



For Sale or Lease



10 Campus Boulevard
Newtown Square, PA

10,000 – 44,000 SF Available

Interior Photos



Scott Williams
+1 610 249 2259
scotta.williams@jll.com

Jones Lang LaSalle Brokerage, Inc.
550 E. Swedesford Road, Suite 260, Wayne, PA 19087
+1 610 249 2255

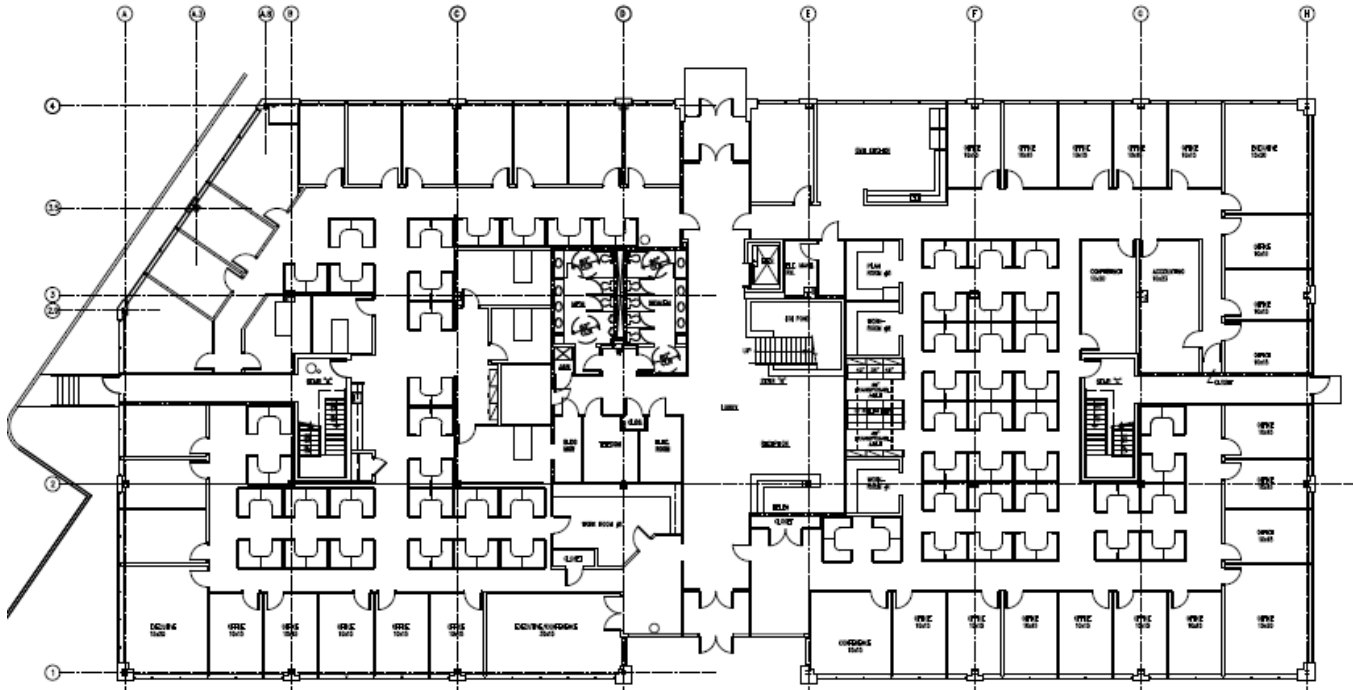
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.



