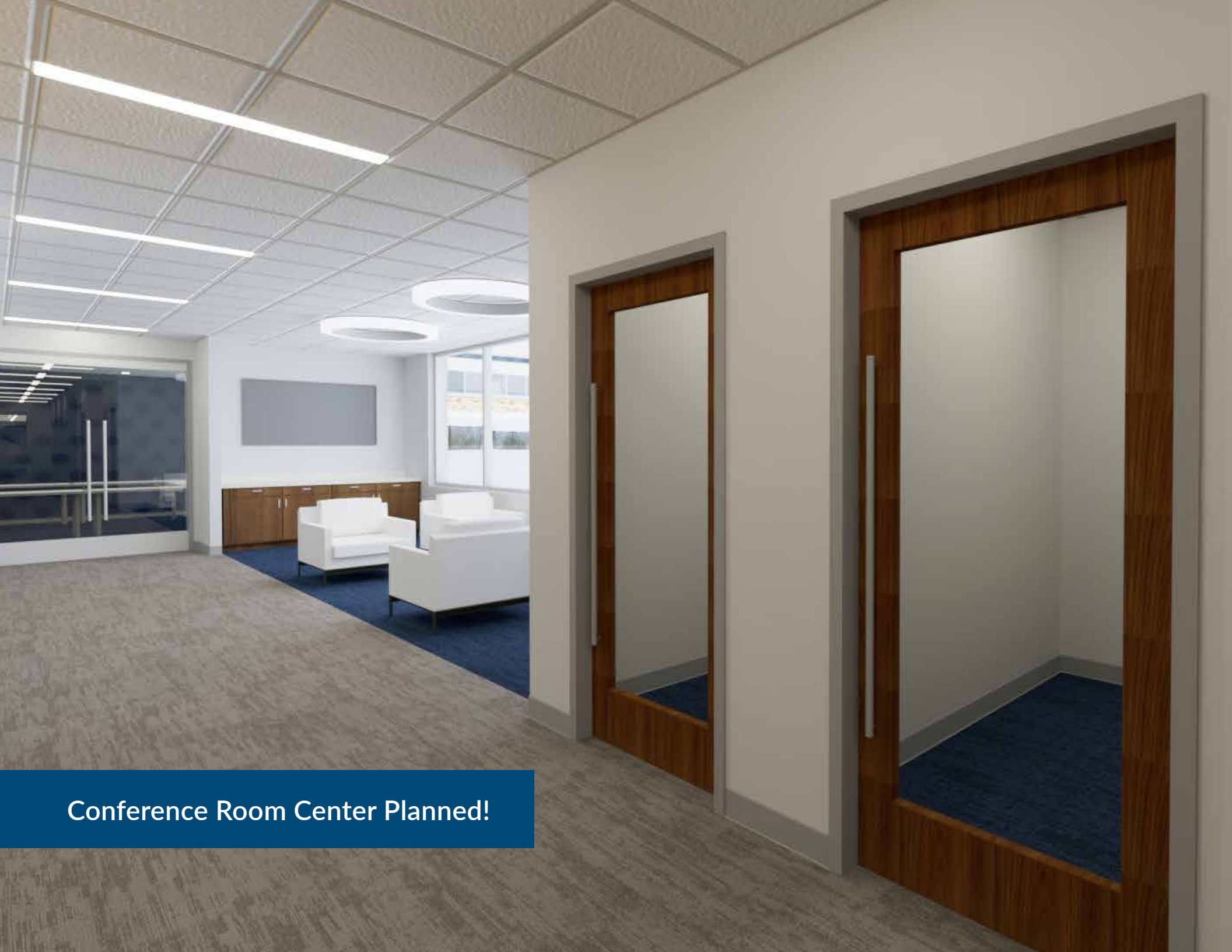




Gym and Locker Room  
Planned Upgrades!







Conference Room Center Planned!



