

# GLENLOCH

1475 PHOENIXVILLE PIKE, WEST CHESTER, PA 19380



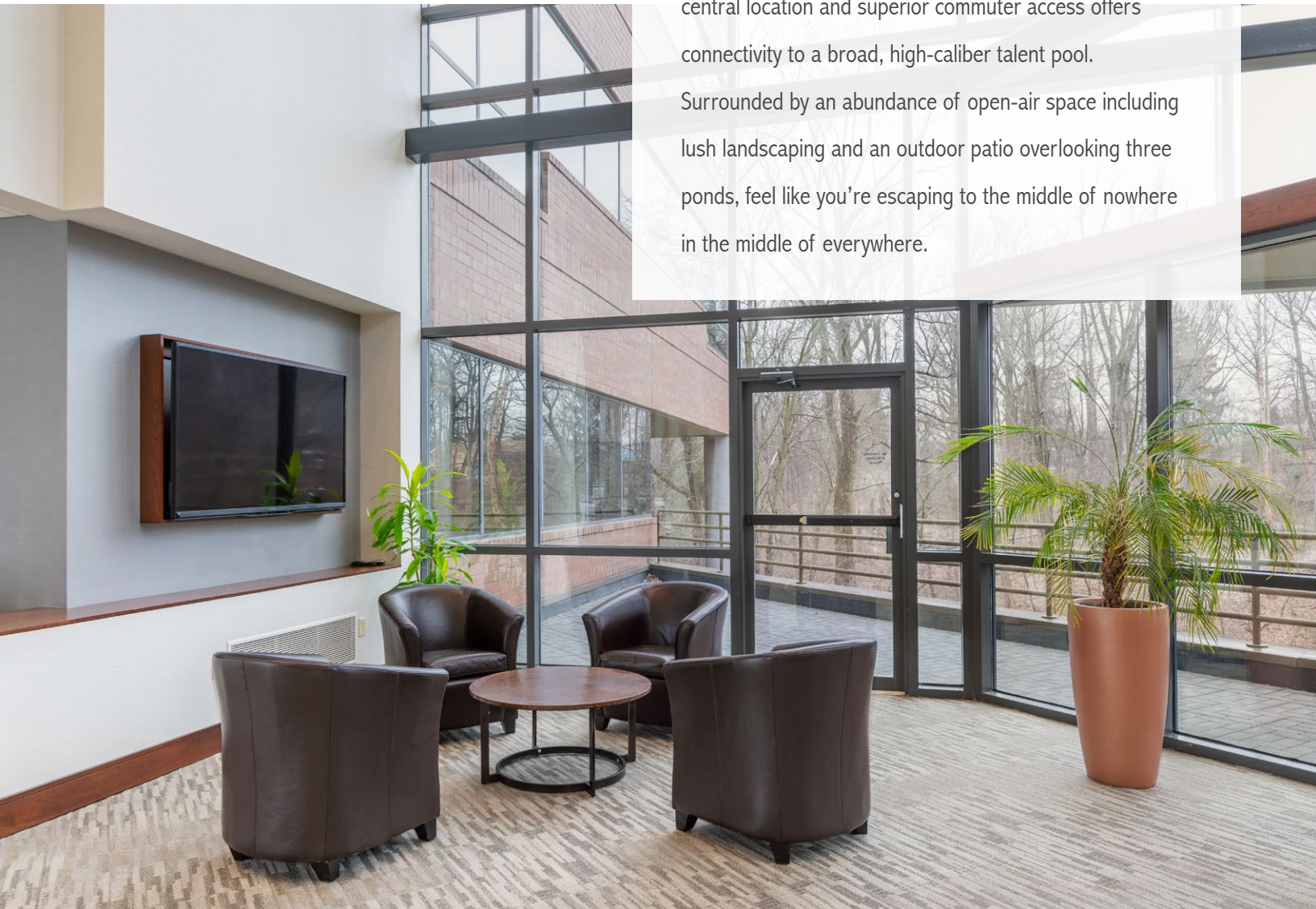
**30,000 SF MODERNIZED CLASS A OFFICE SPACE**  
NOW AVAILABLE IN WEST CHESTER

# ULTIMATE ACCESS. TOP TALENT. PARK-LIKE CAMPUS.

## FIND IT ALL AT GLENLOCH.

Sitting at the epicenter of the Exton submarket in West Chester, Glenloch provides exceptional accessibility to the region's top destinations and amenities. Glenloch's central location and superior commuter access offers connectivity to a broad, high-caliber talent pool.

