

426 WEST LANCASTER



A DEVELOPMENT OF **BRANDYWINE REALTY TRUST**

our core principles of

QUALITY, INNOVATION, INTEGRITY & COMMUNITY

guide us in everything we do



BRANDYWINE REALTY TRUST—a past recipient of the prestigious NAIOP Developer of the Year award—leads the redevelopment of 426 West Lancaster. Our proven history, with over \$2.5 billion and 11.8 million SF of successful development to date, is the result of a highly-experienced team committed to extraordinary development standards, continual collaboration and seamless on-time execution. Now, at 426 West Lancaster, we look to create a progressive and thoughtful suburban environment that epitomizes the best-in-class quality Brandywine is known to deliver.



LOCATION



Located in Devon, PA, in the heart of the Main Line, 426 West Lancaster is nearby I-476 and Route 202, about ½ mile from two stations on the SEPTA Paoli / Thorndale Regional Rail line, and in close proximity to the specialty, high-quality retail and restaurants lining the vibrant Route 30 commercial corridor. With its surplus of living, dining, working, and entertainment options, the area is a dynamic live-work-play destination for many.

BRAND EXPOSURE

- + EFFICIENCY
- + ACCESSIBILITY

= OFFICE SPACE WITH EVERY ADVANTAGE!

The redevelopment of 426 West Lancaster presents a unique opportunity for office tenants seeking visibility and accessibility, an efficient footprint, access to quality amenities, and first-class finishes such as a new glass atrium, updated lobby, restrooms, and elevators, and a verdant outdoor space. At 426 West Lancaster, tenants can define and customize their own space, creating an office environment that maximizes the health, happiness, and productivity of their employees.





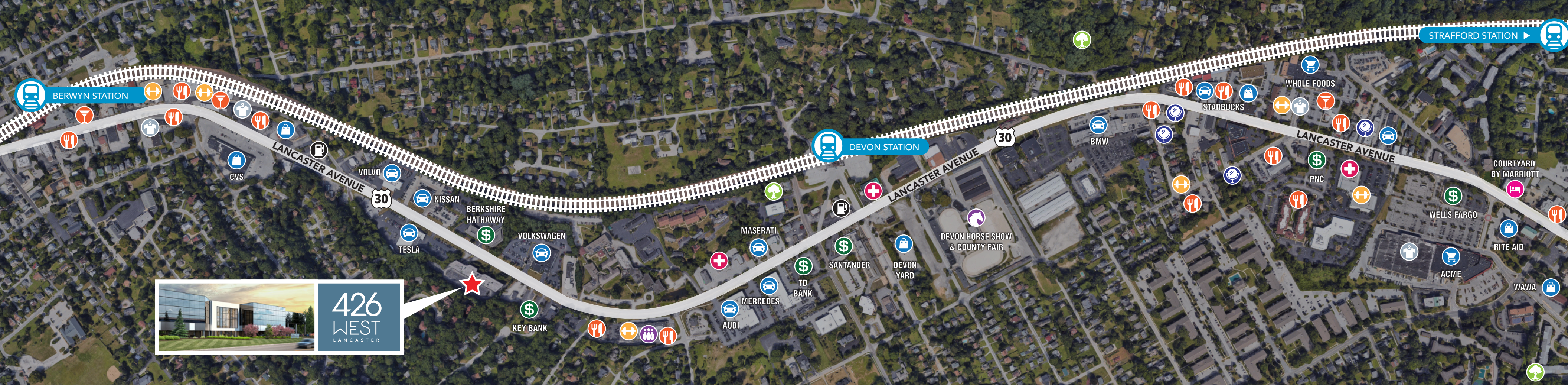
BUILDING DESCRIPTION

- Owner Brandywine Realty Trust
- Size 56,000 RSF
- Stories 3 Floors above grade plus
1 level below grade (tenant storage)
- Largest Floor Plate 27,574 RSF
- Depth of Core 70'
- Elevator Cabs 2 Passenger elevators
- Parking Ratio 3.5/1,000 SF
- Building Structure Steel & Concrete
- HVAC System New Rooftop Units
- Security Card access system
- Electrical Newly upgraded system
- Roof New Fully Adhered Roof System

PROPERTY HIGHLIGHTS
















- 3-story, 56,000 SF premier office building
- Schedule and project status:
 - Site plan: design and construction process underway
 - Redevelopment Delivery: Q1 2019
- Planned renovations include an outdoor patio, new glass atrium, HVAC and electrical systems, updated lobby, elevator cabs , restrooms, and new parking lot
- Nearby access to I-476, Route 202 and SEPTA's Paoli / Thorndale Regional Rail line
- First-class Property Management services provided by the dedicated team at Brandywine Realty Trust
 - Featuring eTenants, an exclusive, web-based work order system for tenant convenience



