

Philadelphia Region Portfolio



Premier ownership with over 600,000 SF of workspace in the region's most desirable submarket locations.



Portfolio Overview

Highly accessible workplaces in the core of the Philadelphia Suburbs

AFA Real Estate Partners' Philadelphia Region Portfolio offers best-in-class workplaces in the region's most desirable locations. With over 600,000 SF of top-tier office space, all sitting in the heart of Philadelphia suburban hot spots, the Philadelphia Region Portfolio sets the new workplace standard. Ample amenities across all assets include fitness centers, cafes, conferencing facilities, as well as superior access to the region's premier dining and shopping districts.

The Philadelphia Region Portfolio's contemporary, updated office spaces coupled with unmatched amenities in highly-accessible locations, has attracted the best tenants and brightest talents across a variety of industries.



2476 Swedesford Road, Malvern

- 32,811 SF office/lab space available
- Efficient single story building with direct tenant access
- Ideal for life sciences occupiers
- Upgraded common areas, newly completed fitness center and first-class café
- Exceptional access from Route 202 via the Great Valley exit onto Swedesford Road



2701 Renaissance Blvd, King of Prussia

- 36,427 SF full floor availability with access to private penthouse suite overlooking Gulph Mills Golf Club
- Unbeatable value in desirable location
- Amenities include on-site café and walking trails surrounding property
- Easily accessible via public transportation



518 Township Line Road, Blue Bell

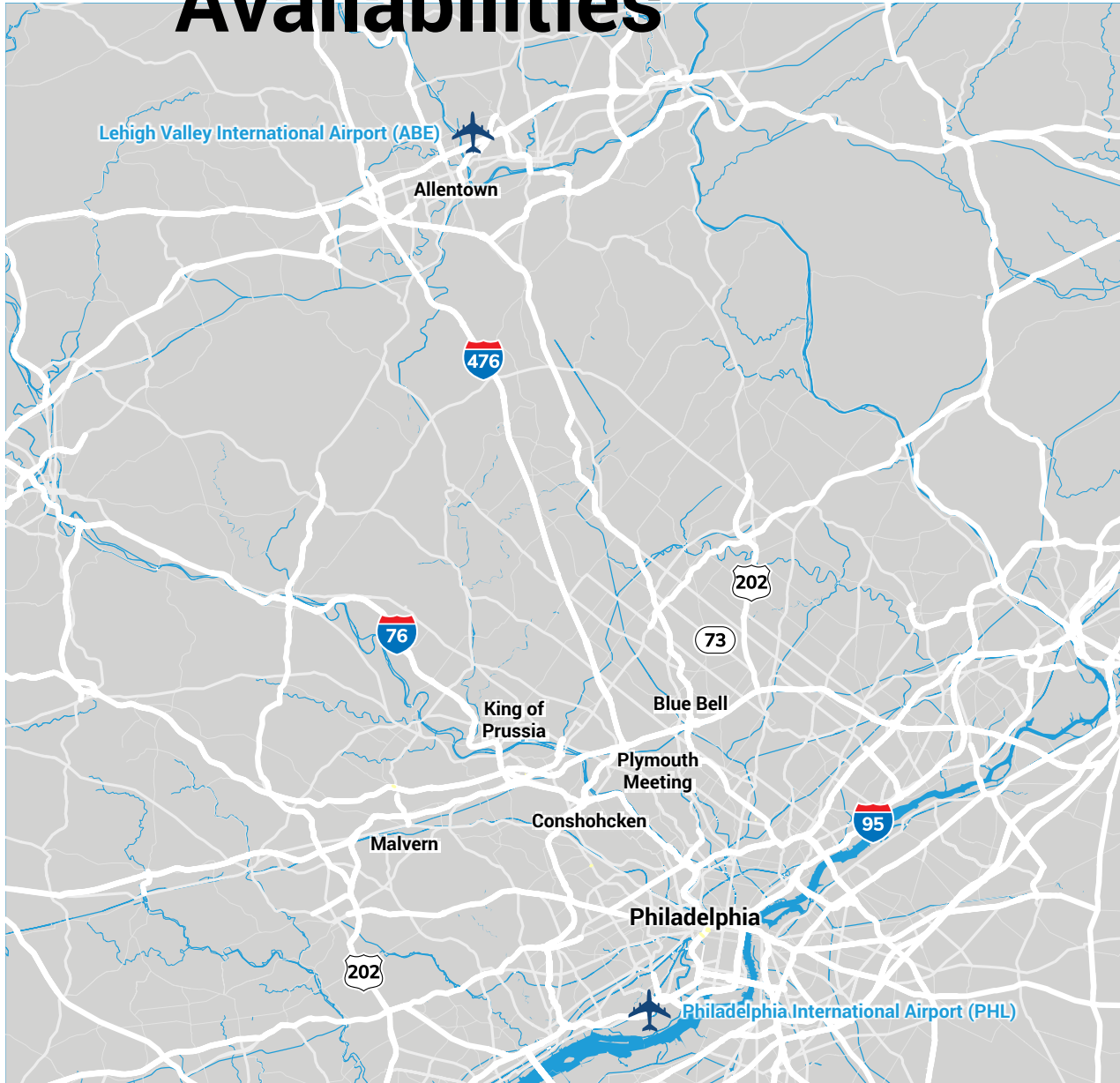
- 22,228 SF office space available
- Fully renovated building with unmatched finishes and amenities
- Amenities include upgraded lobby and common areas, fitness center, conference facility, grab-n'-go fresh vending
- Convenient access to Routes 202, 73, Interstate 476 and the PA Turnpike



