

SPACE AVAILABLE

717 CONSTITUTION DRIVE AT EAGLEVIEW

6,216 SQ FT 3,651 SQ FT

1,334 SQ FT 1,840 SQ FT

6,522 SQ FT

AVAILABLE IMMEDIATELY

COMPETITIVE TERMS



BUILDING FEATURES

- Contemporary design with precast concrete & glass exterior
- Two story lobby with architectural staircase
- Double door suite entrance
- Ample tenant identification
- Zone controlled heating & air conditioning
- Access control system
- Fully sprinklered
- 117 parking spaces, additional parking available
- 24/7 property management

EagleviewSM is an exceptional place to do business. 717 Constitution Drive is a 34,000 square foot class A two story suburban office building which is located only 1/4 mile from the PA Turnpike at Eagleview's highest point. With both turnpike and Route 100 visibility this building provides a beacon for the surrounding community.

717 Constitution Drive 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

SPACE AVAILABLE

717 CONSTITUTION DRIVE AT EAGLEVIEW



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

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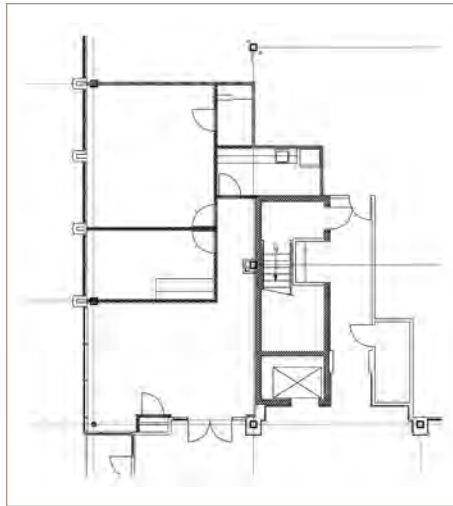


FROM PHILADELPHIA

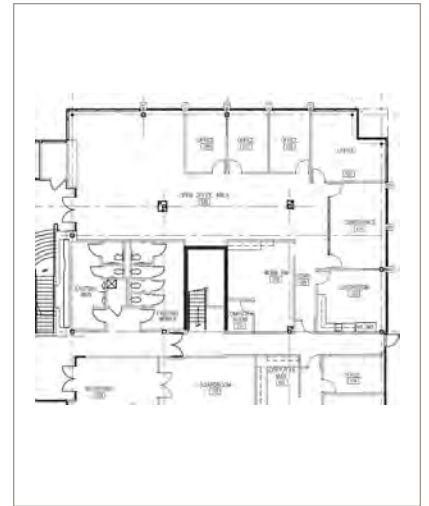
Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to the first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Make a right onto Pennsylvania Drive which is the second road on the right, then make the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

FROM WILMINGTON

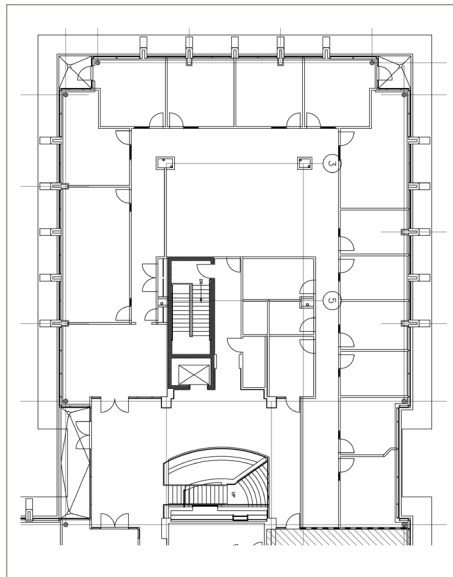
Take Rt. 202 North to Rt. 100 North. When you have passed the PA Turnpike entrance you will come to a traffic light. Stay to your right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Make a right onto Pennsylvania Drive which is the second road on the right, then make the first left onto Rice Blvd. The Town Center will be on the left.



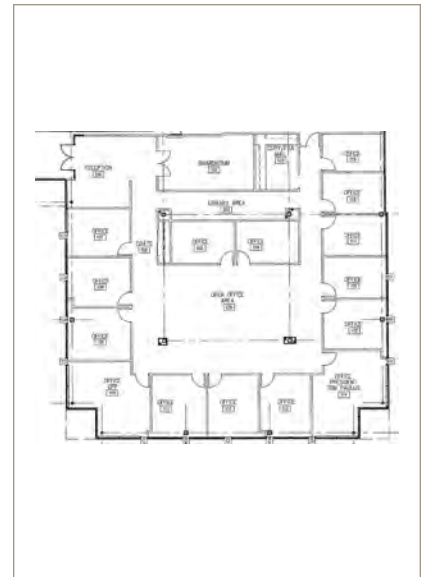
1ST FLOOR - 1,334 SQ FT



1ST FLOOR - 3,651 SQ FT



2ND FLOOR - 6,522 SQ FT



1ST FLOOR - 6,216 SQ FT

WEATHERSTONE

HAYWOOD

CHANDLER