

SPACE AVAILABLE

THE ARBORETUM AT EAGLEVIEW

1,586 SQ FT 2,040 SQ FT
3,508 SQ FT
AVAILABLE IMMEDIATELY
COMPETITIVE TERMS



BUILDING FEATURES

- Unique exterior of precast concrete panels & tinted vision glass
- 140 parking spaces
- 30' atrium with architectural staircase
- Fully sprinklered
- Microprocessor controlled heat & air conditioning
- Access control system
- Ample tenant identification
- Prestige lobby appointments
- 24/7 property management

The Arboretum, located at 760 Constitution Drive in EagleviewSM, is a 36,685 square foot 3 story Class A suburban office building, surrounded by natural woods which is located only 1/4 mile from the PA Turnpike.

747 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. Award-winning landscaping sets the stage for the well-appointed lobby and interior spaces. 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

THE ARBORETUM AT EAGLEVIEW



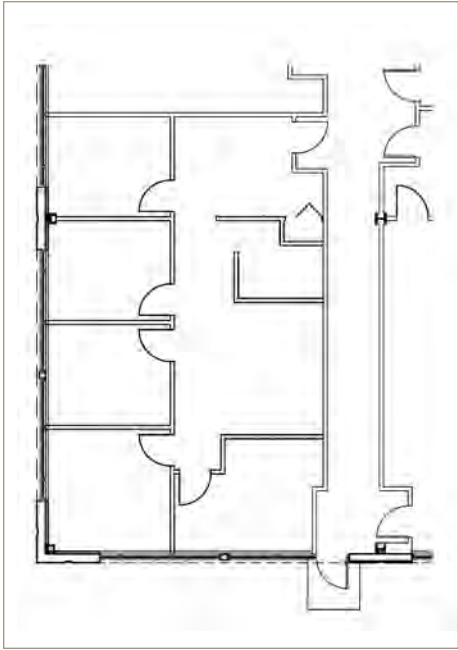
To schedule a tour or for more information, please contact:

JACK PURCELL
jack.purcell@hankingroup.com

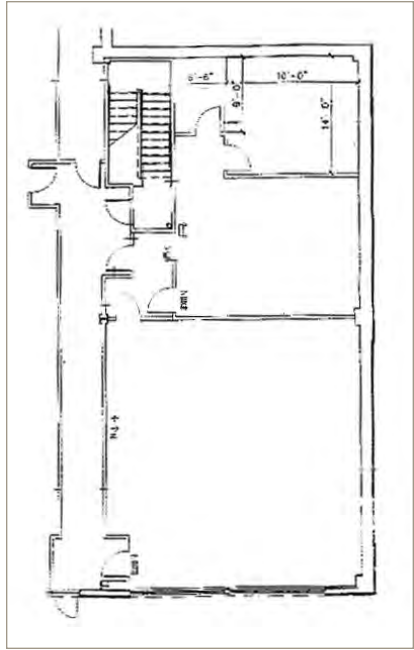
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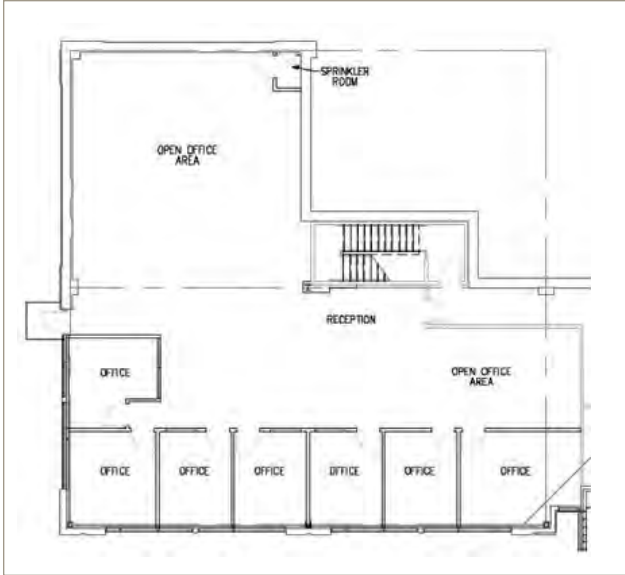
P 610.458.1900
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1,586 SQ FT



2,040 SQ FT



3,508 SQ FT

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.