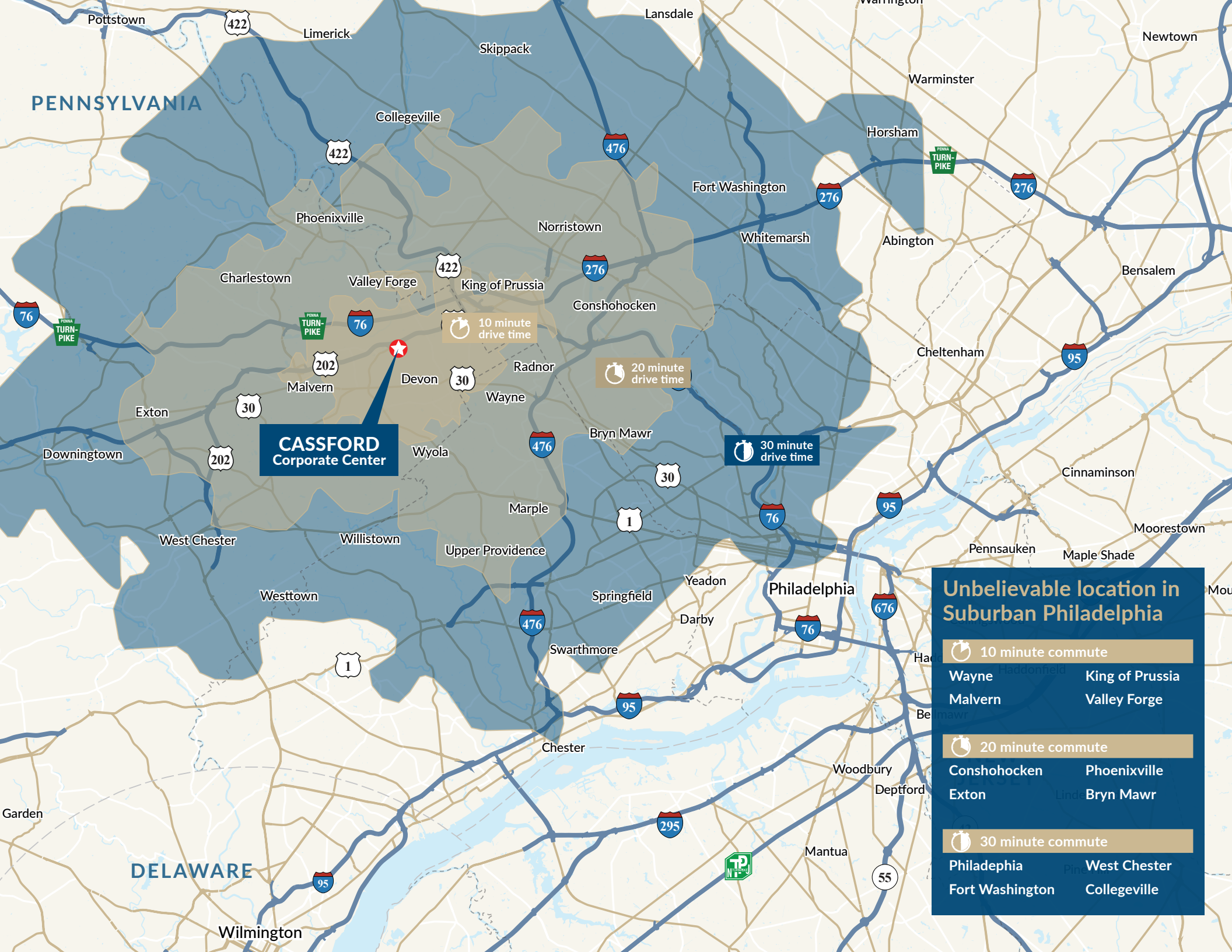






**CASSFORD**  
Corporate Center



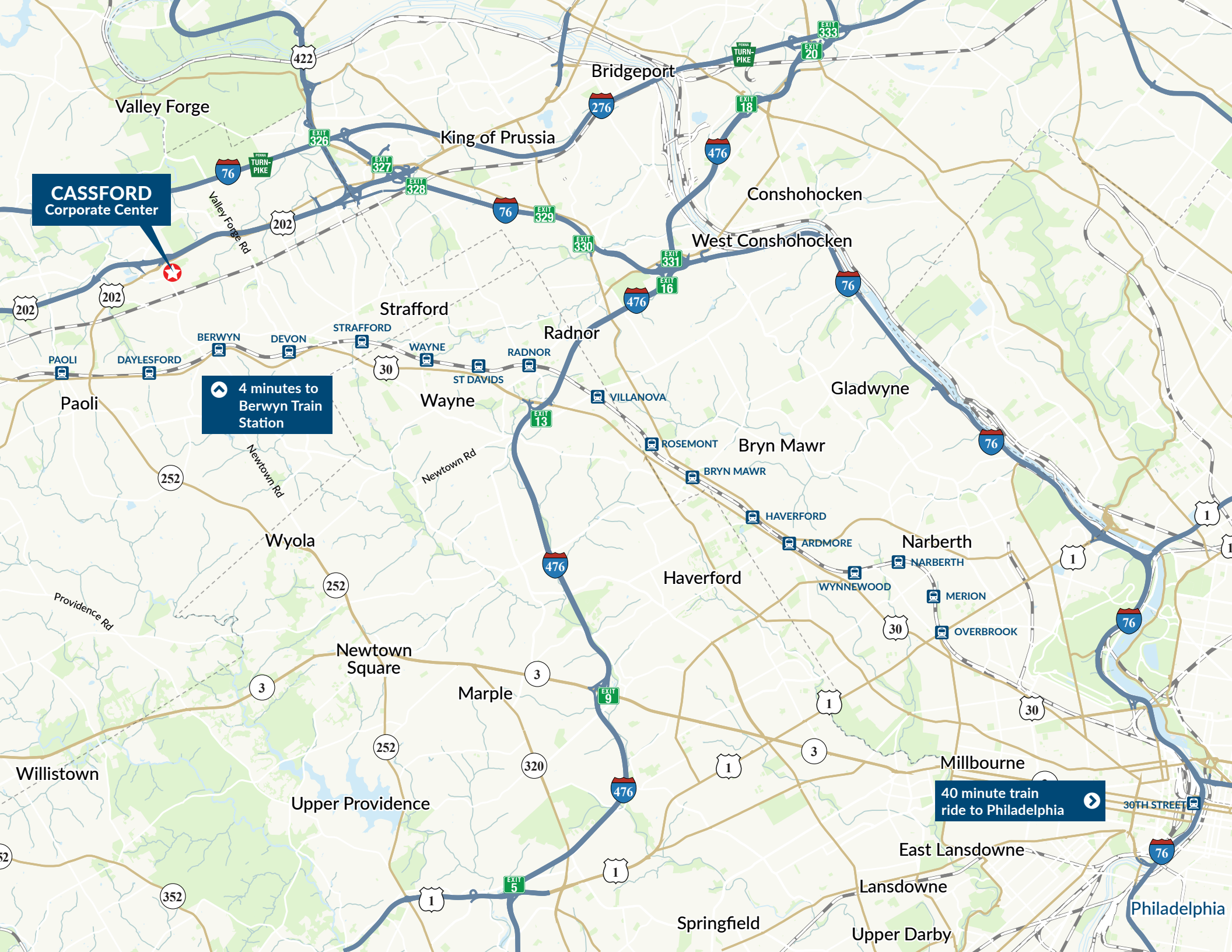


**CASSFORD**  
Corporate Center

### Unbelievable location in Suburban Philadelphia

10 minute commute	Wayne	King of Prussia
	Malvern	Valley Forge
20 minute commute	Conshohocken	Phoenixville
	Exton	Bryn Mawr
30 minute commute	Philadelphia	West Chester
	Fort Washington	Collegeville





