



LINDEN
WOOD

Lindenwood, Malvern, PA

Create Connections

***5-Building Class A Office Campus
Consisting of 280,000 SF on 28 Acres***



Lindenwood: create connections

Our new ways of working demand spaces that facilitate strong connections. At Lindenwood, five Class A buildings situated on a lush campus in Malvern provide the ultimate collaborative environment where people and work will thrive.

Multi-million dollar renovations to campus amenities offer connections inside and outside the office, including shared meeting and conferencing spaces, outdoor social and lounge areas, landscape and hardscape improvements to facilitate building-to-building connections, and direct access to walking trails.

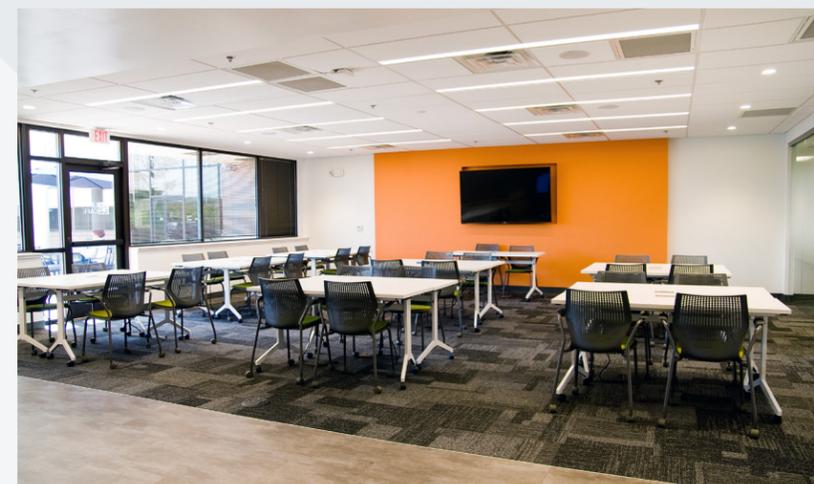


- Updated, contemporary interiors
- On-site fitness center
- Grab N Go food service
- Direct access to the Chester Valley Trail
- Close proximity to dining, retail, and recreational amenities
- Connectivity to the major road network of Routes 29, 30, 202, Swedesford Road and the PA Turnpike
- Regional rail access

An elevated tenant experience

Campus highlights

- Improved and renovated Class A office campus in Malvern, PA
- On-site amenities include fitness center with showers and lockers, Grab N Go food service, shared meeting and training rooms
- Direct on-campus access to the Chester Valley Trail, a 15-mile trail used for commuting, exercise and recreation
- Prime location in Chester County at the interchange of Routes 202 & 29
- Excellent accessibility to main local roads that lead to the Paoli and Malvern regional commuter rail stations
- Ideally situated near numerous local amenities including Wawa, Wegmans, Target, Panera Bread, and Starbucks



Availabilities

— Click to view floor plan —

101

200
(Fully Leased)

301

(Suites 215 and 217 are contiguous)