Surrounded by an abundance of open-air space including lush landscaping and an outdoor patio overlooking three ponds, feel like you're escaping to the middle of nowhere in the middle of everywhere.





Renovated in 2013



Modern amenities and finishes



Common area kitchen accessible to all tenants



Suites with strong lobby visibility



Park-like campus with lush landscaping and outdoor seating overlooking three ponds



Building-level loading dock



Ample on-site parking



Excellent commuter access with connectivity to Route 202, Swedesford Road, and Route 30



Close proximity to more than five stops on SEPTA's Paoli/Thorndale Line, providing direct access to Center City Philadelphia

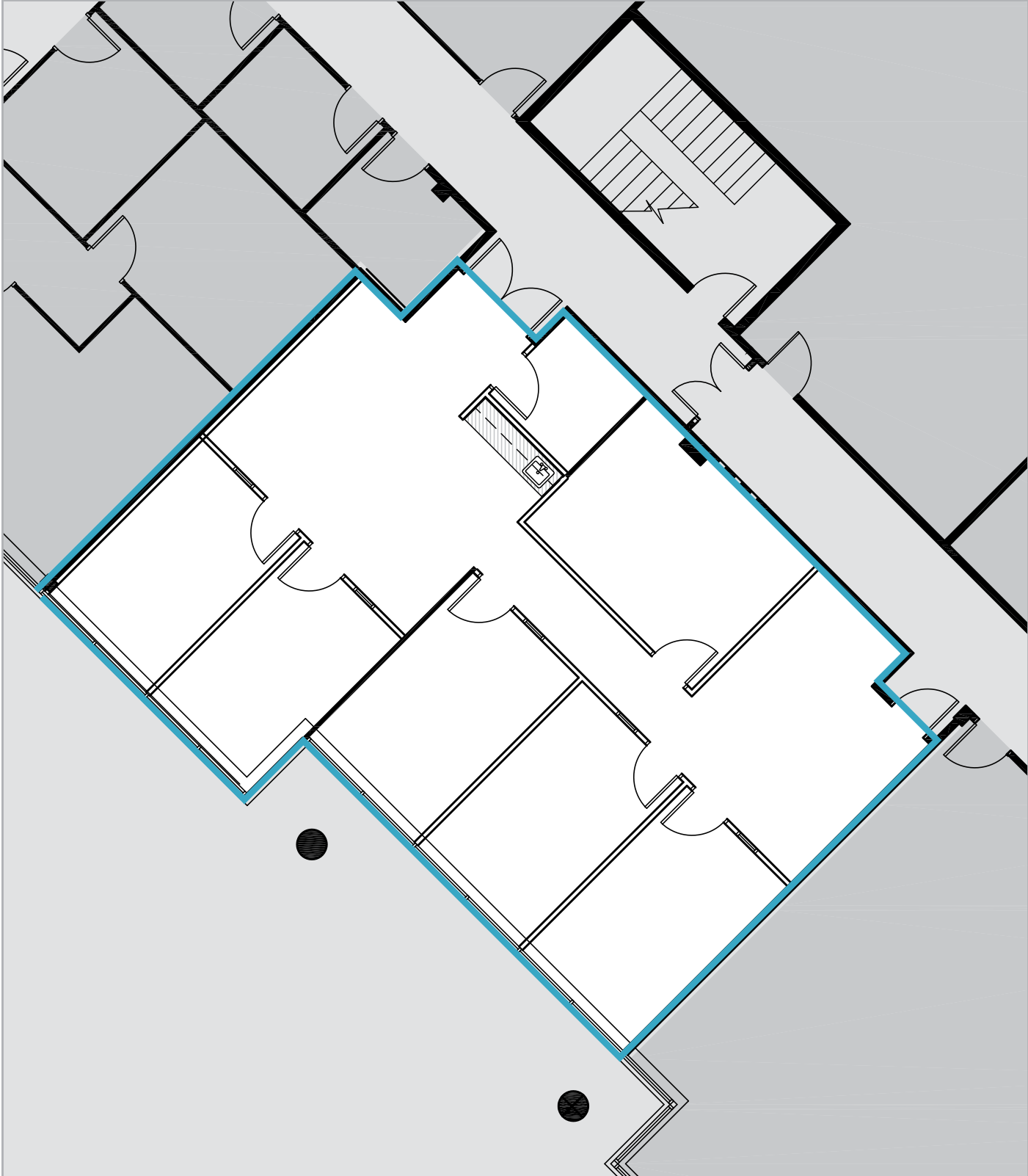


Respected, strong ownership: J. Loew & Associates

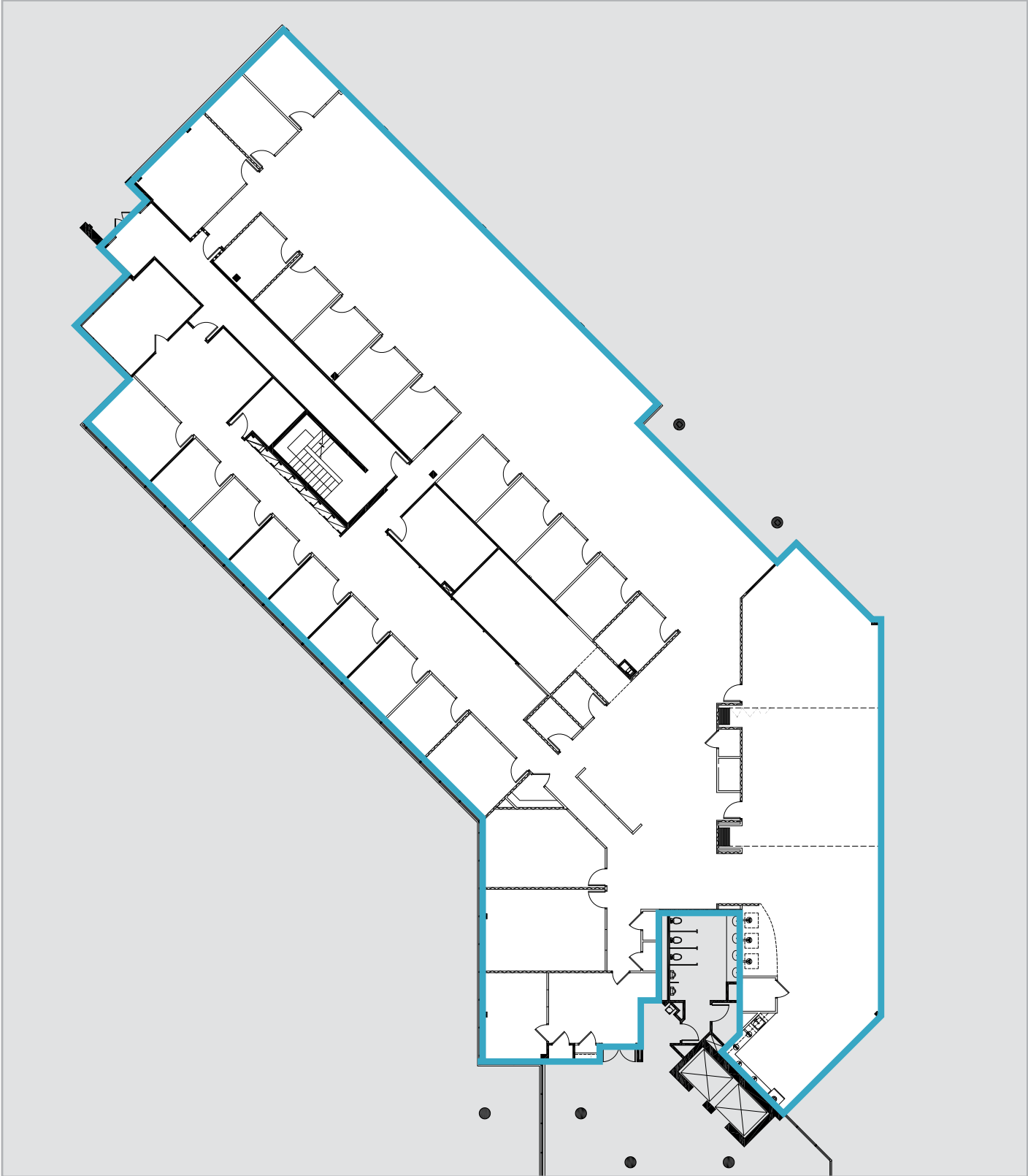
## HIGHLIGHTS



**GROUND FLOOR SUITE 18 | 1,970 SF**

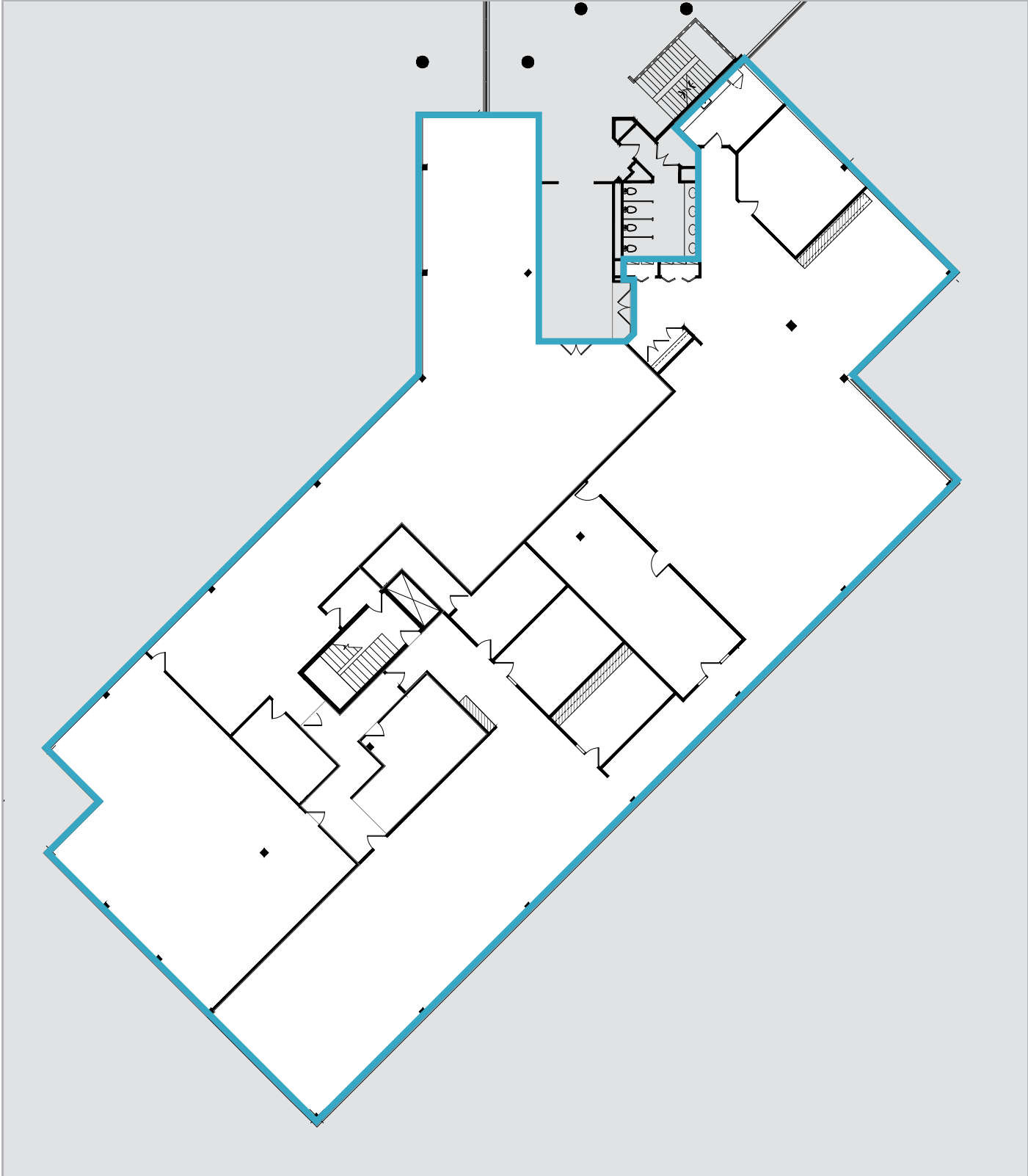