**CASSFORD**  
Corporate Center

4 minutes to  
Berwyn Train  
Station

40 minute train  
ride to Philadelphia



## Unbelievable location in Suburban Philadelphia

### RESTAURANTS

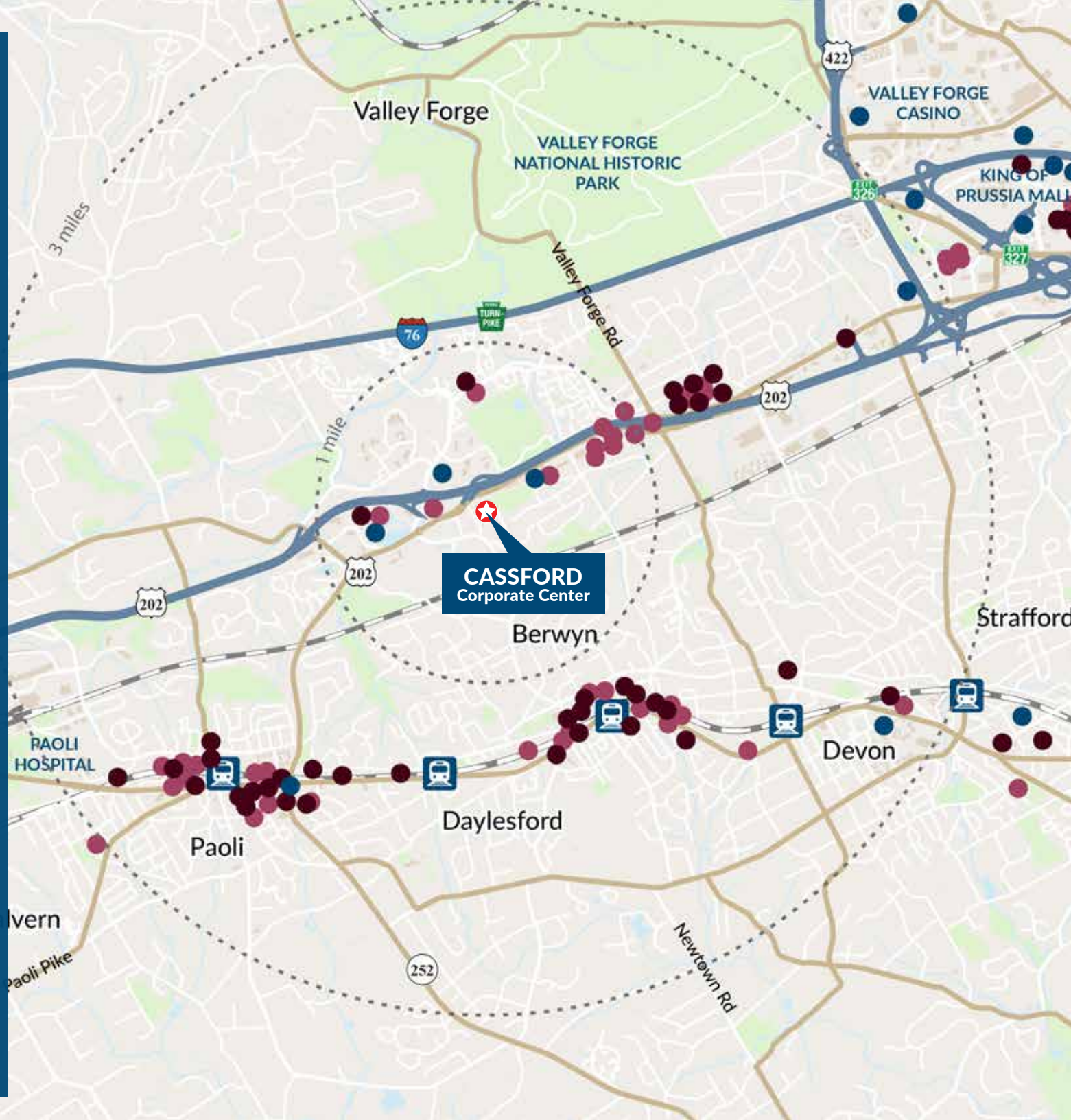
	mins	miles
Lotus Inn	2	0.8
Hibachi of Valley Forge	2	1.1
Tiramisu Cucina Romana	5	1.6
Tio Mexican Restaurant	5	1.6
Frankie's Fellini Cafe	5	1.6
EmJ's Cafe	5	1.6
La Cabre Brewing	4	1.7
Black Powder Tavern	5	1.7
Nectar	5	1.8
Berwyn Pizza	5	1.8
Veekoo Asian Cuisine	6	2
Panera Bread	5	2.5

### HOTELS

	mins	miles
Residence Inn by Marriott Philadelphia Valley Forge	1	0.4
Fairfield Inn & Suites by Marriott Valley Forge	2	0.8
Embassy Suites by Hilton Philadelphia Valley Forge	5	1
Courtyard by Marriott Philadelphia Devon/Villanova	10	3.5
Courtyard by Marriott Valley Forge/King of Prussia	6	3.6
Best Western Plus The Inn at King of Prussia	5	4.1
Desmond Hotel Malvern, a DoubleTree by Hilton	7	4.5
Hyatt House Philadelphia/King Of Prussia	8	4.8
Wayne Hotel	15	5.2

### SHOPPING/RECREATION

	mins	miles
King of Prussia Mall	8	4.6
Lancaster Ave (Mainline)	4	2.2
Waynesborough Country Club	8	3.6
Valley Forge National Park	11	5.1
The Devon Fitness Club	4	1.2
Trader Joe's	6	1.7
Main Line CrossFit	4	2.2
LA Fitness	7	3.9
Wegman's	7	3.8
Barre3 MainLine	5	1.8
Orange Theory Fitness	7	2.4
Club La Maison Health	10	3.8
Life Time Fitness	5	3.4
Bikram Yoga Mainline	7	2.7





Entrance to  
Chester Valley Trail

252

Chester Valley Trail

D'AMBROSIO PARK  
(includes large baseball field, tennis  
courts and playground!)

