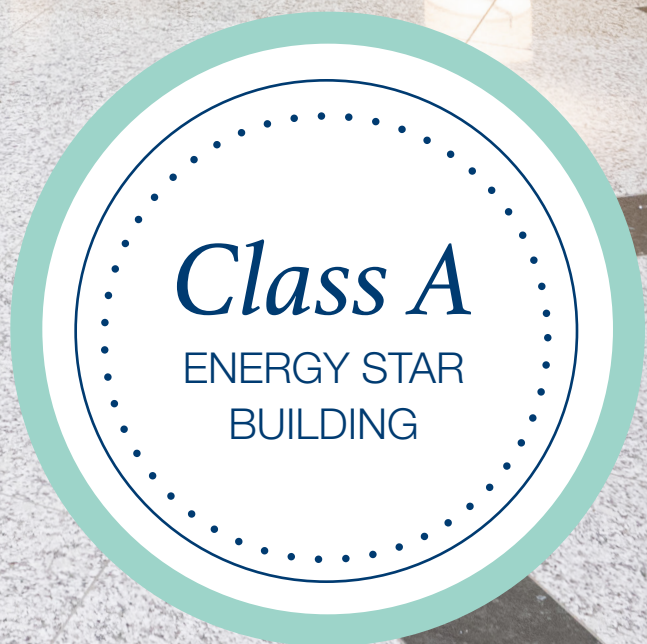




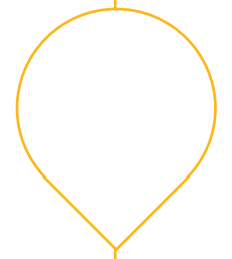
401 PLYMOUTH ROAD

