

### **WELCOME TO THE NEW**



- Office Space for Lease in Wayne, PA
- 12 Building Complex Totaling 385,000 SF
- New Renovations
- New On-Site Management
- Available Immediately

DESIGN
YOUR
NEW OFFICE
WITH
PRIVATE
ENTRANCES





## WELCOME TO THE NEW EAGLE YARDS

Located on the highly desired East Swedesford corridor within minutes to large-scale amenities like the King of Prussia Town Center and the King of Prussia Mall. Eagle Yards is within walking distance

to the wellness pioneer Life Time Fitness and is less than a mile away from the Village at Valley Forge, comprised of Wegmans, Davio's Northern Italian Steakhouse, Fogo De Chao, and five new residential developments. Accessibility is second to none, within minutes of major connecting routes to all of Southeastern Pennsylvania, Northern Delaware, and Southern and Central New Jersey, including Routes 202, 252, 422, I-76 and the Pennsylvania Turnpike.

### SUITES AVAILABLE FROM 2,000-27,000 SF

BUILDING#	SUITE#	SQUARE FEET
983	612	6,732 RSF
985	504	5,449 RSF
989	Full Building	27,914 RSF
992	915	7,354 RSF
992	904	9,024 RSF
993	405	5,807 RSF
994	1005	17,951 RSF
995	306	4,060 RSF
996	1106	10,405 RSF
997	Full Building	27,065 RSF
998	1204	5,078 RSF



- Under NEW ownership Haverford Properties
- Twelve (12) building 385,000 SF Office Complex
- Renovations underway that include, New Entrances, Roofs, HVAC, and Signage
- Wayne, PA address with aggressive rental rates
- Located in Tredyffrin Township with NO earned income or business privilege taxes
- Keystone Innovation Zone (KIZ) offers aggressive tax credits to qualifying Tenants
- Immediate access to Routes 202, 252, 422, I-76 and the Pennsylvania Turnpike
- On-site amenities including café, outdoor seating, and walking distance to the Chester County trail
- Single story buildings, private suites and individualized units
- In-house property management



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King of Prussia Town Center	1 Minute
Life Time Fitness	1 Minute
Gateway Shopping Center	1 Minute
King of Prussia Mall	2 Minutes
SEPTA Devon & Strafford Train Stations	8 Minutes
Center City Philadelphia	25 Minutes
Philadelphia International Airport	30 Minutes



# WITHIN MINUTES TO LARGE-SCALE AMENITIES



For more leasing info contact

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