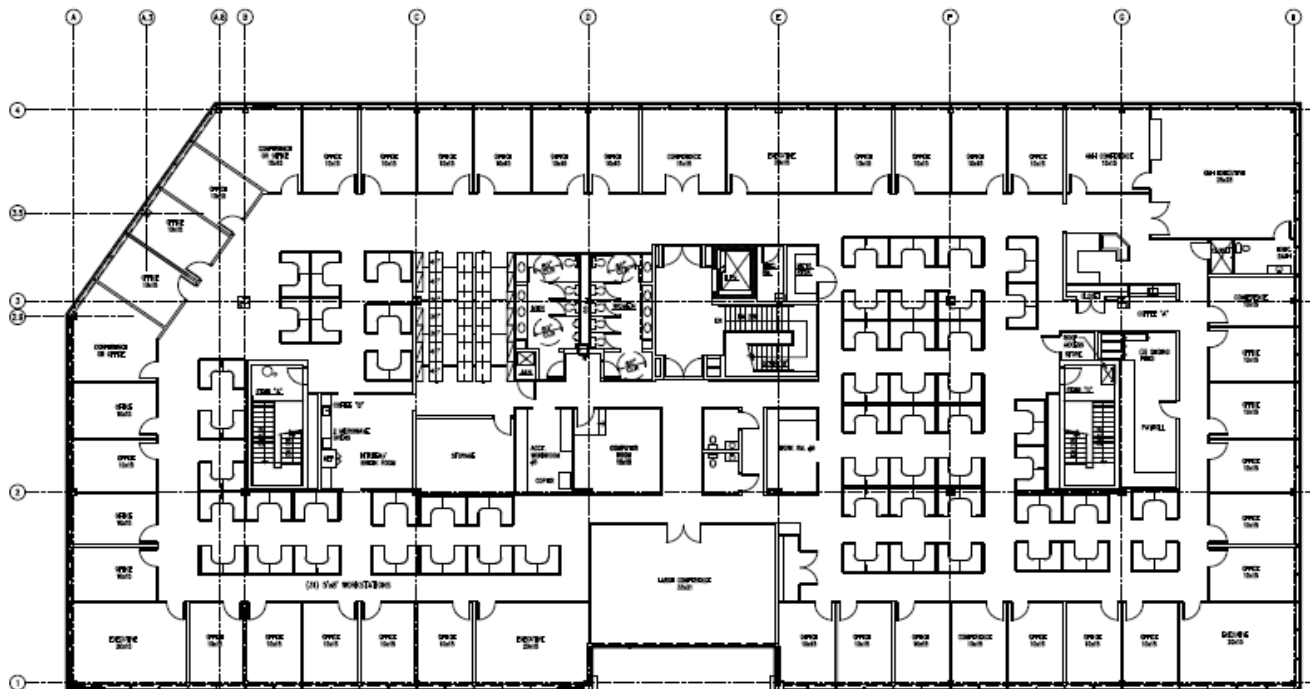
Overview

- 10,000 – 44,000 RSF available for sale or lease situated on a bucolic 4.67 acres of land
- Two-story class A full-building availability or suitable for a variety of different business sizes and uses
- Large amount of surface parking: 5/1,000 SF
- Rental rate: \$25.75/SF + Electric
- The asset was built in 1999 and has been sporadically renovated and upgraded
- Immediately in between West Chester Pike (Route 3) and Newtown Street Road
- Immediately located on SEPTA Bus Route 104
- 1.3 miles to downtown Newtown Square and multiple amenities including Ellis Preserve

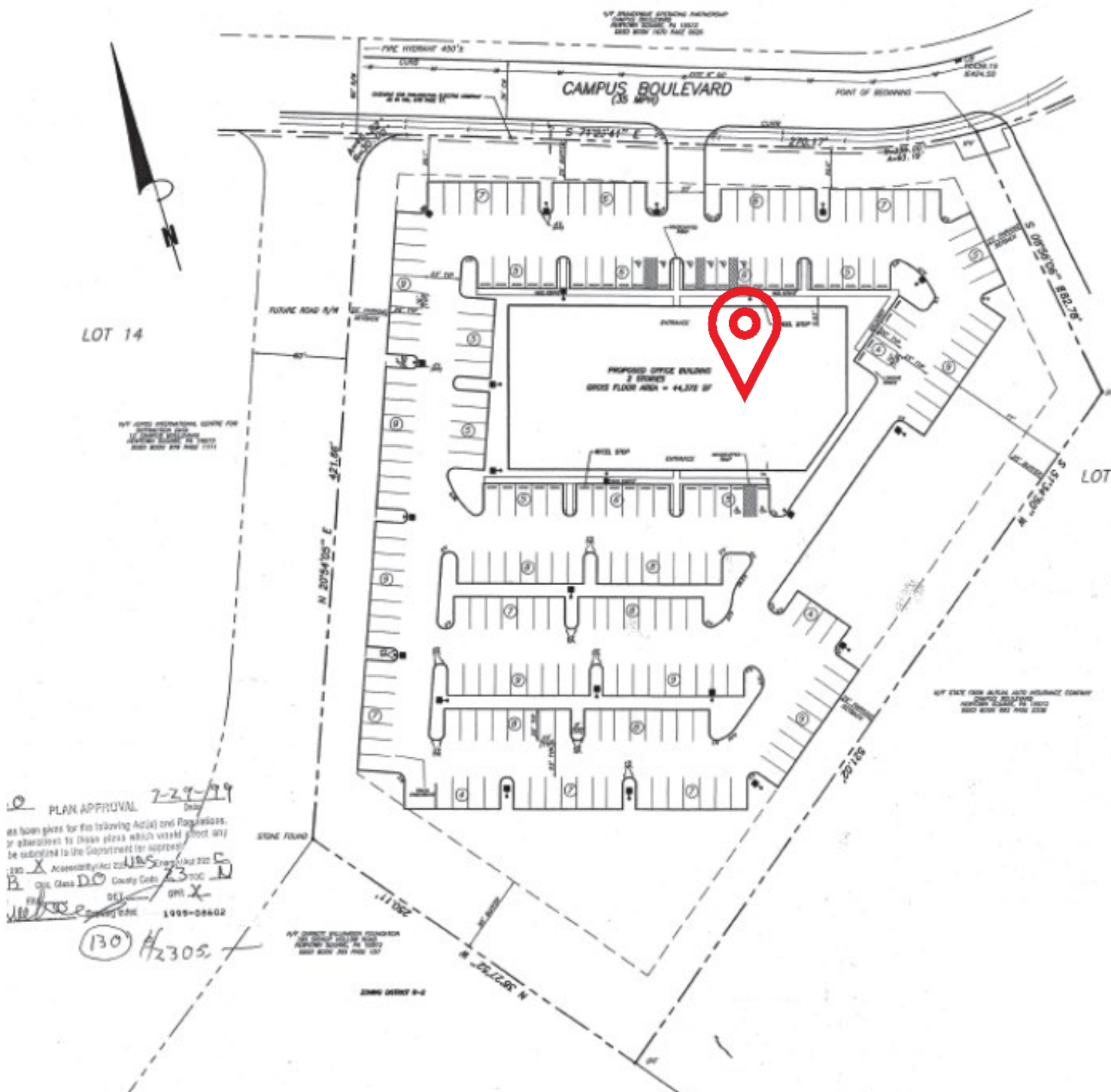
First Floor As-Built Plan



Second Floor As-Built Plan



Site Plan



Scott Williams
+1 610 249 2259
scotta.williams@jll.com

Jones Lang LaSalle Brokerage, Inc.
550 E. Swedesford Road, Suite 260, Wayne, PA 19087
+1 610 249 2255

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

