



EAGLEVIEW

The Newsletter of EagleviewSM

4th Quarter 2003

Claremont Apartments at EagleviewSM

Claremont Apartments are the newest addition to Eagleview's residential community and are uniquely situated among the townhomes, villas and single family homes at Wharton Square. With the opening of the Apartment Community Center last March, the beautifully designed accommodations at the Claremont Apartments are even better. Within the Center, tenants have access to a host of amenities designed to provide a place to entertain, stay fit utilizing the fitness center, comfortably go on the internet, have a party, pick up mail and make use of the out-



door pool and spa. All these features are available, at no charge, to the apartment residents. The Center is luxurious and spacious, with features such as floor-to-ceiling windows providing an abundance of light. Residents are proud of the Center and enjoy showing it
...continued on pg. 2

Sunnybrook Flowers Joins the Eagleview Town Center

Sunnybrook Flowers moved into the Town Center at 547 Wellington Square (formerly The Learning Center) on October 1st.

Family owned and operated since 1993, Sunnybrook Flowers was formerly located in Flourtown before relocating to Eagleview and is an all purpose, all occasion flowershop featuring fresh flowers, plants, balloons, chocolates, candles, potpourri, dry and silk flowers, breakfast trays, fruit and gourmet baskets, decorative wreaths and much more.

Advance orders are recommended on custom arrangements for parties, weddings, proms, funerals and the holidays.

Sunnybrook can wire your order anywhere in the world with same day delivery and offers the convenience of house accounts. If you would like to establish a house account simply call Greg Brown to set up your account.



Please be sure to take advantage of the 10% discount offered to Eagleview corporate employees and residents. Sunnybrook charges a \$2 delivery fee for any deliveries within Eagleview, and \$4 to anywhere outside of Eagleview.

The store is Open Monday-Thursday from 9:00 am - 6:00 pm, Friday from 9:00 am - 7:00 pm and Saturday from 9:00 am to 4:00 pm, but is closed on Sunday. However, deliveries can be made on Sundays if needed. Sunnybrook is looking for

part-time help, so if you know anyone who is interested be sure to send them in to the store to apply. For more information please call Sunnybrook Flowers at 610-321-1786 or 1-800-233-5535.





Tenant Updates

Reginald Krasney, Esq.

In the beginning of October, Reginald Krasney, Attorney at Law, moved into new office space at 717 Constitution Drive, relocating from his former offices in Wayne.

Krasney has been in private practice for more than twenty five years centering around Chester, Delaware, Bucks, Montgomery and Philadelphia Counties. The law firm specializes in the following areas: Corporate and Commercial litigation in all Federal and State Courts; Probate; Estate Planning and Administration; Family Law; Real Estate; Business; Mergers; Acquisitions and Divestitures; Federal, State and Local Taxation. For more information explore the website: www.krasney.com.

...Apartments cont.

off to friends and family. The lounge, with sofas, chairs and TV's is a great place to relax, entertain friends and meet new people. The cyber room is equipped with two computers with Internet access. The party room, which is available for rent by residents, is equipped with everything needed to host a great party – refrigerator, microwave oven, coat check area, restroom facilities and plenty of seating.

The Claremont Apartments are located at 494 Wharton Boulevard East. There are 62 apartments in Phase One, and construction on Phase Two has begun. For more information please contact the Claremont Apartments Sales Office at 610-458-7644.



GrayMatter Incorporated



Instant innovation—that's the impression visitors to this energetic entrepreneurial venture come away with when they stop to do business at GrayMatter Creative Communications.

717 Constitution Drive will be the new headquarters for a full-service marketing communications company that combines high tech creativity with competitive pricing to offer custom-fitted concepts to clients.

"Capture the eye and engage the mind," says GrayMatter Founder Nancy Gray. "We identify well with companies that have a vision of how they would like to grow and are unafraid of the power of innovative communications. The marketplace for most products and services requires cutting-edge innovation to get the customer's attention."

Testimony to GrayMatter's ability to "capture the eye" can be found in its list of clients, like The Hankin Group, GlaxoSmithKline, Wyeth, Baldwin Hardware, Unisys, GMP Companies, P/Kaufmann and many others. Evidence of the creativity is abundant in a credentials folio that includes annual reports, corporate communication programs, branding, advertising, new media and short film presentations, exhibit and point-of-purchase design, and a seemingly endless supply of innovative elements that GrayMatter brings to each job.