TORY HOLLOW RD

BUILDING 1031

BUILDING 1021

BUILDING 1041

BUILDING 1015

BUILDING 1001

OLD CASSETT RD



## Welcome to Cassford Corporate Center, the exciting, new corporate campus where your company can truly thrive.

Cassford Corporate Center is a beautifully landscaped campus of five office buildings surrounded by mature greenery and abundant parking. In this park-like setting, you'll find that building community and fostering collaboration simply flow naturally due to the artfully designed workplaces that form a stimulating environment for companies seeking space that motivates and invigorates its people.

Presented, owned and managed by Maguire Hayden Real Estate, Cassford represents the exciting new identity for five, ideally-located but outdated office buildings that are, today, undergoing a complete transformation that is breathing new life into this extraordinary property. Today, the exceptional opportunity for one or more organizations to determine how this beautiful property will be fully customized to meet their unique needs for future development and growth of their businesses.

Cassford includes all the amenities you would expect on a premier campus, including a full-service café, conference center, fully equipped state-of-the-art fitness center and collaborative wi-fi work and collaborative seating areas.

Driving into Cassford Corporate Center, your visitors are welcomed with clear direction and are invited to parking spaces designated specifically for them that are positioned within only steps of the main entryway to your reception desk. Enclosed executive parking is a most welcome amenity.

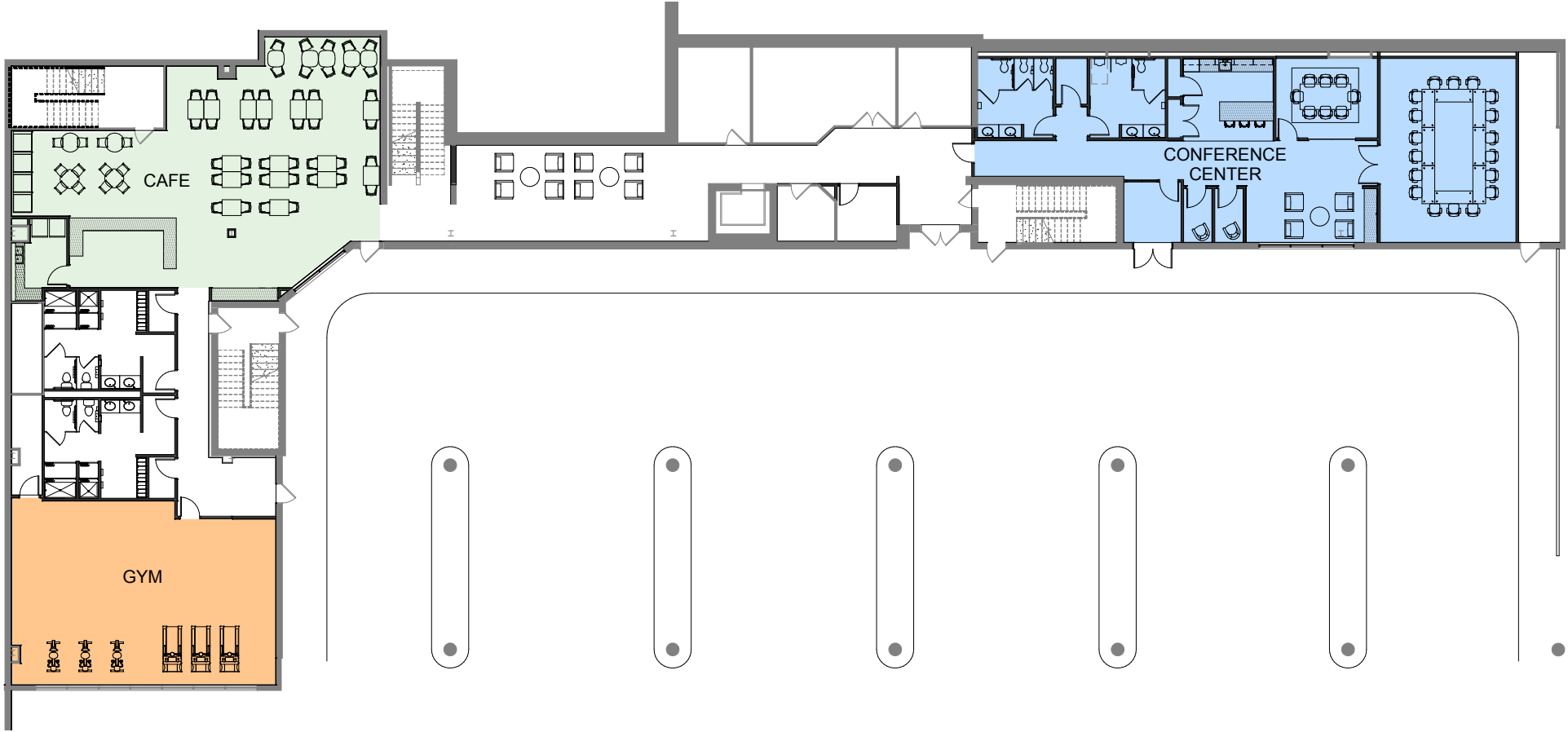
Positioned in close proximity to the intersections of the Pennsylvania Turnpike, the Schuylkill Expressway, Routes 202 and 422, Cassford is conveniently located at the intersection of Route 252 (Swedesford Road) and Old Cassatt Road. Local amenities such as "King of Prussia" (a shopping, dining, and hospitality mecca that includes virtually every high-end global retailer, the very finest restaurants, hotels and