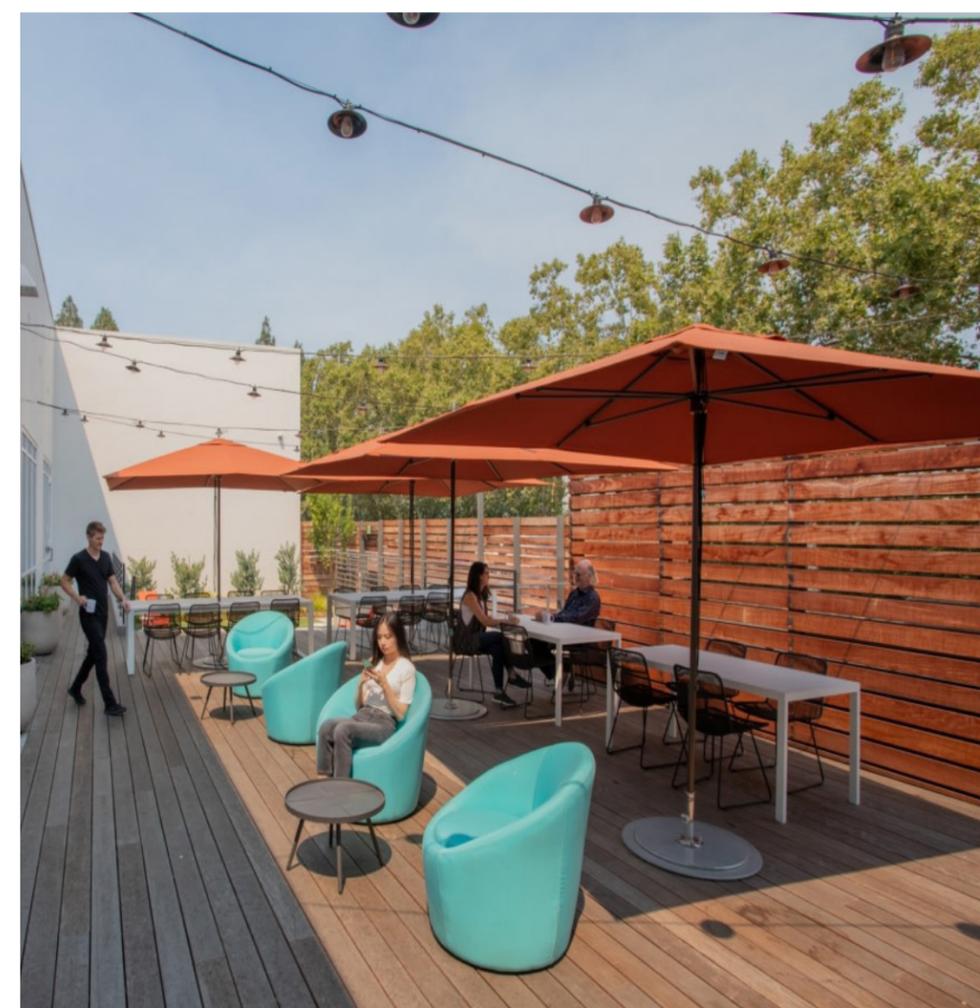
(Suites 300 and 301 are contiguous)

(Suites 350 and 380 are contiguous)