3477 Corporate Parkway, Center Valley

- 2,634 SF office space available
- Stylish and updated interiors, including a dramatic two-story atrium lobby
- Prime location, minutes from Route 309 interchange of Interstate 78 with easy access to the PA Turnpike
- Adjacent to prime retail and dining hot spots

Location & Availabilities



Malvern/Exton

This highly sought-after market sits just 20 miles northwest of Center City Philadelphia and features convenient regional access to Philadelphia's prestigious Main Line as well as premier upscale dining and retail destinations. Easy access to the Blue Route, PA Turnpike, and Schuylkill Expressway, and expansive public transportation options make Malvern/Exton a highly accessible submarket, and a gateway to Greater Philadelphia.

King of Prussia/Wayne

Working in the largest submarket of the suburban Philadelphia office market offers the region's best opportunity to fuel business growth. With immediate access to I-76, I-476, I-276, and US-202 and with highly sought-after amenities such as King of Prussia Mall and King of Prussia Town Center, this area brings in top employers and talent with one of the lowest vacancy rates in Greater Philadelphia.

Plymouth Meeting/Blue Bell

Comprised of almost 6.0 million square feet of Class A & B office space, this submarket continues to become one of the most competitive areas in the region. Located 18 miles northwest of Philadelphia, historic Blue Bell offers many benefits, including easy access to mid-county interchange, retail, dining, and public outdoor spaces.

Lehigh Valley

One of the fastest growing and third most populous regions in the state of Pennsylvania, the Lehigh Valley has grown consistently year over year. Centrally located in the Northeast with ease of access and close proximity to Philadelphia, this area has a lower cost of living, more affordable real estate, lower taxes and a more affordable labor pool than most other Northeastern US regions.

AFA Overview

AFA Real Estate Partners is a privately-held real estate investment and operating company located in Yardley, PA. The firm's strategic approach and more than 40 years of commercial real estate experience has built a premium portfolio of more than one million square feet. AFA Real Estate Partners delivers the best possible customer experience while generating robust risk-managed returns to investors.



Leasing

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion, operations in over 80 countries and a global workforce of more than 91,000 as of March 31, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit us.jll.com.

Contacts

Adam Shute
610 249 2272

Mike MacCrory
610 249 2270



Jones Lang LaSalle Brokerage, Inc.
1235 Westlakes Drive, Suite 210
Berwyn, PA 19312
+1 610 249 2255