Plymouth Meeting, PA



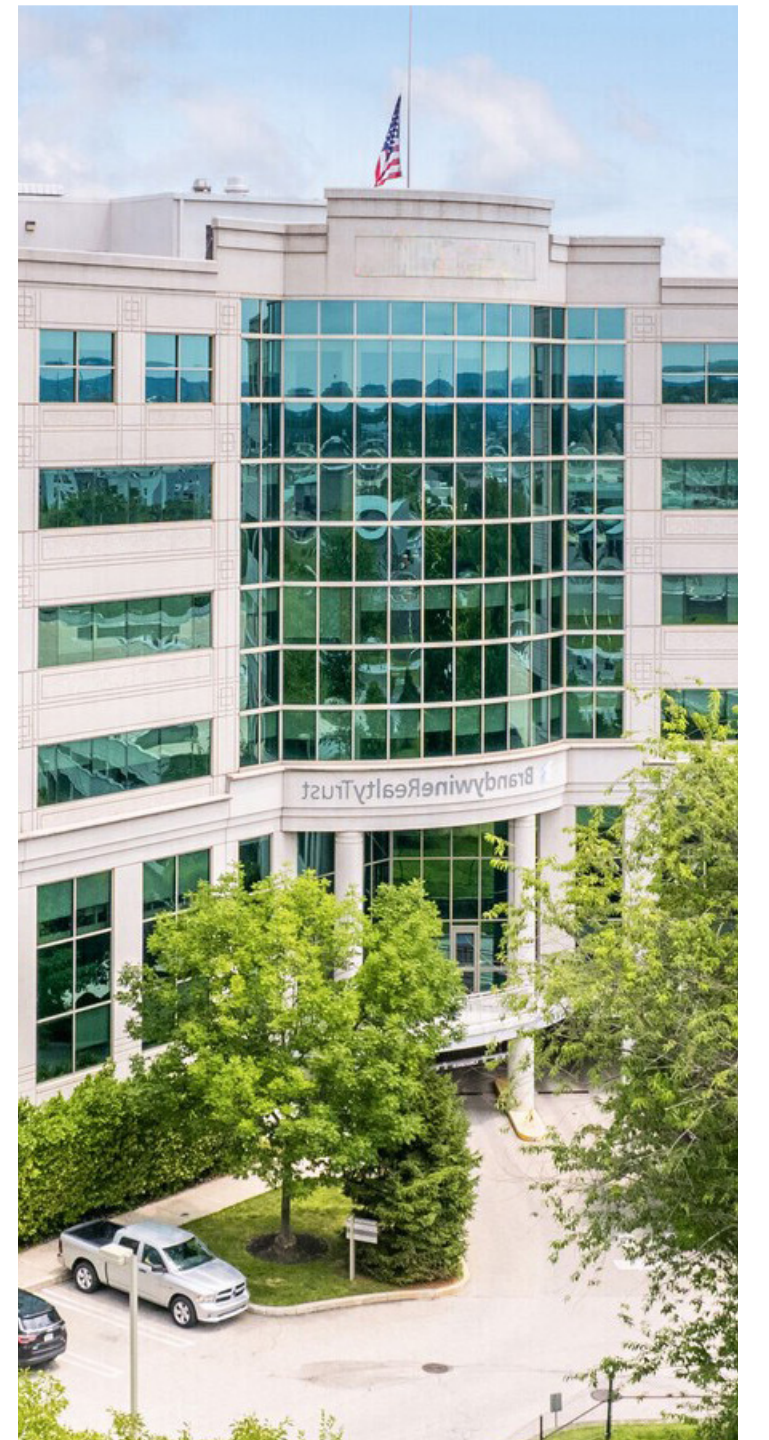
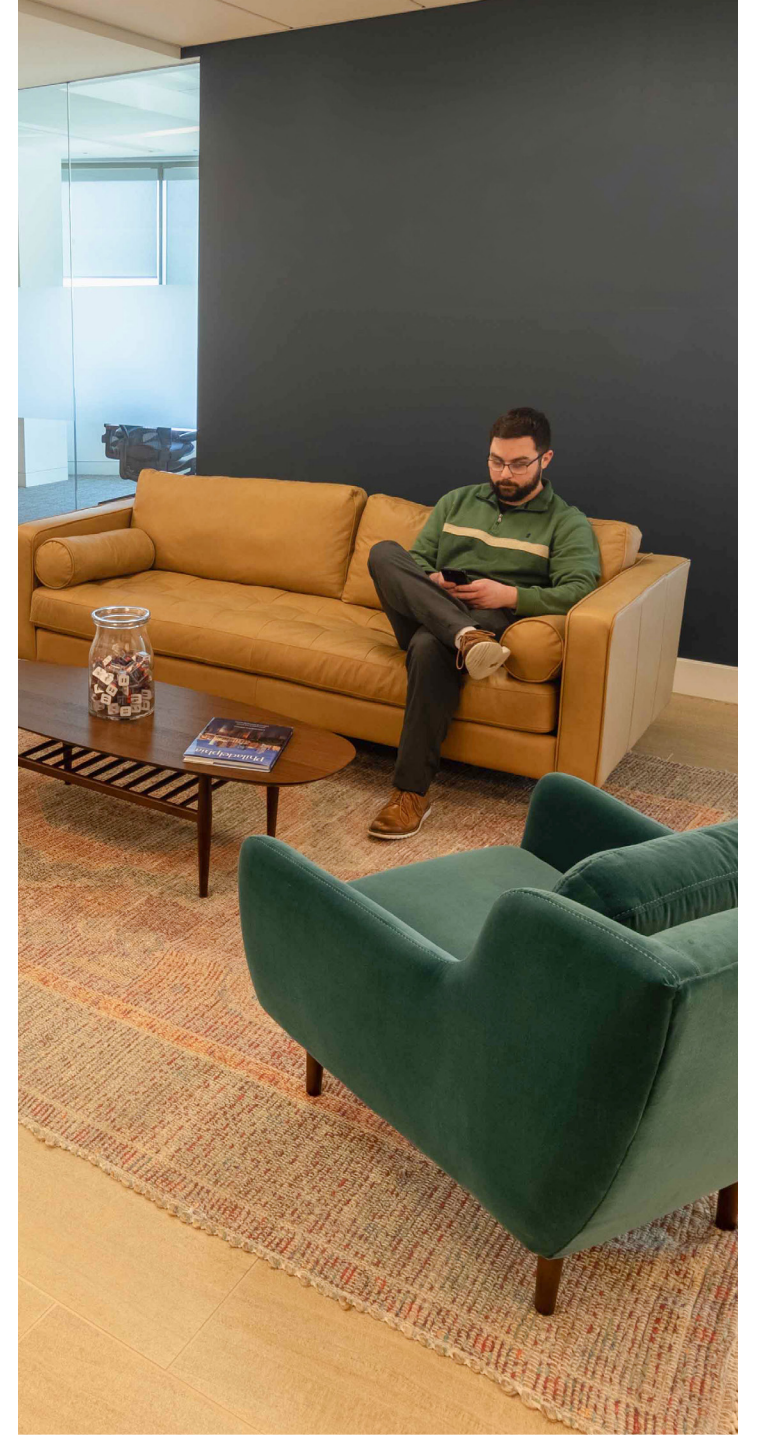