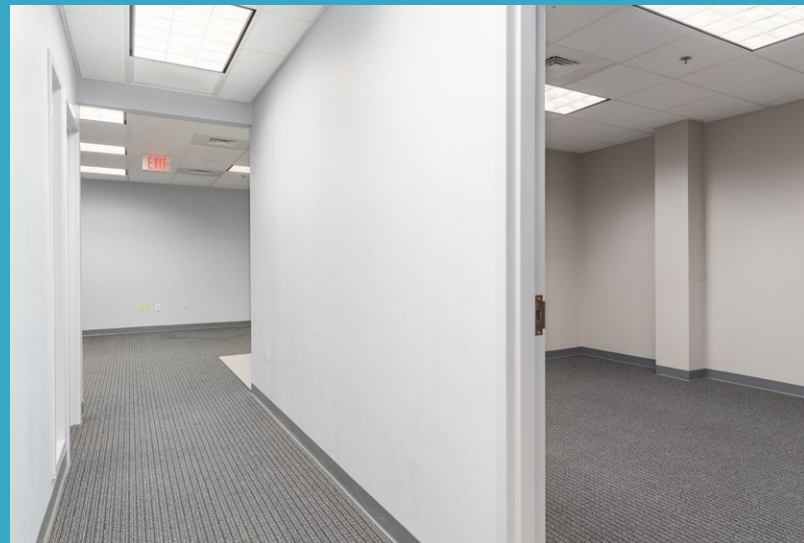
FIRST FLOOR SUITE 101 | 17,676 SF



**AVAILABILITIES**

**FIRST FLOOR SUITE 102 | 15,341 SF (DIVISIBLE)**





# DEMOGRAPHIC HIGHLIGHTS



**55%** of the population holds a Bachelor's Degree or higher



**21%** of the population with an annual income of \$100,000 or higher



**47%** of the population aged 25-64

# DRIVE TIMES

**13** min to **Downtown West Chester**

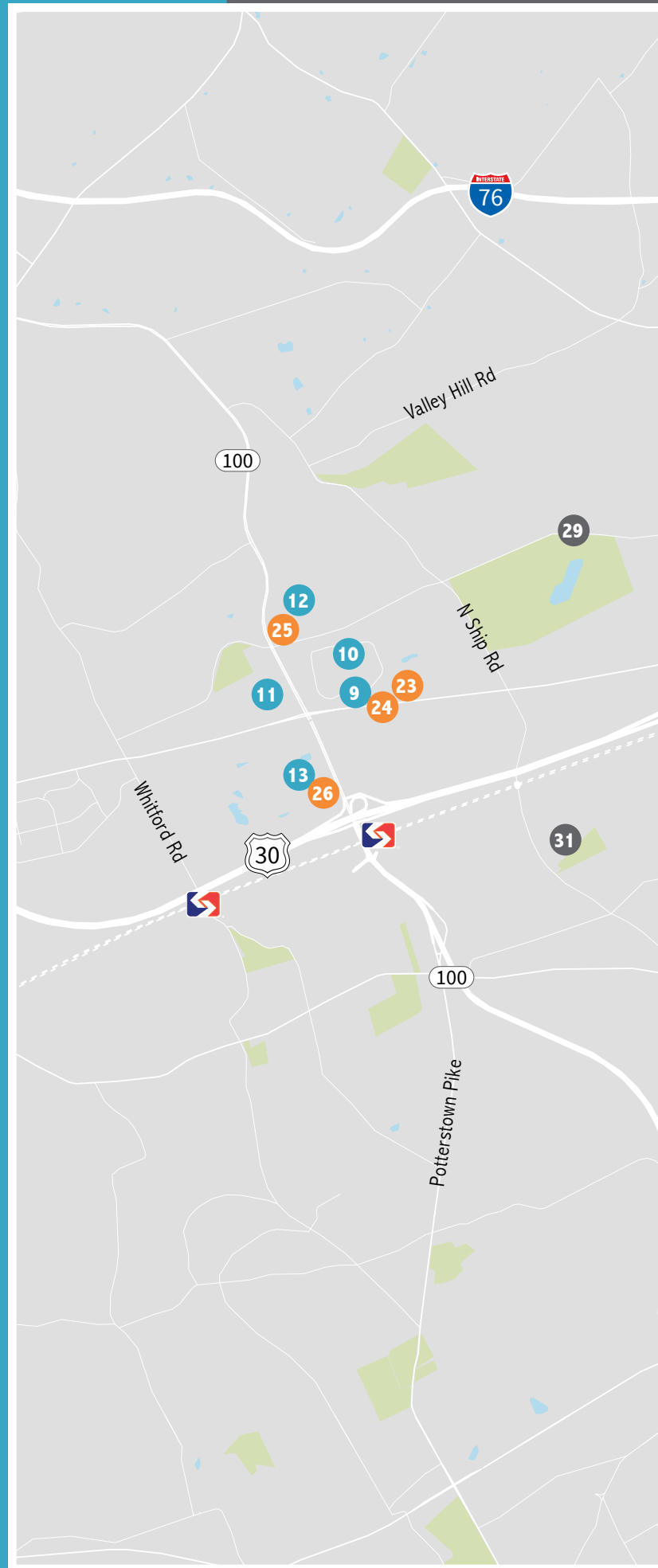