Gray runs her business with a full-time staff of three creative specialists, backed up by a loyal cache of experienced professionals she calls upon to help shape GrayMatter's finished output. These "professionals-in-reserve" provide just the kind of balance she's seeking to maintain GrayMatter's agility in putting prompt focus on a customer opportunity and then producing results that work.

"We've been particularly fortunate at blending the talent of our in-house staff with specialists from the outside," she says. "What we get is a constant flow of fresh ideas. I like people who ask questions and then question the answers. Conceptually, it helps us provide more options for our clients."

For GrayMatter, a rapidly rising name in Philadelphia's communications circles, the new Eagleview site will be its signature. For more information please contact GrayMatter Creative Communications at 610-321-0625 or at www.graymattercreative.com.

LiveWork Units at EagleviewSM

For entrepreneurs wanting to integrate work and home, The Hankin Group is building a new community of LiveWork storefront townhomes on the western side of the Town Square — creating an intimate retail and commerce center that reflects the "walkability" of historic town centers. The downstairs features a modern commercial space that is ideal for business or showcasing products and services. Upstairs features spacious residential areas designed for detail and flair. Prospective customers and residents will find recreation, restaurants, shopping and services just a short walk away. The Eagleview location also allows for easy access to major highways. The first phase of the project is scheduled for completion by July 2004. If you would like more information please contact Stacy Martin or Kay Griffith of the Hankin Group at 610-458-1900.



Tenant Updates

CCEDC Brings Education and Training Opportunities to EagleviewSM

The Conference and Training Facilities of the Chester County Economic Development Council (CCEDC) have become a valuable resource for the Eagleview and Chester County business communities. In addition to offering local companies an ideal venue for meetings and training events, the facilities have evolved into a center for business workshops and continuing education classes.

Education and training providers from throughout the region currently offer learning opportunities at the CCEDC facilities:

Kutztown Small Business Development Center offers business plan seminars and a new series of practical workshops for business owners called "Business Skills for Success".

Albright College offers cohort-based, Accelerated Degree Completion Programs in Applied Psychology, Business Administration, Information Systems, Accounting, and Crime and Justice.

Penn State Great Valley is currently offering a 3-credit, graduate level course in Project Management. More course offerings are being planned for 2004.

The Delaware Valley Industrial Resource Center (DVIRC) offers Lean Manufacturing Certification Programs.

The Risk Management Association (RMA) offers a series of training opportunities for professionals working in the financial services industry.

Springhouse – offers a variety of computer and technical training.

The Development Council and its International Business Council host their own educational events including: "Breakfast Briefings", "International Executive Roundtables", and the "CCEDC Insider Series".

For more information, contact Mike Grigalonis at CCEDC (610-458-5700) or visit CCEDC's website at www.cceconomicdevelopment.com.

*Albright,
Penn State,
Kutztown
SBDC, and
Springhouse
Among
Training
Providers at
CCEDC*



CCEDC Calendar of Events

December

December 2, 9, 16, 23, 30

Applied Psychology - Accelerated Degree Program
Hosted by: Albright College

December 2

"Business Skills for Success: Tourism and Terrorism"
Hosted by: CCEDC/KU-SBDC

December 5

"The Fundamentals of a Privately Held Business" (CPE/CLE course)
Hosted by: Harcum College

December 9

"Lean Manufacturing Certification – Level 1"
Hosted by: Delaware Valley Industrial Resource Center (DVIRC)

January

January 13

"Lean Manufacturing Certification – Level 1"
Hosted by: Delaware Valley Industrial Resource Center (DVIRC)

January 23

CCEDC Breakfast Briefing: Topic TBD
Hosted by: CCEDC

January 6, 13, 20, 27

Applied Psychology - Accelerated Degree Program
Hosted by: Albright College

For more information please call the Chester County Economic Development Council at 610-458-5700.

Lionville YMCA Is Out Of Space

In order to meet the needs of a growing community, the Lionville YMCA is facing a critical need to expand its program space. Each year, membership at the Y increases at a rate exceeding what can be served at their two locations –Devon Drive in Lionville and Rice Boulevard in Eagleview. Y membership has doubled in the past four years, and growth projections show significant increases in population over the next two decades in the area.