BUILDING SIZE	204,186 SF
TYPICAL FLOOR PLATE	34,000 SF
AVAILABLE SPACES RANGING	2,000 – 32,800 SF
FULL FLOOR AVAILABLE	32,800 SF



Centrally located in one of the most sought-after suburbs of Philadelphia, 401 Plymouth Road provides high-quality office space and convenience—right at the hub of key highways to guarantee your business is at the crossroads of connectivity and growth.

**401 PLYMOUTH ROAD
PLYMOUTH MEETING, PA 19462**



TENANT AMENITIES

Elevate your 9-to-5

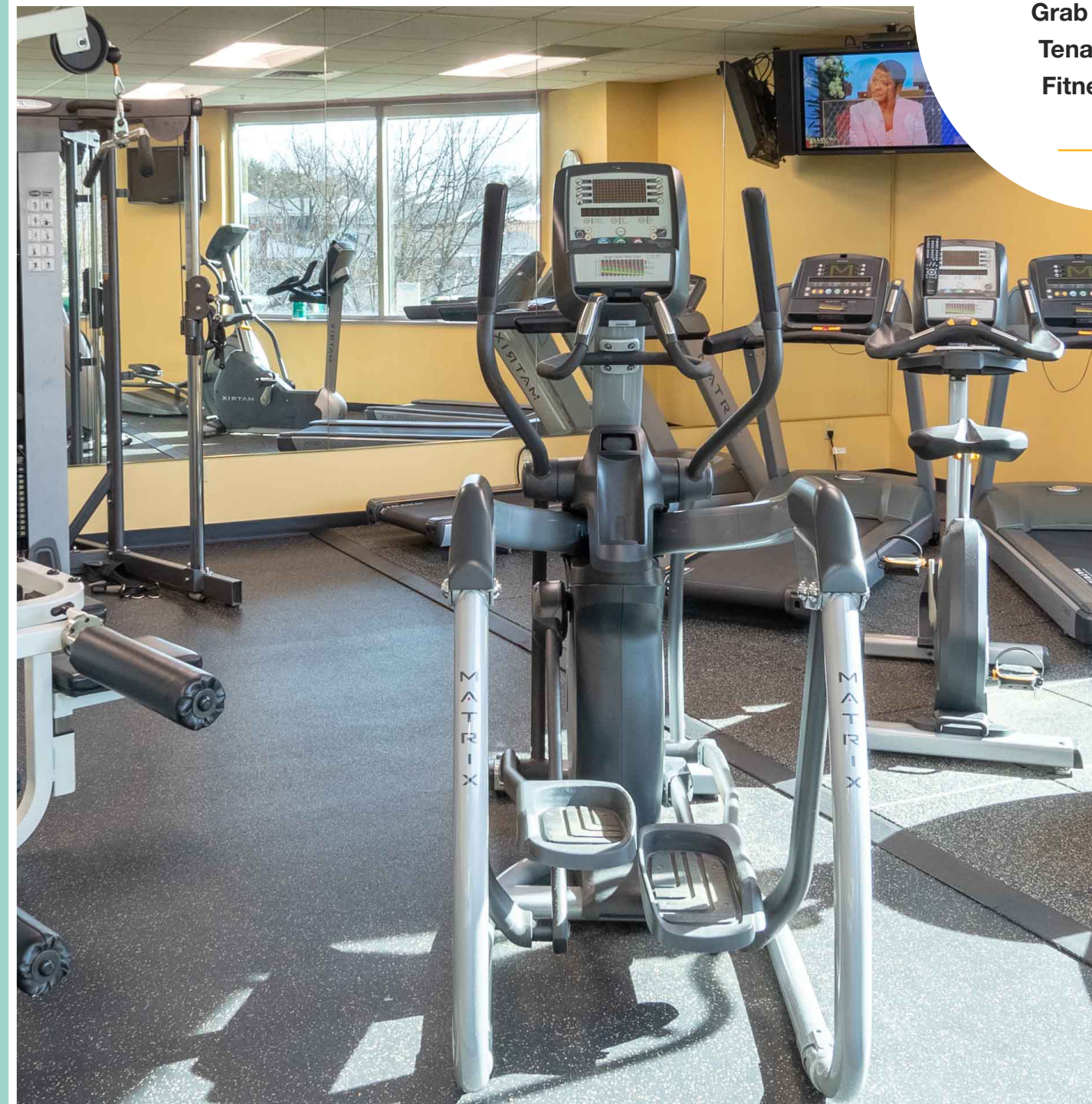
It's pretty basic. We are most productive when our health, fitness, and mental well being is supported. Onsite amenities that enhance a healthy, balanced lifestyle, while strategically convenient access to transit and commuting routes support every tenant's quest to be their best self.

