

# ENERGY. ORIGINALITY. CONNECTIVITY.



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



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## 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.

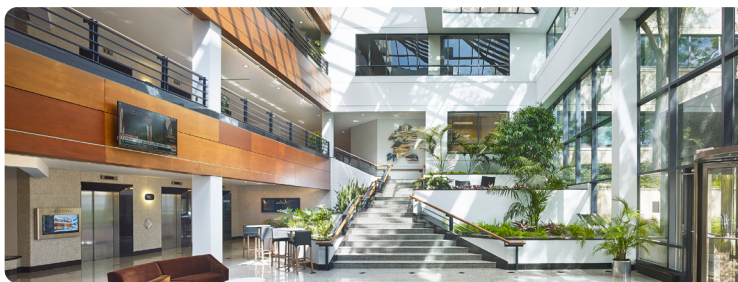


## SEE WHAT'S IN STORE AT WESTLAKES.

-  1,400 - 35,000 SF available
-  Updated conference and training rooms
-  On-site café and 24/7 grab & go
-  Common collaboration spaces
-  Renovated and expanded fitness center with locker rooms and showers
-  Modern outdoor spaces with enhanced lake views
-  EV charging stations at each building on campus
-  Bike share program
-  Immediate access to Chester Valley Trail
-  On-site Fairfield Inn & Suites by Marriott

WELLNESS  
AMENITIES

PREMIUM



TECH-  
SAVVY

VALUE

ENERGY

SUSTAINABILITY

DIVERSITY



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



 **Westlakes**

 *Hover over buttons to explore campus*



# 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

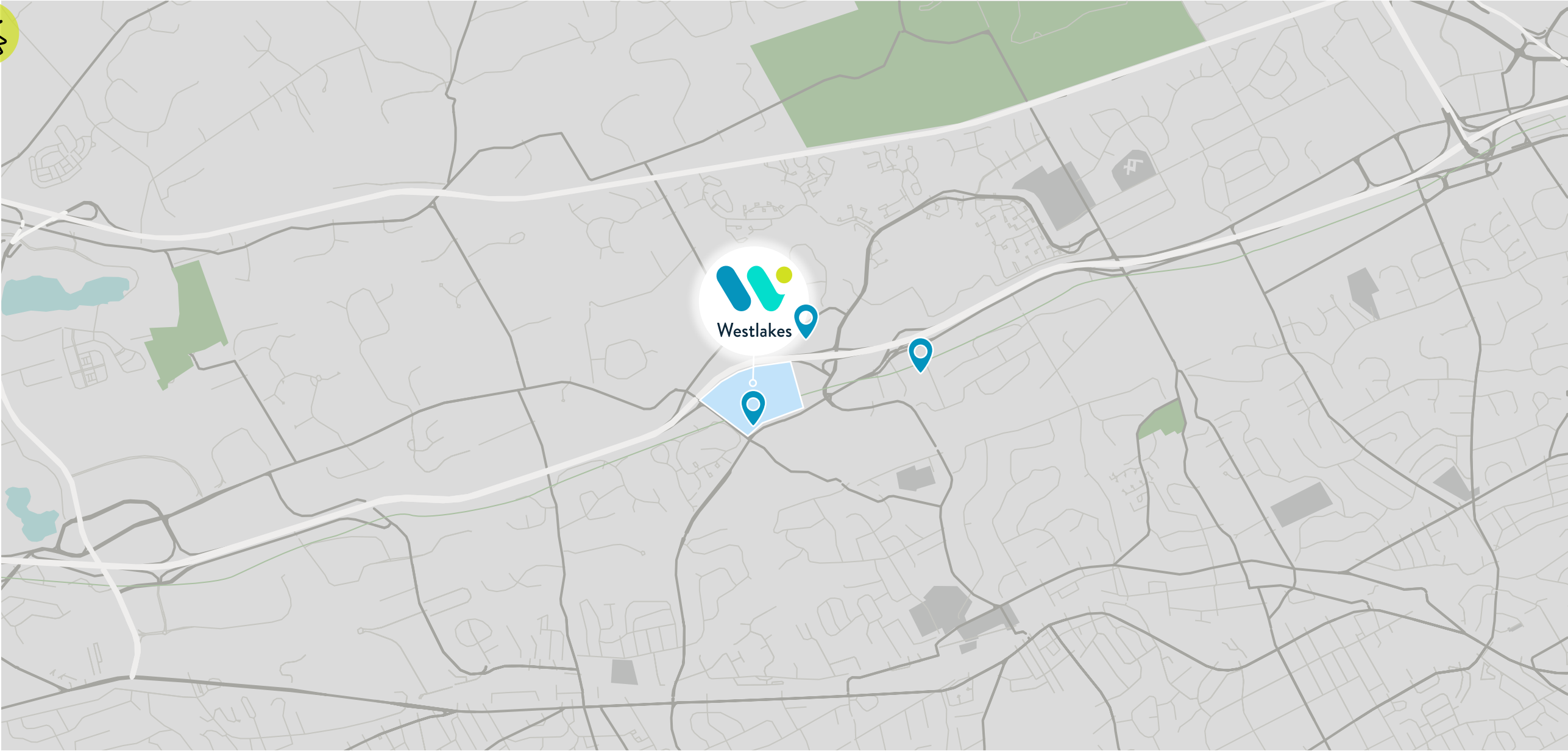
  
**9 MINUTES**  
King of Prussia Town Center

  
**10 MINUTES**  
King of Prussia Mall

  
**35 MINUTES**  
Philadelphia

  
**35 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



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