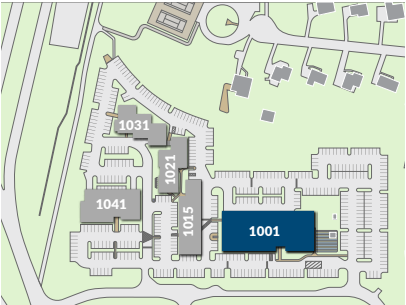
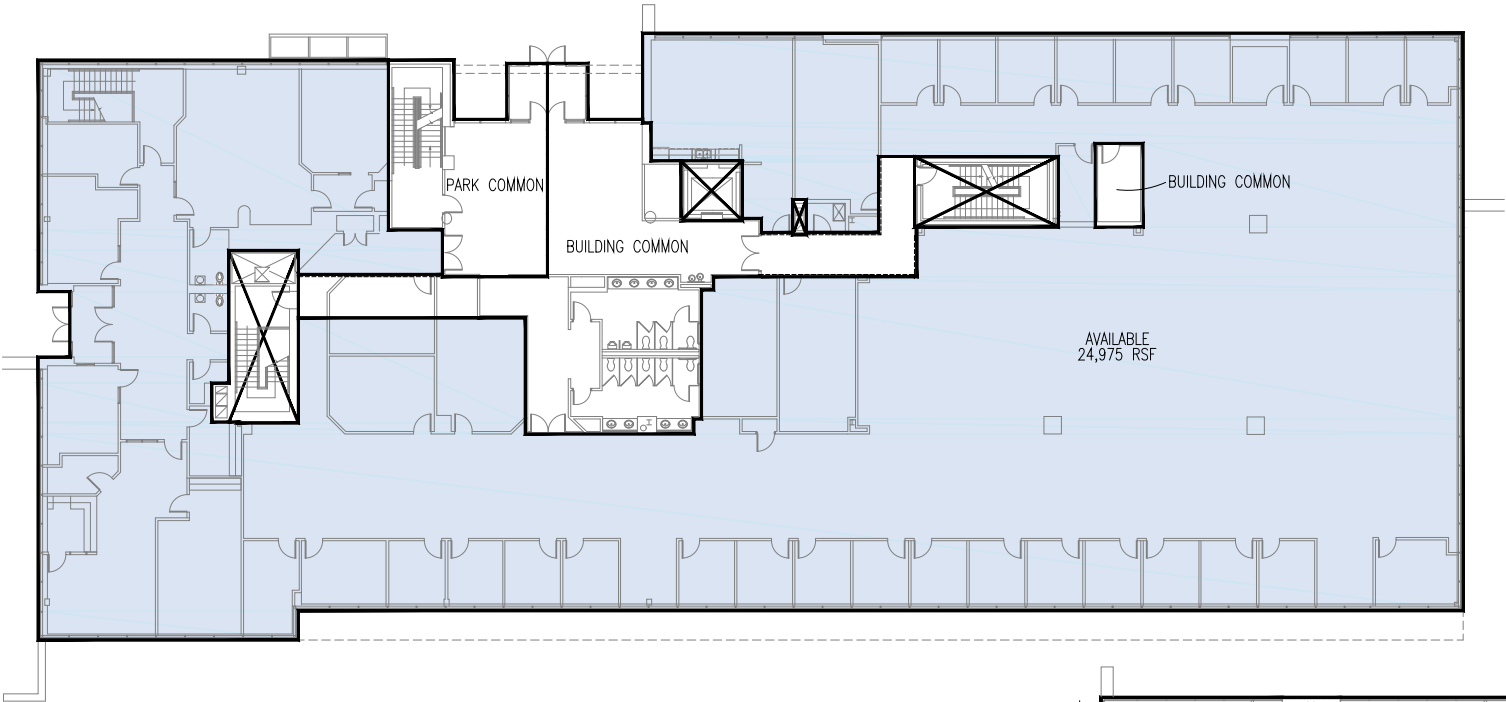
# Building 1001

