

ENERGY. ORIGINALITY. CONNECTIVITY.



1000, 1055, 1205, 1235 Westlakes Drive, Berwyn, PA

ENERGY. ORIGINALITY. CONNECTIVITY.











SEE WHAT A CAMPUS CAN BE AT THE NEW WESTLAKES.

Offering the reliability of a traditional office campus, but with a revived energy that attracts and retains top talent, Westlakes boasts an ultra-connected and unique, curated workplace experience. Contemporary campus-wide features, including expansive light-filled lobbies, tech-savvy training and conference rooms, and multiple indoor and outdoor seating areas primed for meetings,

lunches, and social activities, encourage collaboration and build a sense of community. Throughout the workday, tenants can enjoy multiple dining options, including a full-service café, food trucks, and a 24/7 grab & go option. The on-site modern fitness center, equipped with locker rooms and showers, and on-site access to the Chester Valley Trail support tenant health and wellness.

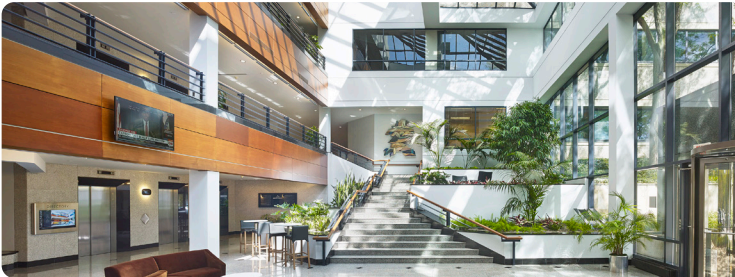


SEE WHAT'S IN STORE AT WESTLAKES.

-  1,400 - 23,000 SF available
-  Upgraded conference and training rooms
-  On-site café and 24/7 grab & go
-  Common collaboration spaces
-  On-site fitness center with locker rooms and showers
-  Modern outdoor spaces with enhanced lake views
-  Planned building capital improvements
-  Bike share program
-  Immediate access to Chester Valley Trail
-  On-site Fairfield Inn & Suites by Marriott

WELLNESS
AMENITIES

PREMIUM



TECH-
SAVVY

VALUE

SUSTAINABILITY

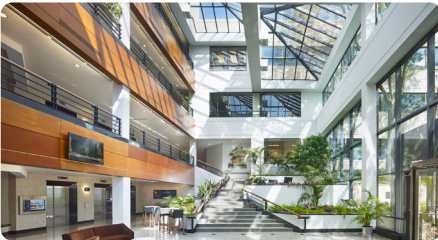
DIVERSITY



ENERGY



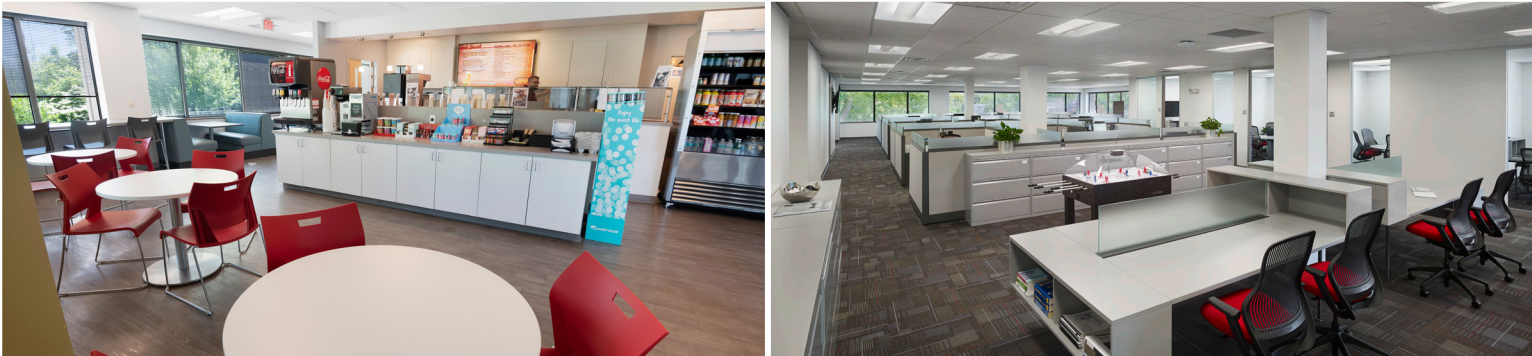
PRODUCTIVITY



CONNECTIVITY
ORIGINALITY

WINNER: BEST CURB APPEAL – SUBURBS

ENERGY Join the diverse and dynamic Westlakes campus community.



ORIGINALITY Unique interior and outdoor spaces distinguish Westlakes from your usual suburban workplace.



AVAILABILITIES

 *Hover over buttons to explore campus*



1000 WESTLAKES

1055 WESTLAKES

1205 WESTLAKES

1235 WESTLAKES

CONNECTIVITY.

The most accessible campus in the market, connect to numerous nearby amenities at Westlakes.

