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# BERWYN PARK

Berwyn, PA



## CAMPUS HIGHLIGHTS

- Class A office campus totaling four buildings and 364,639 SF
- Recent awards:
  - BOMA 360 Award (100 Berwyn, 200 Berwyn, 300 Berwyn and 400 Berwyn)
  - BOMA TOBY Award (400 Berwyn)
- Professional landscaping and surrounding native foliage
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- All Energy Star certified buildings use on average 35% less energy than typical buildings and release 35% less carbon dioxide into the atmosphere
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments









## AMENITIES

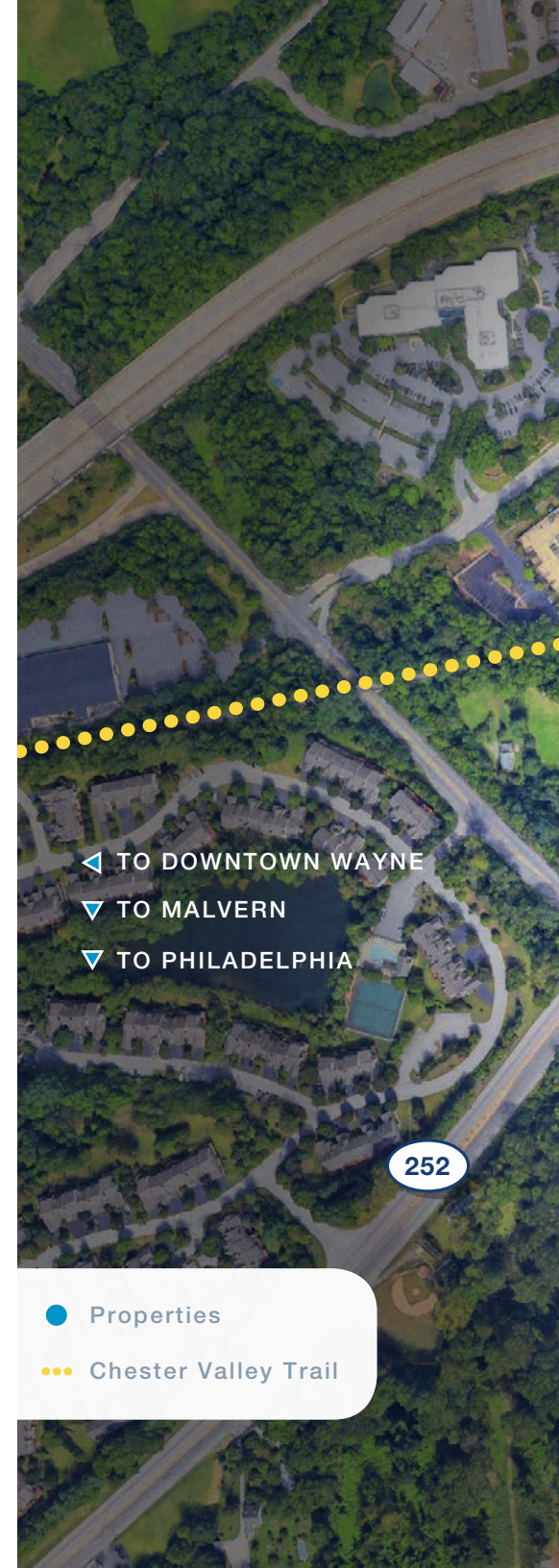
- Full-service delicatessen – offers breakfast, lunch and catering services
- Two newly updated classroom-style conference facilities, Wi-Fi connected with projection screens (100 Berwyn Park – 24 seats; 300 Berwyn Park – 38 seats)
- Two fitness centers featuring cardiovascular and weight training equipment, lockers, and shower facilities
- Building access to ATM machines (300 Berwyn lower-level lobby and 400 Berwyn lobby)
- Picnic area with outdoor seating
- Fiber optic connectivity
- Access to Bex: our elevated touchdown spaces, strategically located at 8260 Greensboro Drive (Tysons, VA), 555 E. Lancaster Avenue (Radnor, PA), and 2005 Market Street (Philadelphia, PA)
- Bike Share Program participant (located at 400 Berwyn Park)
- Online tenant resource system
- State-of-the-art energy efficient Variable Air Volume HVAC Systems in each building
- Electric charging stations (located at 300 and 400 Berwyn Park)



## LOCATION & COMMUNITY

- Easy access to Routes 252 and 202 and the Pennsylvania Turnpike (I-276)
- Close proximity to the SEPTA Regional Rail
- Accessible via SEPTA bus routes 92 and 124
- Various shopping, dining, and hotel options in the immediate vicinity; including the King of Prussia Mall, one of the largest shopping malls in the country with over 400 stores and restaurants

- Driving distance in miles:
  - Philadelphia, PA 25
  - Wilmington, DE 30
  - Harrisburg, PA 90
  - New York, NY 110
  - Washington, DC 135



- Properties
- Chester Valley Trail



202

CHESTERBROOK BOULEVARD

W SWEDSFORD ROAD

CASSATT ROAD

Southpoint II

Southpoint V

Southpoint I

400 Berwyn Park

300 Berwyn Park

Southpoint III

200 Berwyn Park

100 Berwyn Park



100

BERWYN PARK

57,730 SF / 3 FLOORS

# 200

## BERWYN PARK

75,025 SF / 3 FLOORS



# 300

## BERWYN PARK

107,702 SF / 3 FLOORS





400

BERWYN PARK

124,182 SF / 3 FLOORS

# THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

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