## Amenity Floor Plan



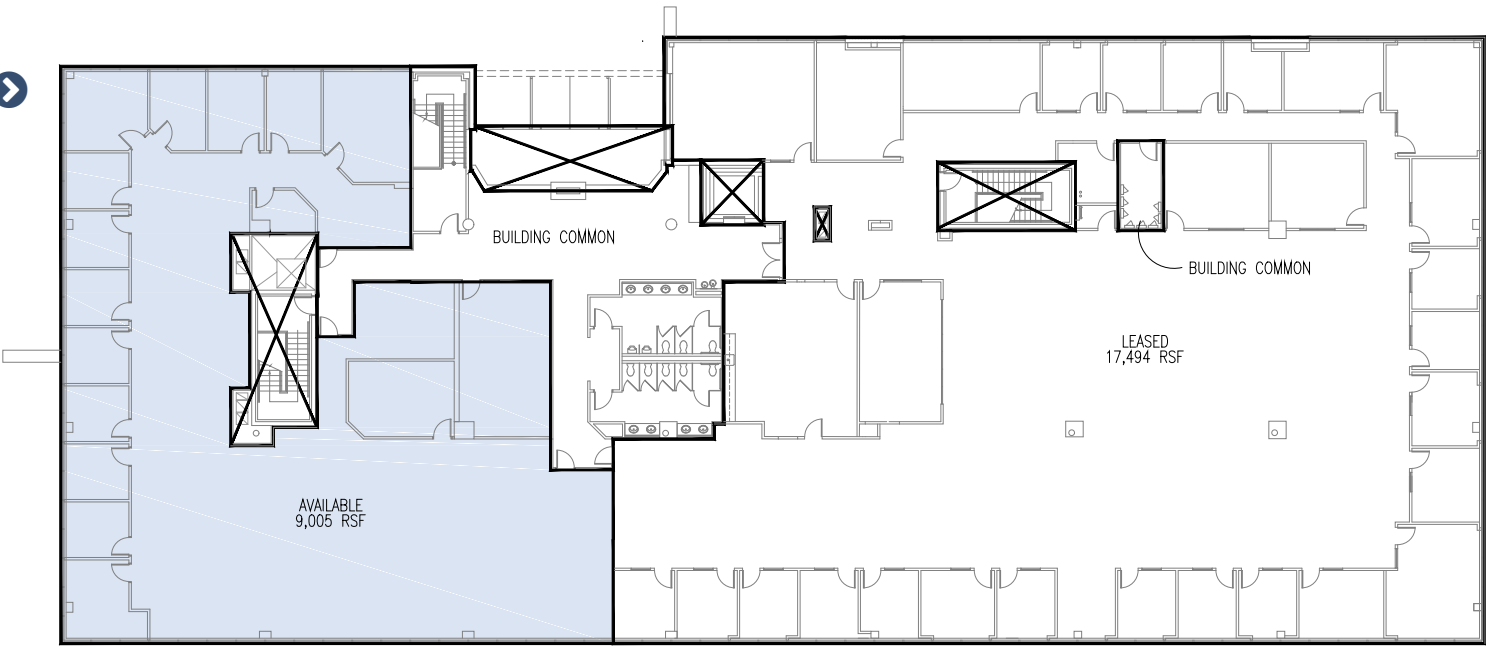
# Building 1001

33,980 RSF Available



◀ **First Floor**  
24,975 RSF Available

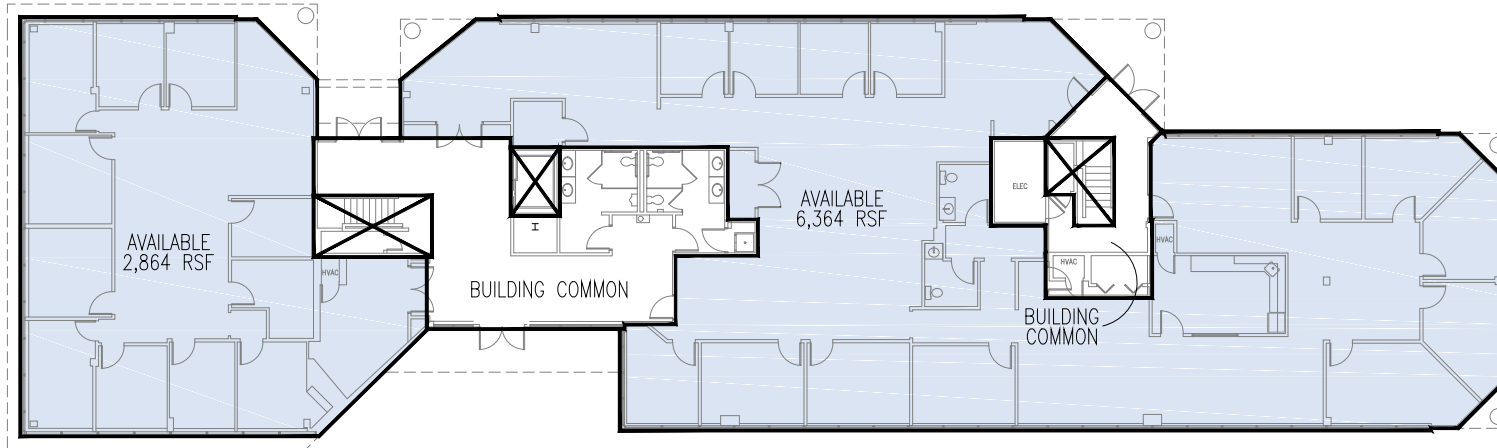
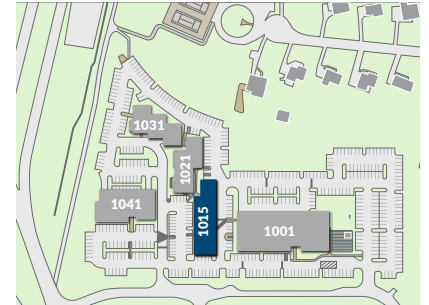
**Second Floor** ▶  
9,005 RSF Available