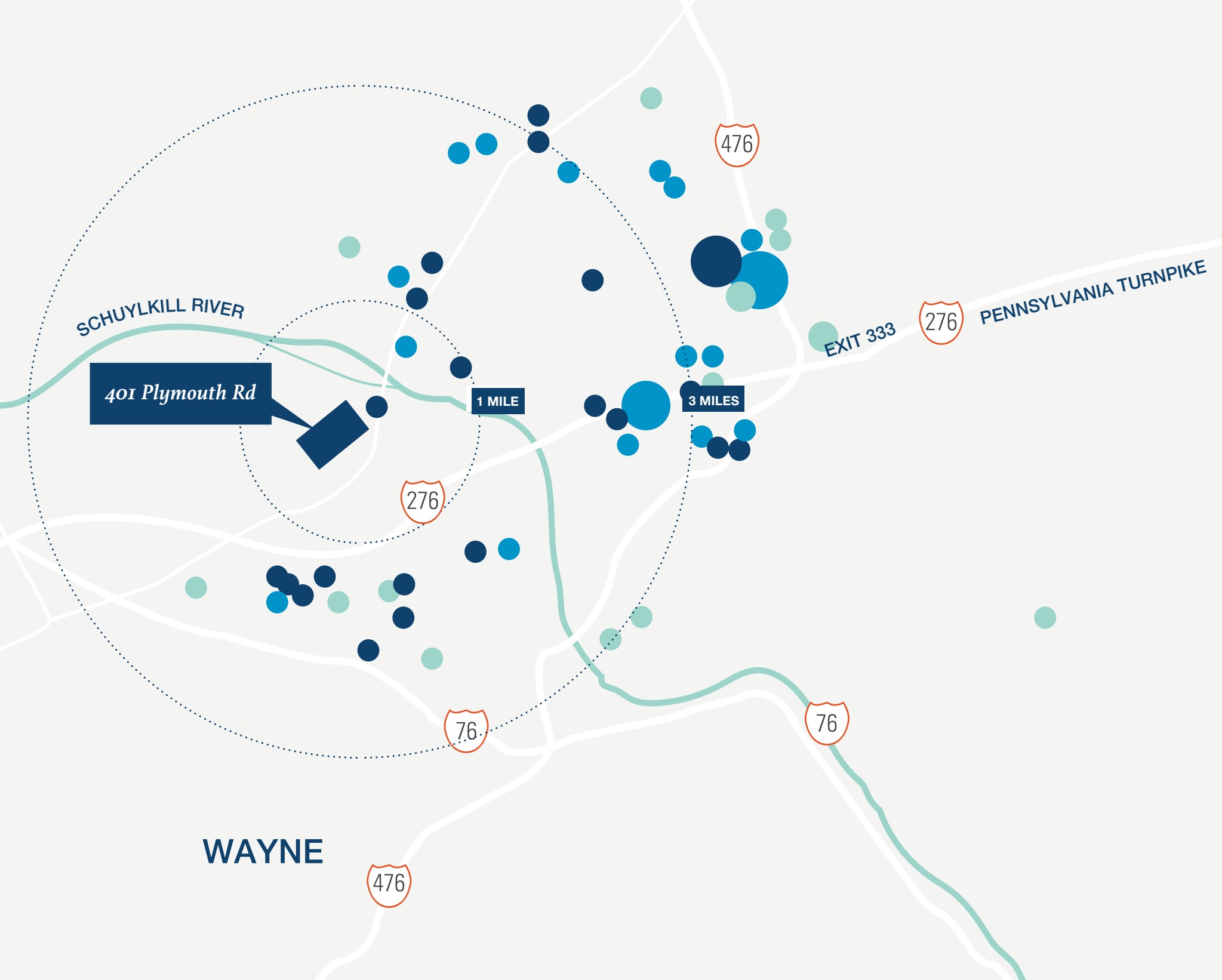
- + 30-person Conference Facility with Built-In AV
- + Grab & Go Cafe Serving Breakfast & Lunch
- + Free Fitness Room with Showers on First Floor
- + Surcharge Free ATM Machine
- + Abundant, Covered Parking with Bike Racks
- + Brandywine-operated Shuttle for Tenants
- + Inspiring Views on Every Floor



