

# SPACE AVAILABLE

## 415 EAGLEVIEW BLVD AT EAGLEVIEW<sup>SM</sup>

6,065 SQ FT OFFICE SPACE  
AVAILABLE IMMEDIATELY  
COMPETITIVE TERMS



### BUILDING FEATURES

- Contemporary brick & tinted glass exterior
- 128 parking spaces (4/1,000 sf)
- Sky-lit atrium lobby with quality interior finishes
- Fully sprinklered
- Individually controlled heat & air conditioning
- Security control card access system & alarm monitors
- Ample tenant identification
- 24/7 property management

Eagleview<sup>SM</sup> is an exceptional place to do business. This 32,000 square foot one story class A suburban office building offers panoramic views, overlooking a pond which is located only 1/4 mile from the PA Turnpike. The sky-lit lobby provides a welcoming venue for tenants and visitors. Located nearby is Eagleview Town Center with amenities that include the Brickside Grille, Wellington Square Book Shop, Balance Hair Spa, Nudy's Cafe, Simply Yoga, Shaving Grace Barbers, Town Center Pharmacy, Pediatric Care of Chester County, Main Line Lighting & Design, Lace Em Up, The Wine Store and the Lionville YMCA with daycare. Ample parking welcomes employees and visitors, and nearby shops and services create a work environment that is both efficient and enjoyable.

DISTINCTIVE  
COMMERCIAL  
PROPERTIES



**610.458.1900**  
[www.hankingroup.com](http://www.hankingroup.com)

EAGLEVIEW<sup>SM</sup>

SPRING VALLEY

MORGANTOWN

## 415 EAGLEVIEW BLVD AT EAGLEVIEW<sup>SM</sup>



To schedule a tour or for more information, please contact:

**JACK PURCELL**  
jack.purcell@hankingroup.com  
**STACY MARTIN**  
stacy.martin@hankingroup.com  
**SEAN CALHOON**  
sean.calhoon@hankingroup.com

**THE HANKIN GROUP**  
707 EAGLEVIEW BOULEVARD  
EXTON, PA 19341  
www.hankingroup.com

P **610.458.1900**  
F **610.458.0764**

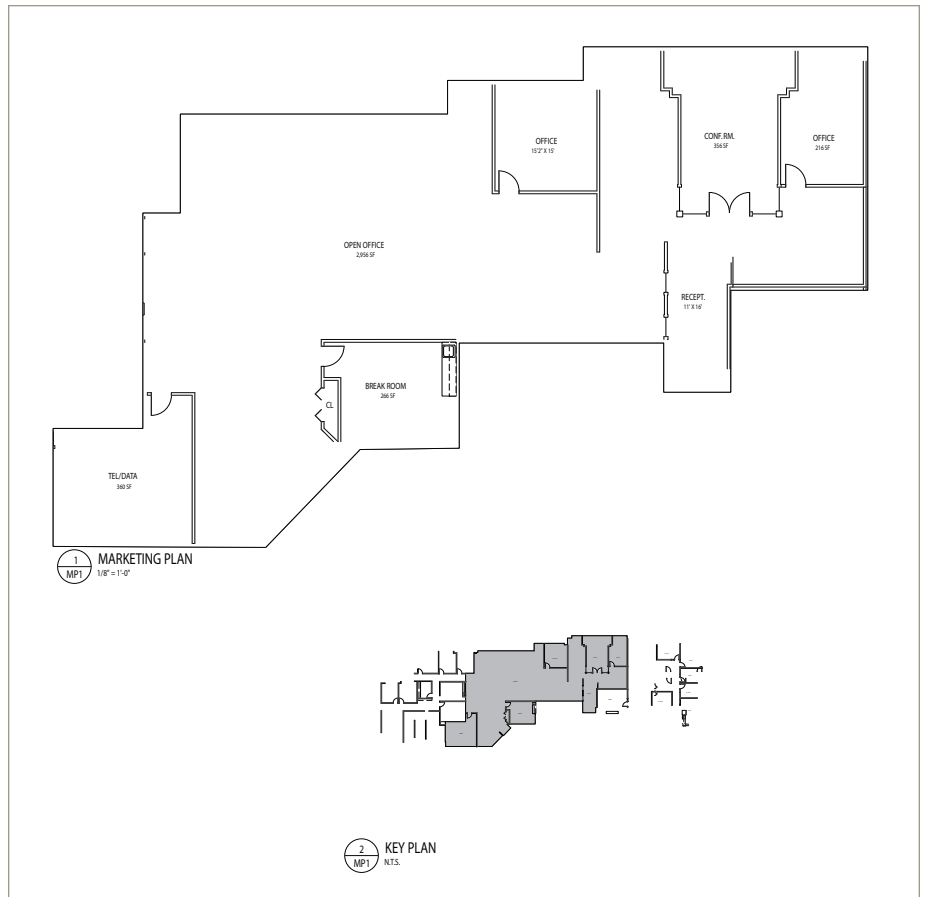


### FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Go straight and 415 Eagleview Blvd is on the left.

### FROM WILMINGTON

Take Rt. 202 North to Rt. 100 North. When you have passed the PA Turnpike entrance you will come to a traffic light. Stay to your right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Go straight and 415 Eagleview Blvd is on the left.



**6,065 SQ FT**



**WEATHERSTONE**

**HAYWOOD**

**CHANDLER**