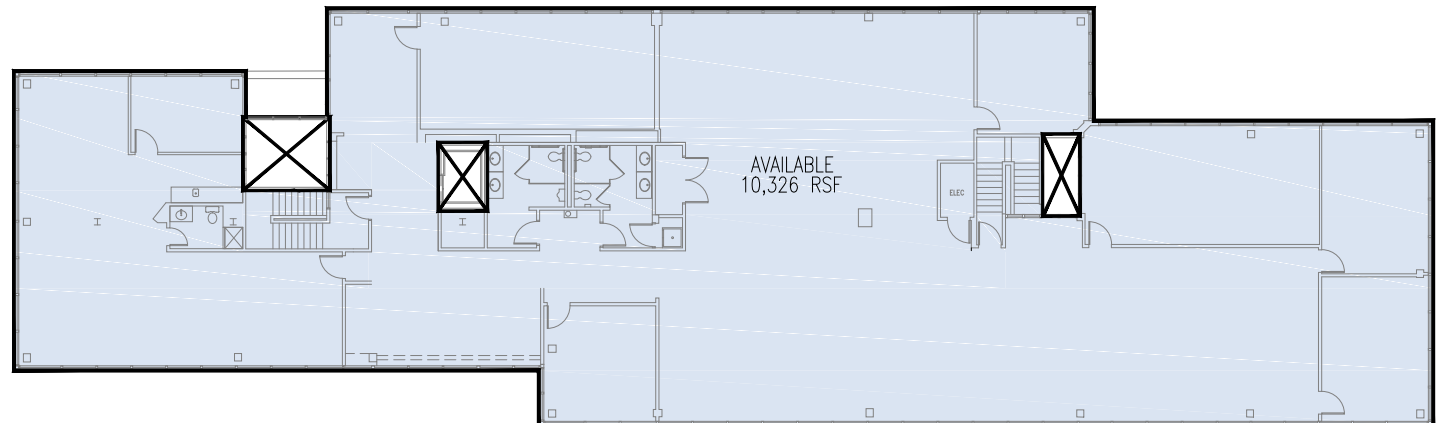
# Building 1015

19,554 RSF Available



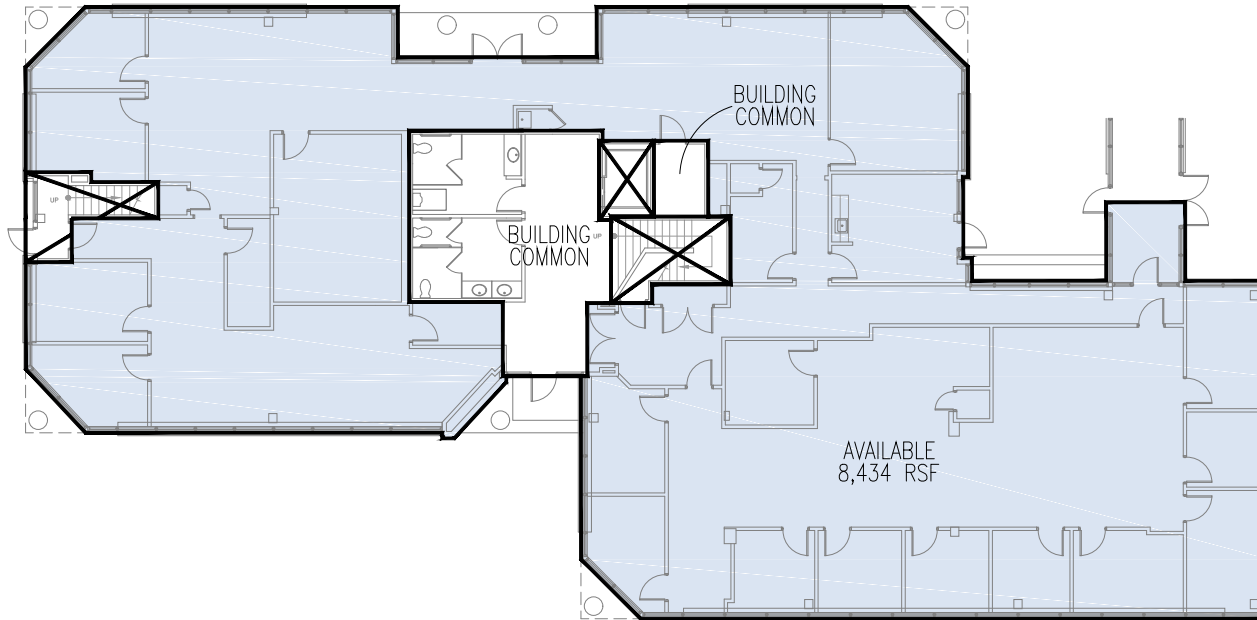
◀ **First Floor**  
2,864 & 6,364 RSF  
Available

**Second Floor** ▶  
10,326 RSF Available



# Building 1021

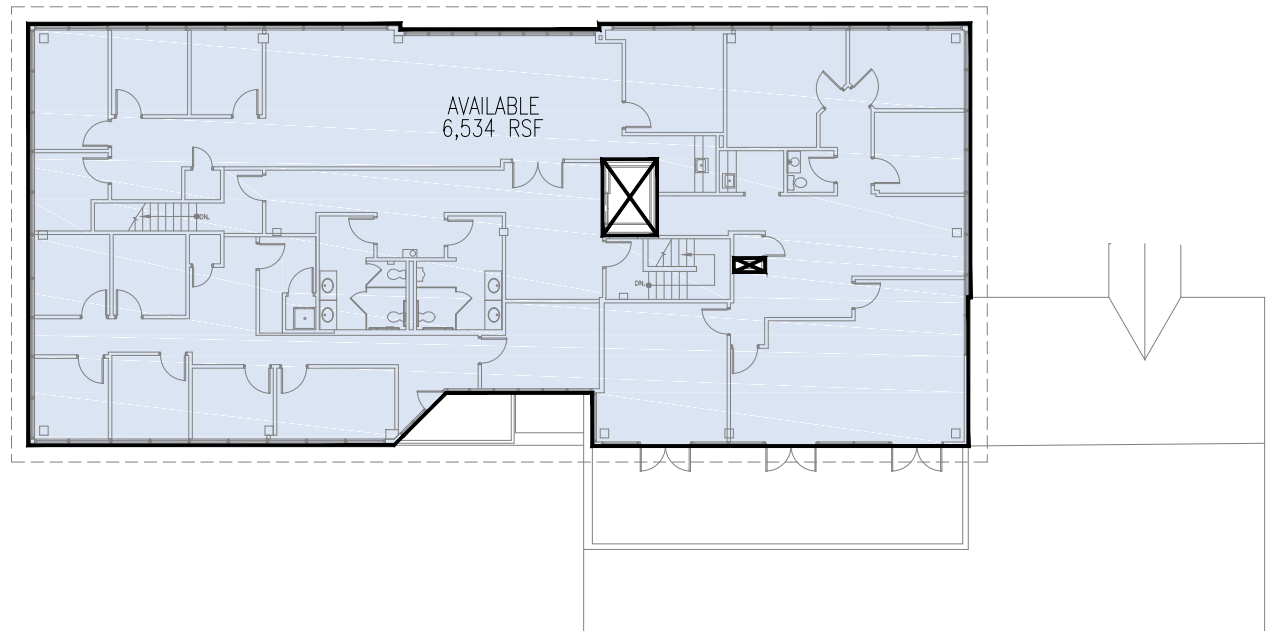
14,968 RSF Available



◀ **First Floor**  
8,434 RSF Available



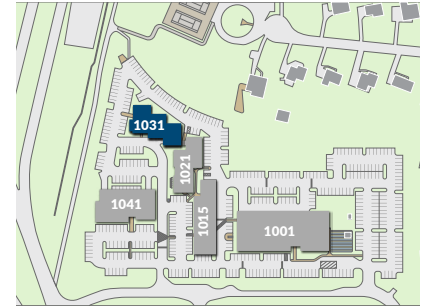
**Second Floor** ▶  
6,534 RSF Available