Clockwise from top left:

- Covered Parking
- Grab & Go Cafe
- Tenant Shuttle
- Fitness Room





grab a bite



- Fat Daddy's Deli
- Dunkin Donuts
- Starbucks
- Papa Johns
- Shake Shack
- PF Chang's
- Miller's Ale House
- Redstone American Grill
- Chick-fil-A
- Chipotle
- CAVA
- Dave & Busters Plymouth
- California Pizza Kitchen
- Benihana
- Mission BBQ
- Arugula Ristorante
- New Valley Tavern
- Fingers Wings & Other Things
- P.J. Whelihan's
- Little Brew House
- Ye Olde Ale House
- The Black Horse Tavern
- Taphouse 23

**JUST A 4-MINUTE WALK
FROM PLAZA AZTECA**

stay the night



- SpringHill Suites by Marriott
- Extended Stay America
- DoubleTree Suites by Hilton
- Courtyard by Marriott
- Homewood Suites by Hilton
- Hampton Inn Plymouth
- Hotel West & Main

treat yourself



- Plymouth Meeting Mall
- Metroplex Mall
- CycleBar
- Whole Foods
- Starbucks
- Giant
- Whole Foods
- Target
- Marshall's
- Best Buy
- CrossFit Main Line



WHOLE FOODS

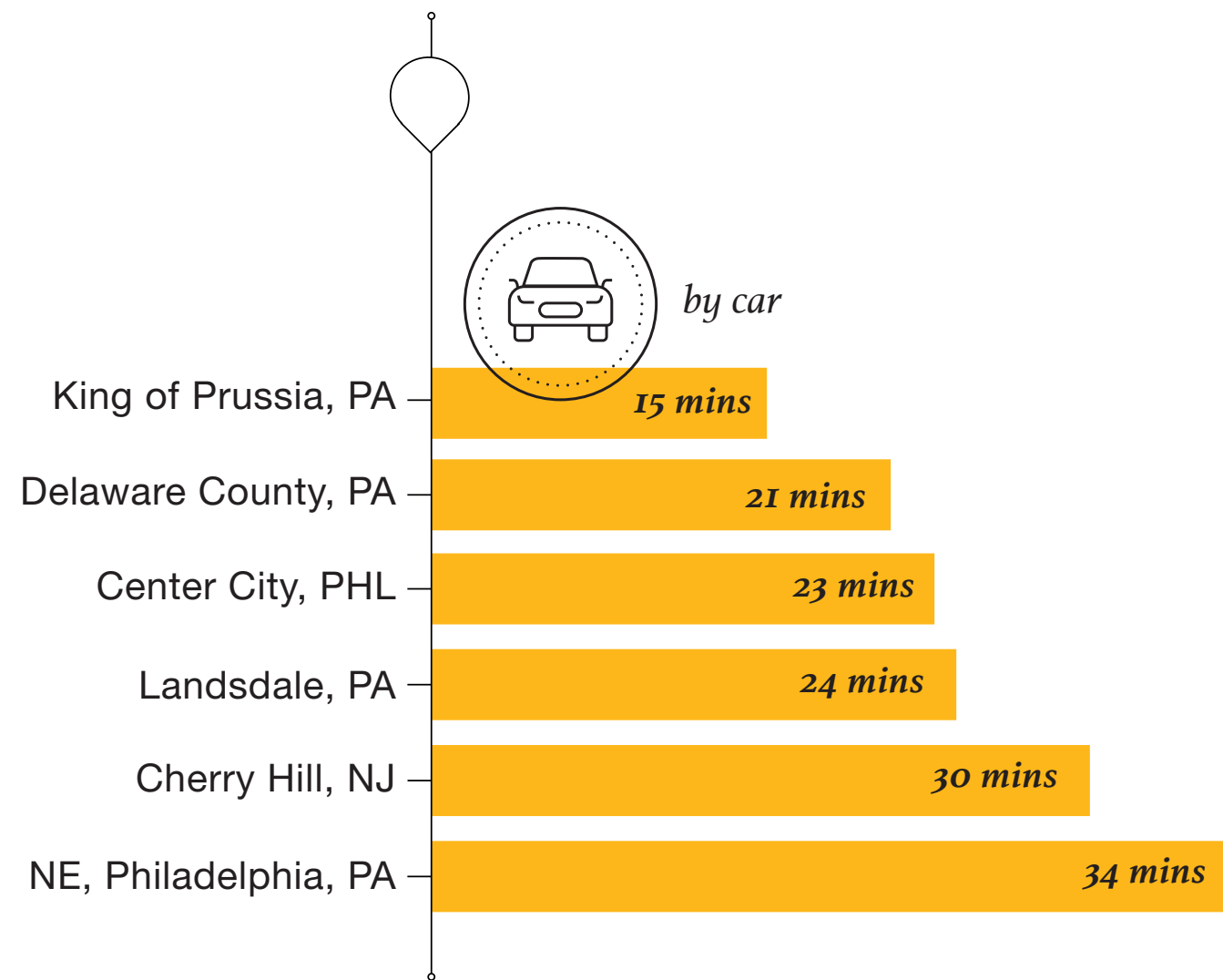


PLAZA AZTECA

TRANSIT + ACCESS

The Mid-County Exchange

Located at the crossroads of the Blue Route (I-476) and the Pennsylvania Turnpike (I-276), with a direct connection to the Schuylkill Expressway (I-76), ensuring convenient access for commuting around the area or downtown.



A BRANDYWINE WORKSPACE

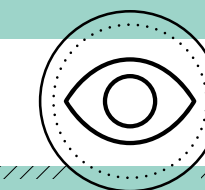
Where you work matters

The right workspace makes a significant impact creativity, productivity, and overall well-being. Our buildings are designed to optimize wellness and productivity with:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.



View availabilities

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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