The current buildings are too small to meet the demands of the rapidly expanding community. Some children who want to learn to swim, attend Y camp, join the swim team or whose parents want them to attend preschool or afterschool programs are presently being turned away. The Y's fitness facilities and equipment are at capacity. The Y has had to postpone or limit other important activities and programs such as those designed for special needs families and seniors.

The Y has proposed new capital improvements including such items as:

- Gymnasium-For multiple youth, teen and adult sports programs, childcare, teen activities, and family programming.
- Wellness Center, Walking Track and Locker Rooms-Expanded health and fitness facilities for a variety of exercise programs.
- Enclosing the existing outdoor pool to allow year-round adult and senior exercise programs, youth swim lessons and family time.
- An additional outdoor pool will be built to meet expanding summer usage.
- Expanding Childcare Center-Quality and affordability
- Youth Arts and Humanities Center-An opportunity for youth theatre, art, music and dance programs.
- Skate Park-A safe, supervised venue for youth and teens.

The most recent building program at the Lionville YMCA, in 1997, was successful in raising \$1.5 million for construction of the current YMCA facilities on Devon Road. The proposed expansion will occur at the same location. Projections call for construction to begin by April, 2004, and to be completed before the end of the year. For further information about the YMCA's Capital Campaign contact the Executive Director, Jackie Fenn at 610.363.9622. More information on the Y can be found on its website: www.lionvillymca.org.

Tree Lighting Ceremony 2003

The 3rd annual Tree Lighting Ceremony to be held in the Town Square will take place on December 5th, starting at 6:00 pm. The evening will feature the Y's Owls Choir, the Jingle Juggler, the Pickering Valley Elementary School Choir, the Moonlighting Quartet, Freckles and Buttons the Clowns, Santa and Mrs. Claus and Frosty the Snowman .

Attendees are invited to bring canned food items that will be contributed to Philabundance and/or unwrapped toys for the Toys for Tots drive.

Don't miss the 20 ft. tree covered with multi-colored lights and ornaments and the decorated fountains. For more information check www.hankinggroup.com or call 1-800-851-2779.



AVAILABILITIES

EagleviewSM

400 Eagleview Boulevard
87,700 sq. ft. Building
17,300 sq. ft. Presently Available

411 Eagleview Boulevard
31,400 sq. ft. Building
4,900 sq. ft. Presently Available

415 Eagleview Boulevard
32,400 sq. ft. Building
11,700 sq. ft. Presently Available

707 Eagleview Boulevard
83,000 sq. ft. Four-Story Office Building
3,340 sq. ft. on 1st Floor Presently Available
2,400 sq. ft. Presently Available

717 Constitution Drive
33,000 sq. ft. Building
3,150 sq. ft. Presently Available

747 Constitution Drive
35,000 sq. ft. One-Story Office Building
Available Spring 2005

760 Constitution Drive
36,600 sq. ft. Building
3,500 sq. ft. Presently Available

560 Pennsylvania Drive
115,000 sq. ft. Four-Story Office Building
Lead Tenant at 25,000 sq. ft. needed

770 Pennsylvania Drive
63,000 sq. ft. Office / R&D Building
16,800 sq. ft. Presently Available

690 Stockton Drive
44,700 sq. ft. Building
6,300 sq. ft. Presently Available
3,800 sq. ft. Presently Available

EagleviewSM Town Center
16,000 sq. ft. Retail Space Available Spring 2005

225 acres of Build-to-Suit Sites

Morgantown Business Park
31,700 sq. ft. "Flex" facility
7,300 sq. ft. Office Suite Presently Available

250 acres of Build-to-Suit Sites

Spring Valley Business Park
120,000 sq. ft. Four-Story Building
25,500 sq. ft. Presently Available
26 acres of Build-to-Suit Sites

WeatherstoneSM
35,000 sq. ft. Building 8,100 sq. ft. Office Space
140,000 sq. ft. Office / Retail Space
273 Homes
30 acres of Build-to-Suit Sites

Chandler Commons
30,000 sq. ft. Office Building Available 2005

For more information contact Jack Purcell,
Vice President of Commercial Sales & Leasing

Richard Hankin - Photographer
Rebecca Reeves - Editor

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