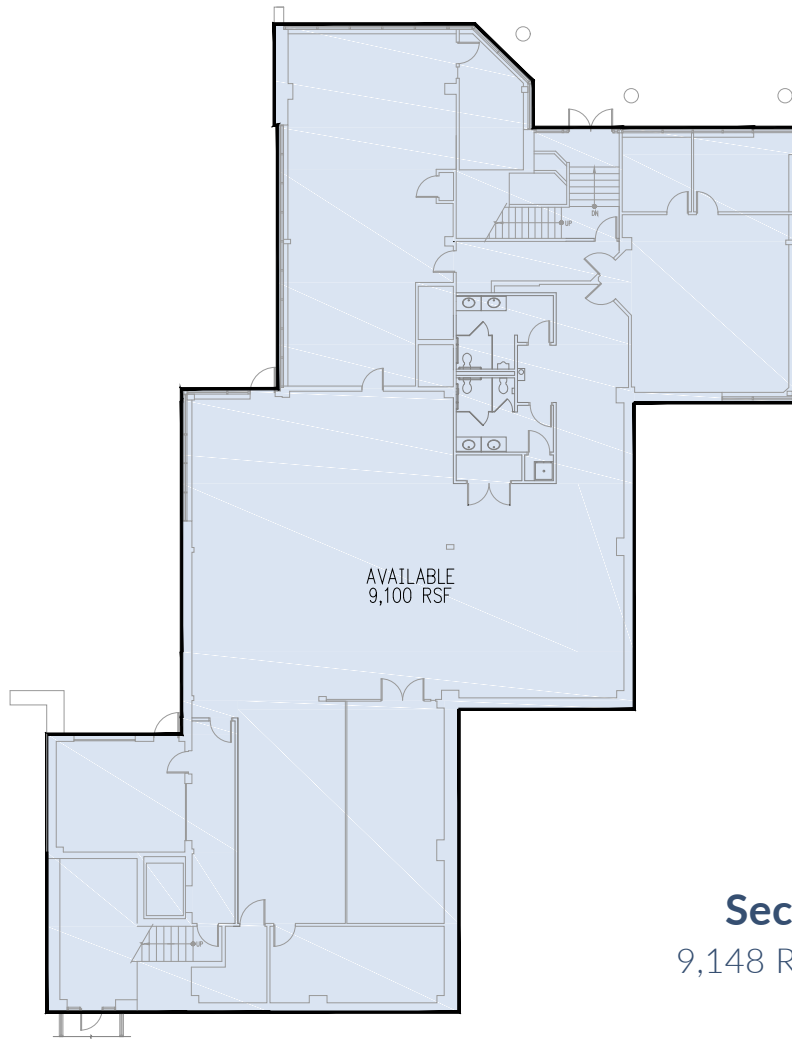
# Building 1031

18,248 RSF Available



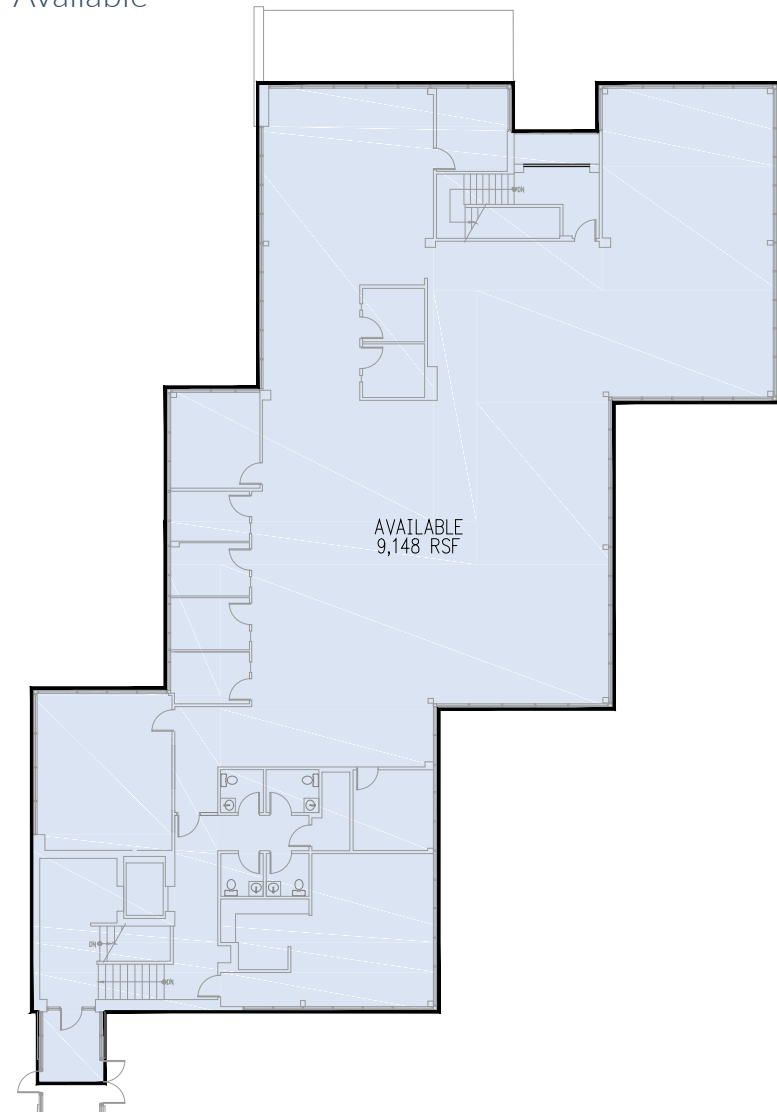
## ◀ First Floor

9,100 RSF Available



## Second Floor ▶

9,148 RSF Available





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**Maguire Hayden is a privately held commercial real estate firm, acquiring office, industrial and mixed-use properties, improving, repositioning and professionally managing them.**

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