

Where the built and natural environments meet
Premium Class A space available



THE CAMPUS AT
Valley
Creek

220, 222, & 224 Valley Creek Boulevard
Exton, PA 19341



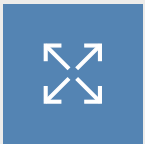


Today’s employees want more in a workplace. They get it at The Campus at Valley Creek.

The Campus at Valley Creek features prime, first-generation Class A office space in a beautiful park-like setting, creating a vibrant environment for today's employees. An office oasis, and conveniently located on Valley Creek Boulevard in Exton, The Campus has easy highway access, sits adjacent to the 725-acre Exton Park, and is minutes away from the area's top amenities.



Generous 4/1,000 parking ratio



Large, flexible floorplates



Abundant natural light



Park-like setting and easy access to the Chester Valley Trail



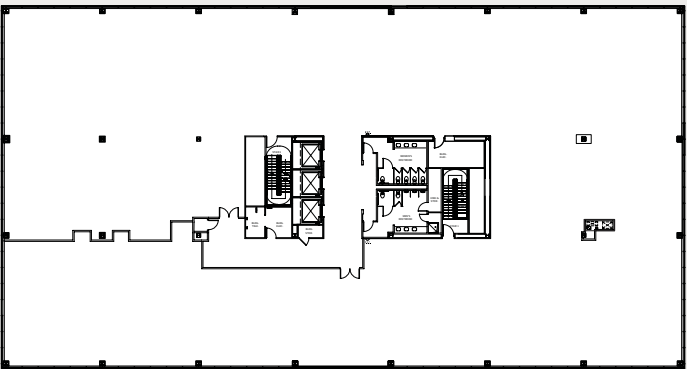
Great commuter access



In the heart of the Route 202 business corridor



Sample floor plan



See all plans and availabilities at thecampusatvc.com

Campus highlights

- Three buildings totaling 256,000 RSF
- First generation Class A space
- Flexible layout and configuration
- 9’ ceilings
- 40’ x 30’ typical bay spacing
- Ribbon windows provide abundant natural light
- State-of-the art fiber optics data infrastructure
- On-site Grab-and-Go food market
- In-building local food service available daily to tenants of 220, with option to cater meetings and events in additional buildings
- Beautiful, professionally landscaped park-like campus grounds with the Chester Valley Trail on-site
- Newly completed upgrades including LED lighting, property signage, landscaping and electric car stations



THE CAMPUS AT
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Creek

Unwind and recharge to power up your workday

Market-leading amenities

Experience all The Campus at Valley Creek has to offer with its ample outdoor seating and grounds as well as its new amenity center. Located on the first floor of building 224, the amenity center includes a tenant lounge space with Grab-and-Go market, a conference facility, and a state-of-the-art fitness center.

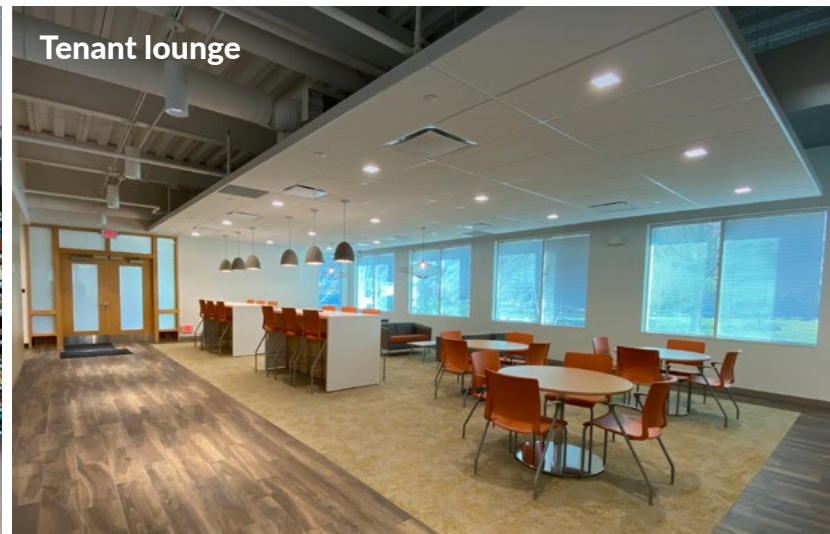
- **Tenant Lounge**
Well appointed tenant amenity space including a Grab-N-Go self-serve market, free coffee, large screen TV, and a shuffle board table
- **Fitness Center**
Modern fitness facility with the newest Matrix lifting and cardio machines, a yoga/stretching room, and changing rooms with showers
- **Conference Facility**
36-seat fully tech-enabled conference center with an 82" presentation screen and a catering prep area.
- **Seamless access to the Chester Valley Trail**
A 18.6-mi trail for walking/running, biking through Chester and Montgomery Counties, and connects to the 30-mi Schuylkill River Trail to Philadelphia
- **Onsite Grab-and-Go food market**
- **Bikes available for tenant use**
- **On-site EV charging stations**