**21** min to **King of Prussia**

**41** min to **Philadelphia Int'l Airport**

**51** min to **Center City Philadelphia**

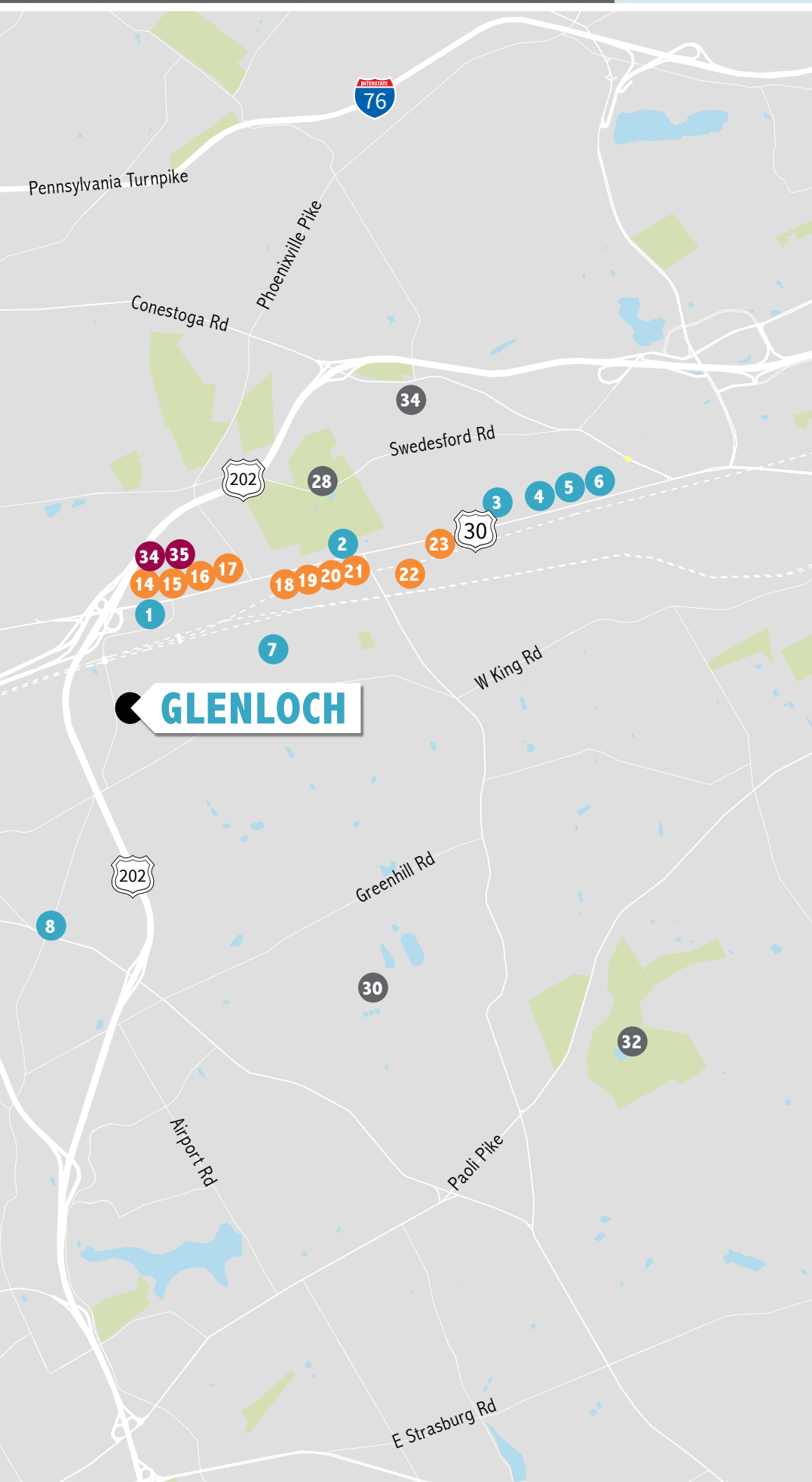
**7** min to **SEPTA Regional Rail Exton Station**

**12** min to **SEPTA Regional Rail Malvern Station**





# AMENITIES



## SHOPPING & NECESSITIES

1. The Home Depot
2. Dragon Gym Malvern
3. Planet Fitness
4. GIANT Food Stores
5. QVC Outlet Store
6. FedEx Office Print & Ship Center
7. US Post Office
8. Rite Aid
9. Kirkland's
10. Exton Square
11. Whiteland Towne Center
12. Fairfield Place Shopping Center
13. Main Street at Exton

## FOOD & DRINK

14. White Horse Tavern
15. Outback Steakhouse
16. Osmans Pizza
17. Wawa
18. Seasons Pizza
19. Domino's Pizza
20. El Limon Malvern
21. Rita's Italian Ice & Frozen Custard
22. Locust Lane Craft Brewery
23. The Classic Diner
24. PrimoHoagies
25. Starbucks
26. Chipotle Mexican Grill
27. LongHorn Steakhouse

## OUTDOOR SPACES & GOLF COURSES

28. Chester Valley Golf Club
29. Exton Park
30. Hershey's Mill Golf Club
31. Ship Road Park
32. Applebrook Golf Club
33. Chester Valley Trail East Whiteland

## HOTELS

34. Sheraton Great Valley Hotel
35. Hampton Inn Philadelphia/Great Valley/Malvern

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## FOR LEASING INFORMATION

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