

# SPACE AVAILABLE

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

25,210 CLASS A OFFICE SPACE  
AVAILABLE IMMEDIATELY  
COMPETITIVE TERMS



### BUILDING FEATURES

- LEED 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

Eagleview<sup>SM</sup> 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 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 also offers the convenience of Eagleview Town Center amenities. These amenities include the Brickside Grille, Wellington Square Book Shop, Balance Hair Spa, 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

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



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

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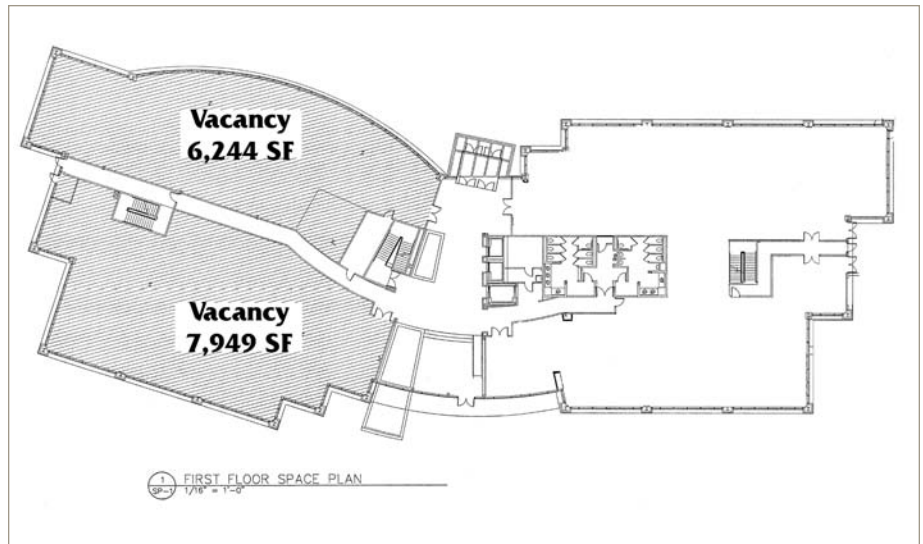


**FROM PHILADELPHIA**

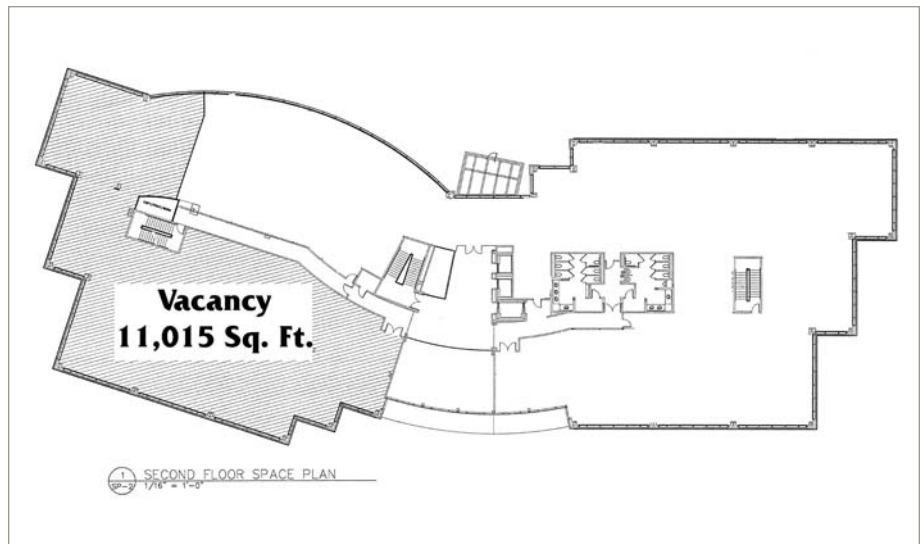
Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 north to first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Boulevard. 505 Eagleview Blvd. is the second building on the left.

**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 Boulevard. 505 Eagleview Blvd. is the second building on the left.



1ST FLOOR



2ND FLOOR