Fitness Center



On-site Grab-and-Go food market



Tenant lounge



Conference facility



Bike share available for tenant use



Availabilities

Building 220

- Full 4th floor: 23,839 SF

Building 222

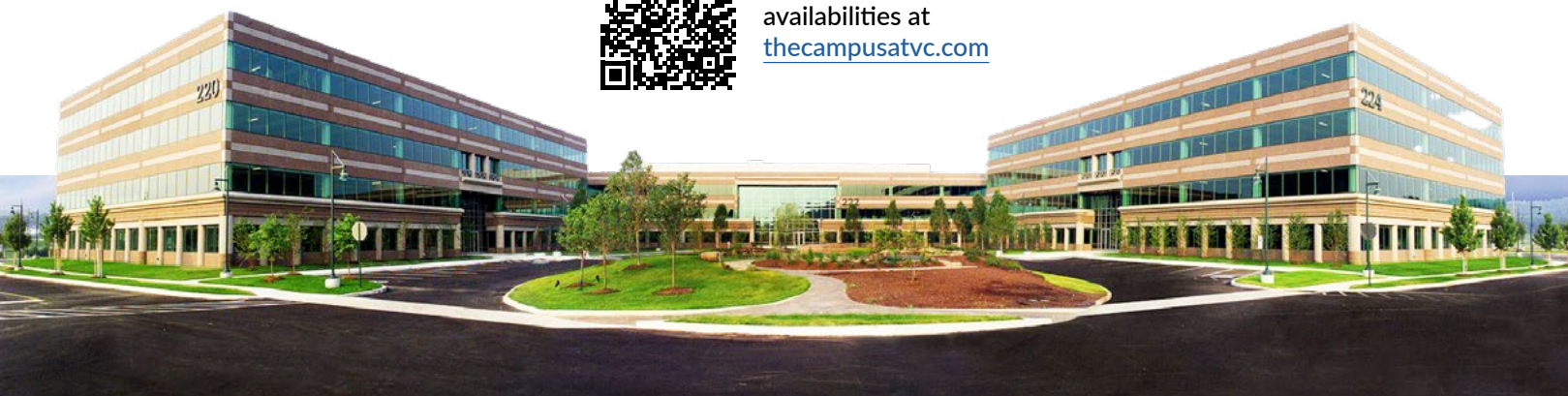
- Full building opportunity: 77,329 SF

Building 224

- 1st floor :
 - Suite 100 - 6,992 SF
 - Suite 130 - 3,448 SF
- 4th floor: full floor available - 24,057 SF



See all plans and availabilities at thecampusatvc.com



Superior Connectivity & Location Advantages



Ideal commuter location with immediate access to Routes 202, 100 and 30 Bypass



Adjacent to 725 acre Exton Park, featuring sports fields, tennis courts, jogging, biking and hiking paths



Less than 3 miles from Amtrak and SEPTA regional rail



Minutes from the region's newest residential developments



Within minutes of top local amenities at Exton Square Mall and Main Street at Exton



Keystone Innovation Zone



4 hotels within 3 miles



28 miles from Philadelphia International Airport



For more information and to arrange a private tour:

Whitney Hunter

+1 610 249 2261

whitney.hunter@jll.com

Chris Werner

+1 610 249 2265

chris.werner@jll.com

thecampusatvc.com



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