

SPACE AVAILABLE

505 EAGLEVIEW BLVD AT EAGLEVIEW

6,244 SQ FT
7,949 SQ FT
11,015 SQ FT
AVAILABLE IMMEDIATELY
COMPETITIVE TERMS



BUILDING FEATURES

- LEED Gold certified
- Contemporary precast concrete & glass exterior
- 598 parking spaces
- Two story lobby with architectural staircase and multiple fountains
- Rear patio with pond view
- Fully sprinklered
- Water source heat pump HVAC
- Access control system
- Lobby maintenance elevators
- Individually tailored tenant suites
- Ample tenant identification
- 24/7 property management

EagleviewSM is an exceptional place to do business. 505 Eagleview Boulevard is a 152,345 square foot class A five story suburban office building which is located only 1/4 mile from the PA Turnpike. This LEED Gold certified building was completed in early 2008 and is 83% leased by XL Capital. Its prestigious appointments and unequalled setting make this a landmark building in which to locate your company.

505 Eagleview Boulevard is conveniently located near Eagleview Town Center's numerous amenities. Eagleview Town Center features amenities such as the Brickside Grille, Wellington Square Book Shop, Nudy's Café, Gemini Hair Salon and Spa, Other Colors Gallery, Passion for Fitness, Simply Yoga, Town Center Pharmacy, 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**



THE HANKIN GROUPSM

610.458.1900
HankinGroup.com

EAGLEVIEWSM

SPRING VALLEY

MORGANTOWN

505 EAGLEVIEW BLVD AT EAGLEVIEW



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

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FROM PHILADELPHIA

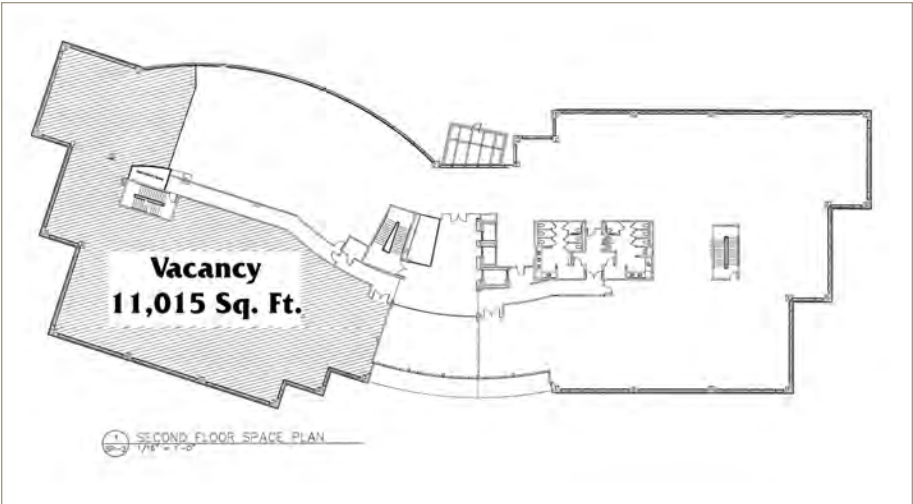
Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to the first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Make a right onto Pennsylvania Drive which is the second road on the right, then make the first left onto Rice Blvd. The Town Center will be 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. Make a right onto Pennsylvania Drive which is the second road on the right, then make the first left onto Rice Blvd. The Town Center will be on the left.



1ST FLOOR



2ND FLOOR