

SPACE AVAILABLE

770 PENNSYLVANIA DRIVE AT EAGLEVIEWSM

3,164 SQ FT FLEX
AVAILABLE IMMEDIATELY
COMPETITIVE TERMS



BUILDING FEATURES

- Contemporary brick & glass exterior
- 325 parking spaces (5/1,000 sq ft)
- 16 foot clear height
- Fully sprinklered
- Recessed individual tenant entrances
- Steel frame construction
- Forced air gas unit heaters for warehouse
- Roof mounted HVAC with forced gas heat for office area
- 8' x 10' insulated dock doors
- 4' high loading docks
- 200' deep truck court
- Wall mounted tenant signage
- 24/7 property management

EagleviewSM is an exceptional place to do business. 770 Pennsylvania Drive is a 63,000 square foot flex building, designed for office, research & development, pharmaceutical, light manufacturing & assembly, and warehouse uses. This facility offers highly functional suites for users from 100% office to light manufacturing and distribution. Exceptional turnpike visibility makes 770 Pennsylvania Drive a well known address. Located only 1/4 mile from the PA Turnpike, EagleviewSM is easily accessed and offers the convenience of Eagleview Town Center amenities. These amenities include the Brickside Grille, Wellington Book Shop, Balance Hair Spa, Simply Yoga, Nudy's Cafe, 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**



THE HANKIN GROUPSM
610.458.1900
www.hankingroup.com

EAGLEVIEWSM

SPRING VALLEY

MORGANTOWN

770 PENNSYLVANIA DRIVE AT EAGLEVIEWSM



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 Blvd. Pennsylvania Drive is the second road on the right.

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. Pennsylvania Drive is the second road on the right.