Indoor/outdoor amenity space



Meeting & lounge space

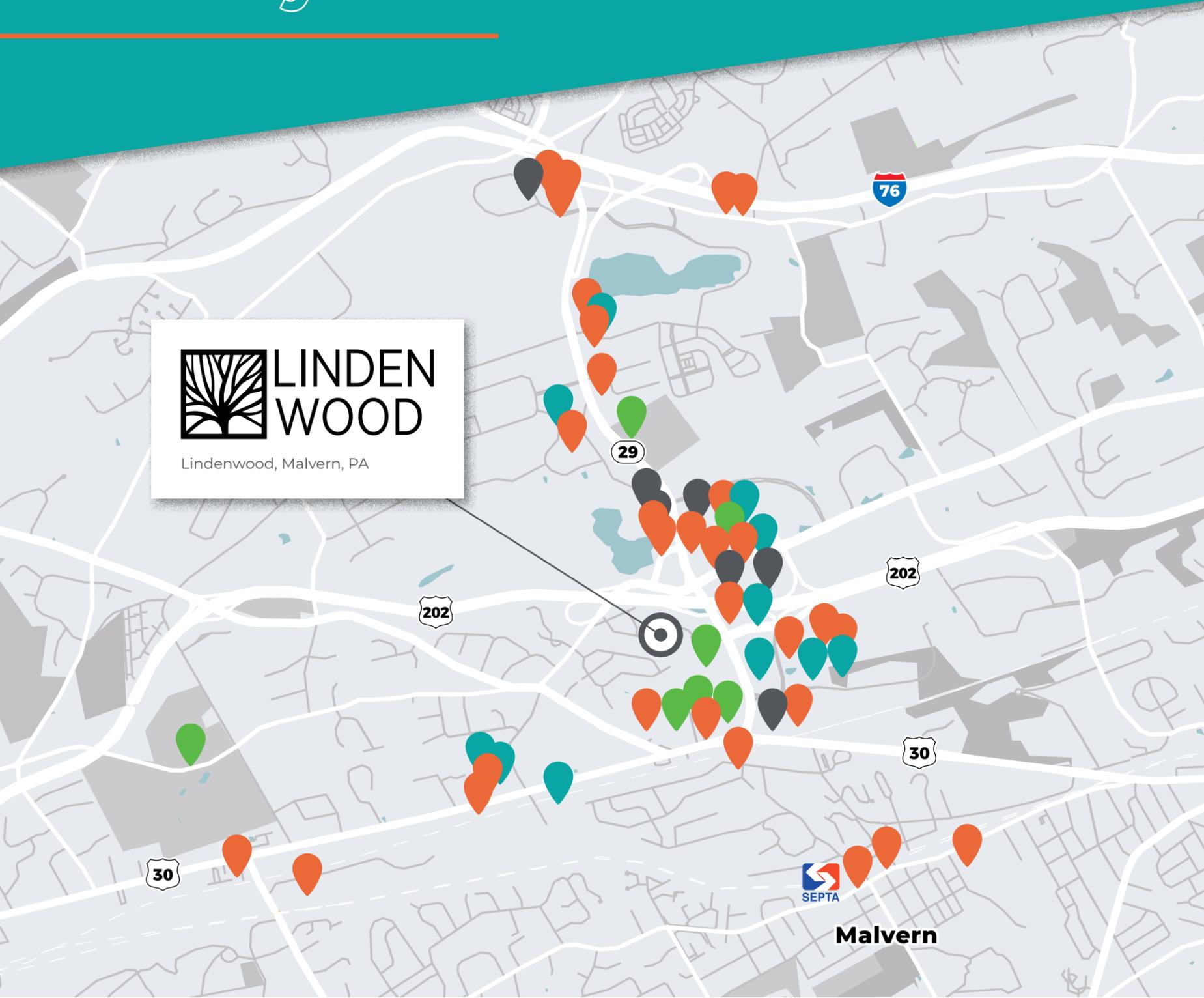


Connect and collaborate at Lindenwood

— Hover over time for info —



Nearby amenities



LINDENWOOD
Lindenwood, Malvern, PA

Dining

- Avola Kitchen + Bar
- BOMBA Taco + Bar
- Brick & Brew
- Cedar Hollow Inn Restaurant & Bar
- Chick-fil-A
- Chipotle Mexican Grill
- Clean Juice
- Dunkin'
- El Limon Malvern
- Flying Pig Saloon
- Fox Barn at Twenty9
- Frank's Pizza & Restaurant
- General Warren Inn
- Locust Lane Craft Brewery
- Lot 6 Beer Garden
- McKenzie Brew House
- P.J. Whelihan's Pub + Restaurant
- Panera Bread
- Restaurant Alba
- Sly Fox Taphouse at the Grove
- Starbucks
- Stove and Tap
- The Greyhound Cafe
- The Office Bar and Grille
- Venice Pizza & Pasta
- Wawa
- Zoës Kitchen

Recreation

- Bulldog Yoga
- Chester Valley Golf Club

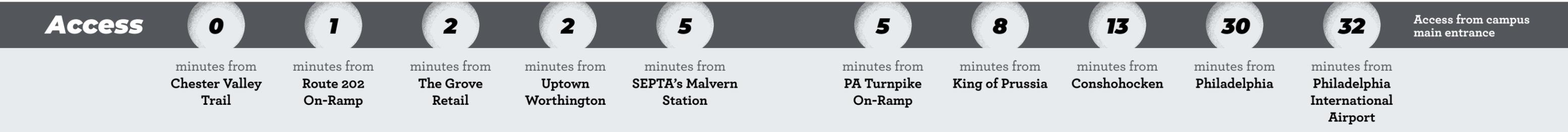
- Chester Valley Trail
- Grand Slam USA
- Great Valley Racquet Club
- Philadelphia Rock Gyms - Malvern
- Valley Creek Park

Retail

- ALDI
- FedEx Office Print & Ship Center
- Giant Food Stores
- Great Valley Shopping Center
- Lincoln Court Shopping Center
- Target
- The Grove
- Uptown Worthington
- Wegmans

Lodging

- Courtyard by Marriott Philadelphia Great Valley/Malvern
- Desmond Hotel Malvern a DoubleTree by Hilton
- Extended Stay America Philadelphia - Malvern - Great Valley
- Extended Stay America Philadelphia-Malvern-Swedestford Road
- Holiday Inn Express Frazer-Malvern, an IHG Hotel
- Homewood Suites by Hilton Philadelphia-Great Valley
- Residence Inn by Marriott Philadelphia Great Valley/Malvern





BRIDGE INVESTMENT GROUP

About the Owner

Bridge Investment Group is a leading, vertically integrated real estate investment manager, diversified across specialized asset classes, with approximately \$43.8 billion of assets under management as of September 30, 2022. Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select U.S. real estate verticals: residential rental, office, development, logistics properties, net lease, real estate-backed credit, solar infrastructure and proptech.



About JLL

JLL is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of nearly 92,000.



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