- Nearby SEPTA Bus Routes 124 and 92 service to Center City, King of Prussia, and Exton
- Located in Tredyffrin Township – no business privilege or gross receipts taxes

DRIVE TIMES


5 MINUTES
Swedesford Plaza


7 MINUTES
Gateway Shopping Center

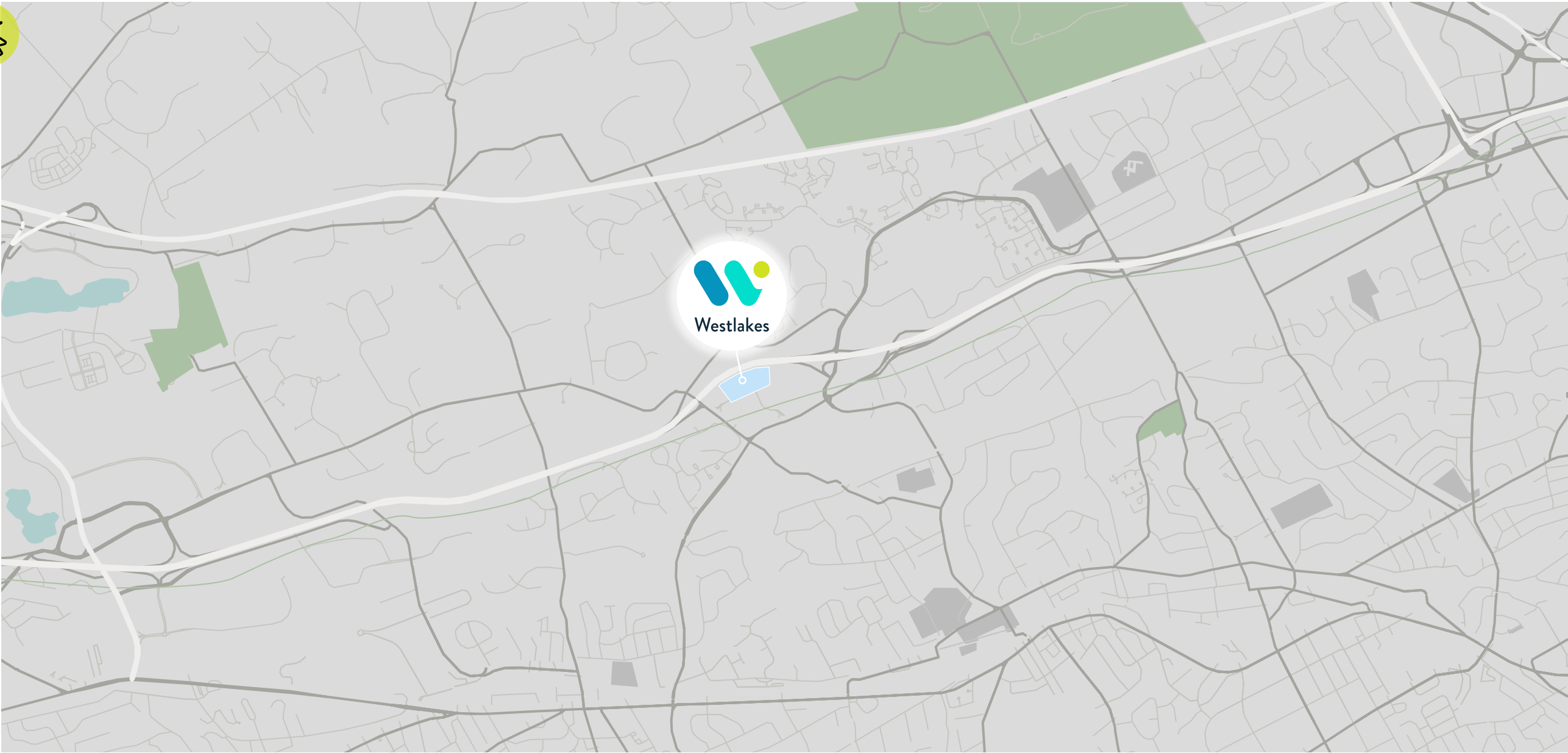

9 MINUTES
King of Prussia Town Center


10 MINUTES
King of Prussia Mall


45 MINUTES
Philadelphia


45 MINUTES
Philadelphia International Airport

Hover over buttons to view amenities





INTRODUCING ACCESSO CLUB

AN EXCLUSIVE AMENITIES PROGRAM OFFERED TO ALL TENANTS AT ACCESSO PROPERTIES.

Created to support your personal well-being and bring added benefits and special offers to Accesso clients, the Accesso Club offers the opportunity to enjoy exclusive work perks at all of Accesso's premier properties nationwide. Membership perks include:

- Personal and professional growth at your office with seminars and classes, from yoga to professional development training
- Exclusive discounts and tailored experiences in your local area
- Discounted tickets to local and national events via the Accesso Concierge Services
- Amenities including fitness centers, conference rooms, and co-working spaces



FOR LEASING INFORMATION, CONTACT:

Nick Sannelli
+1 610 348 2195

Whit Hunter
+1 610 249 2261

Jones Lang LaSalle Brokerage, Inc.
550 Swedesford Road, Suite #260
Wayne, PA 19087
+1 610 249 2255



Disclaimer: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.