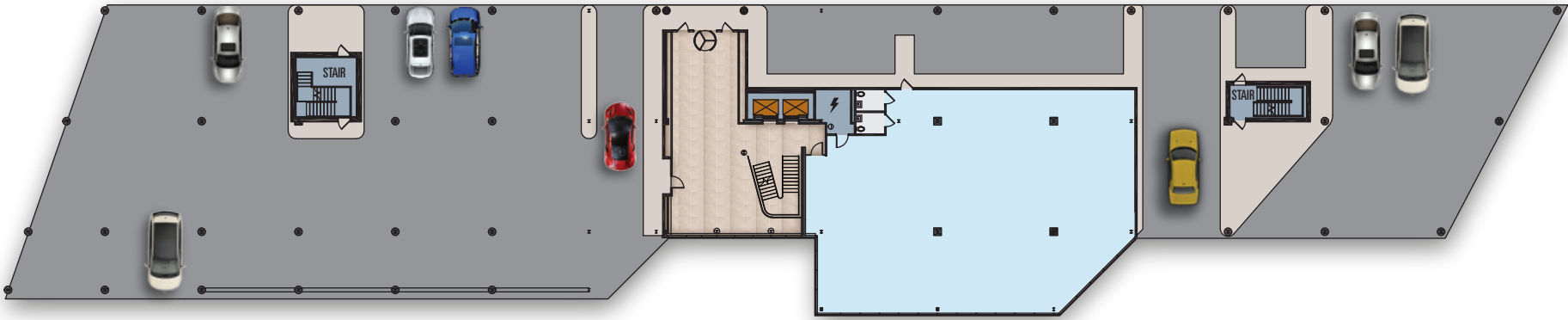


AREA AMENITIES

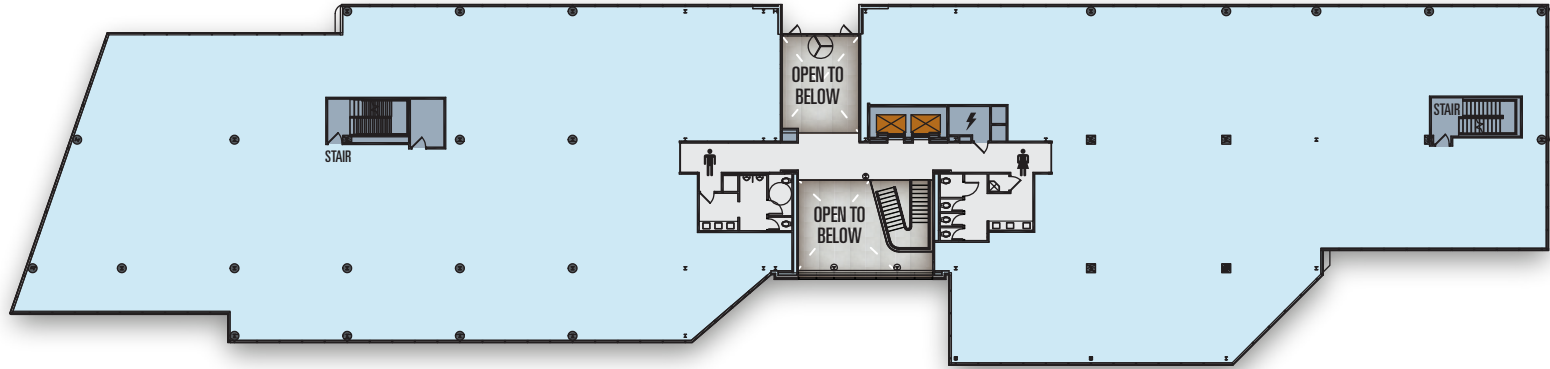
426 West Lancaster offers easy access to some of the region's most sought-after amenities and vibrant residential communities

- | | | | | |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  TRAIN STATIONS |  SHOPPING |  HOTEL |  BANKS/
FINANCIAL |  DRY CLEANER |
|  RESTAURANTS |  GROCERY |  PARKS |  SALONS |  GAS STATION |
|  BARS |  AUTOMOTIVE/
CAR DEALER |  ENTERTAINMENT |  GYM |  HEALTHCARE |

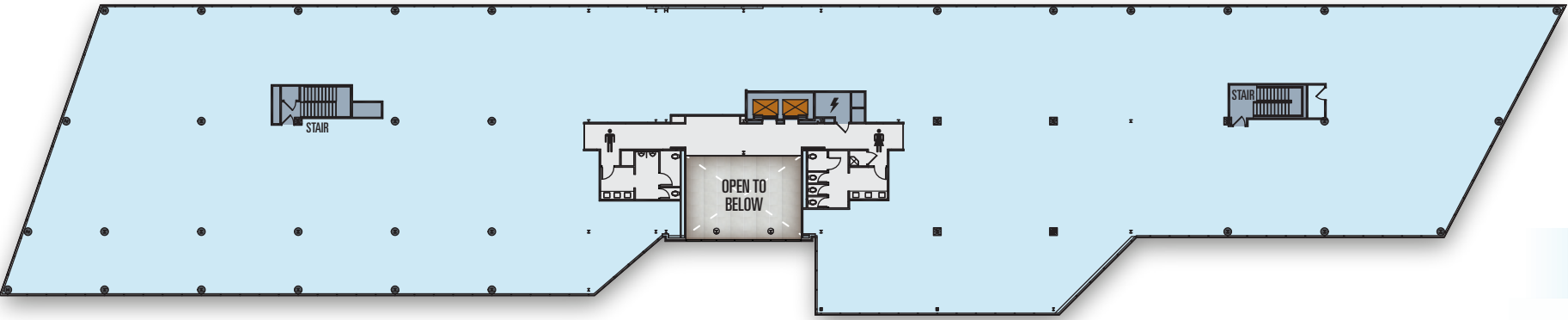
1ST FLOOR PLAN (5,483 RSF)



2ND FLOOR PLAN (22,884 RSF DIVISIBLE)



3RD FLOOR PLAN (27,574 RSF)



DEVELOPMENT /
DESIGN TEAM

Developer / Owner:
Brandywine Realty Trust

Architect:
Granum a/i

General Contractor:
Wohlsen Construction

Civil Engineer:
Bohler Engineering

Leasing:
Brandywine Realty Trust

Property Management:
Brandywine Realty Trust



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The Brandywine Difference

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.

We are defined by the remarkable spaces we create and manage, where companies and their employees thrive. We care about what our tenants think. We are passionate about presenting them with exceptional office environments, and enriching the surrounding communities they call home.

Reputation matters. Commitments are made to be honored. Passion fuels our excellence. Our neighbors notice.

www.brandywinerealty.com

