



[chesterbrookcampus.com](http://chesterbrookcampus.com)



**HAPPENS  
HERE**



**CHESTERBROOK**



5 

miles to King of Prussia Mall



22 

miles to Center City Philadelphia



chesterbrookcampus.com

2 

miles to Gateway Shopping Center



#1 

"Best Places to Live in America"  
\*2020 Niche.com



5 

miles to King of Prussia Town Center



25 

miles to Philadelphia Int'l Airport



2.2 

miles to Valley Forge National Historic Park



1.1M 

SF of Class A office space



14 

buildings



18 

hotels within three miles,  
including one on-site

GET IN ON THE

ACTION

CHESTERBROOK





# BUILDING COMMUNITY

## World-class workplace and community hub

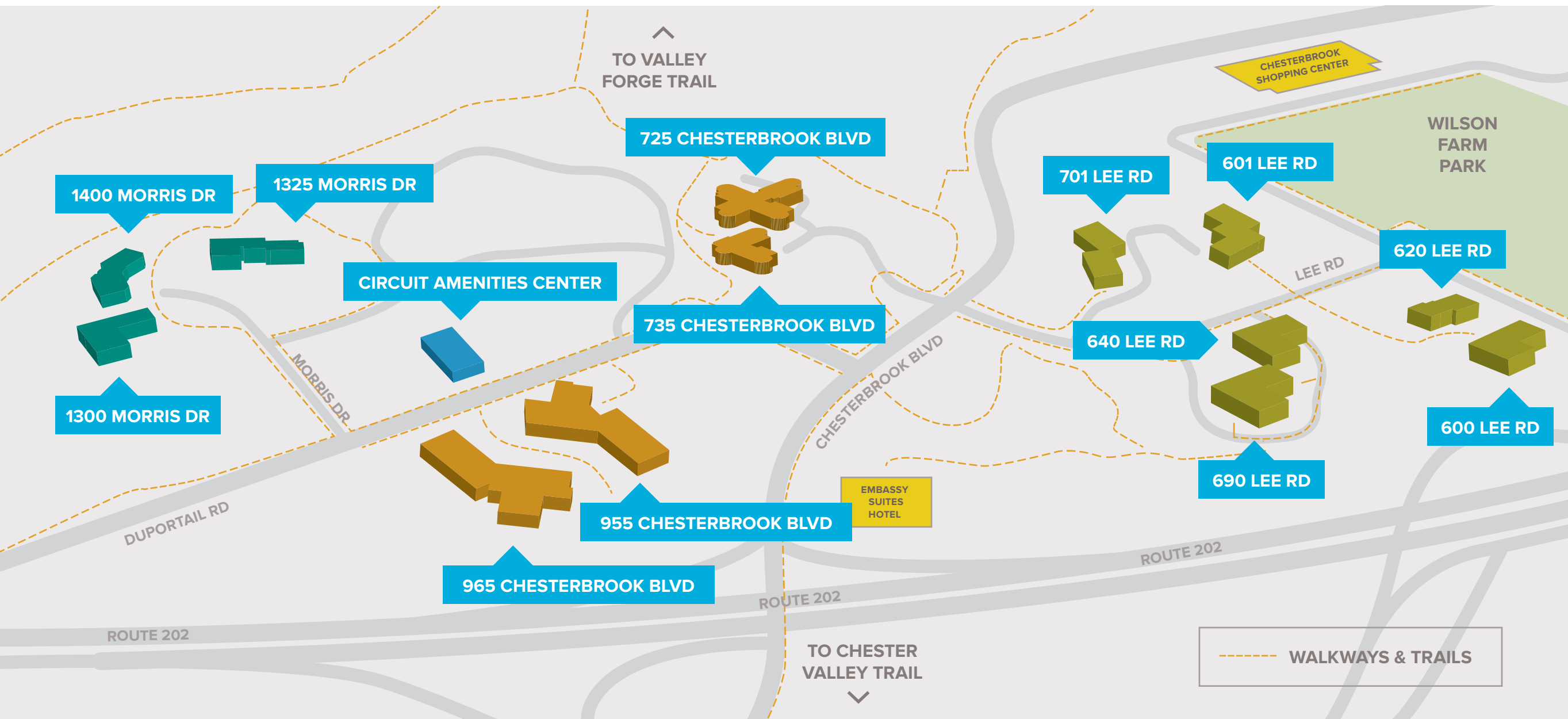
As one of the region's largest workplace destinations, Chesterbrook offers the ideal location for forward-thinking, top-class tenants. With a long-standing reputation as a center for business and innovation, and in the heart of the 202 corridor that has seen the most investment in residential, transportation, and development in the region, Chesterbrook's 1.1 million square-foot campus transformation propels it forward as the most sought-after corporate address in the Philadelphia market.

- 140-acre, 14-building campus
- 1.1M s.f. of Class A office space
- \$50M investment plan for extensive renovations throughout campus
- Unprecedented 40,000 s.f. two-story amenity hub including flexible office suites, conference and

- meeting space, fitness center, cafe and dining area, gourmet food and beverage options, indoor and outdoor common lounge space
- Tax advantages: no gross receipt tax, Business Income tax or employee wage tax

## NEW FROM THE INSIDE, OUT.

- Extensive interior and exterior renovations throughout the campus
- New parking deck at 725/735 Chesterbrook Blvd.
- Landscaping, hardscaping and wayfinding improvements throughout campus
- A new, two-story amenities building with conferencing and lounge space, food, and fitness



## CAMPUS PLUS

Within steps of vast green space and a network of trails, public event space and athletic fields, Chesterbrook's central location and natural environment can't be beat.

### Connected to:

- Wilson Farm Park with athletic fields, green space, and paved trails
- Chester Valley Trail network
- Campus paths bordering Little Valley Creek
- Extensive park and trail network through nearby Valley Forge National Historical Park
- Bike/Scooter Share

# TRANSIT

Easy to find. Easier to access.

Chesterbrook is the only workplace with its own exit on Route 202, the main thoroughfare with connections to I-76 and the PA Turnpike, as well as Route 422, making for an easy commute from work to home. And, with dedicated, on-site shuttle service to and from SEPTA's Paoli Station, Chesterbrook is never out of reach.



**MAP KEY**

- MAJOR ROADWAYS
- - SEPTA PAOLI/THORNDALE LINE
- ... TENANT SHUTTLE ROUTE
- FOOD & DRINK
- HOTELS
- SHOPPING



## ALWAYS CONNECTED

Private, tenant-only transportation offered from multiple points on campus and to/from Paoli Station, serving Amtrak's Keystone Line and SEPTA Regional Rail.

- From Chesterbrook:
- 8 Minutes** to Paoli Station via private shuttle
  - 35 Minutes** to Center City by SEPTA
  - 60 Minutes** to New York City by Amtrak
  - 75 Minutes** to Harrisburg by Amtrak

## NEARBY AMENITIES (WITHIN 5 MILES)

### Food & Drink 200+ establishments

- HG Coal Fired Pizza
- Diane's Sidewalk Deli
- Black Powder Tavern
- Nudy's Café
- First Watch
- Panera Bread
- Chipotle Mexican Grill
- Davio's
- Founding Farmers
- Mission BBQ
- The Capital Grille

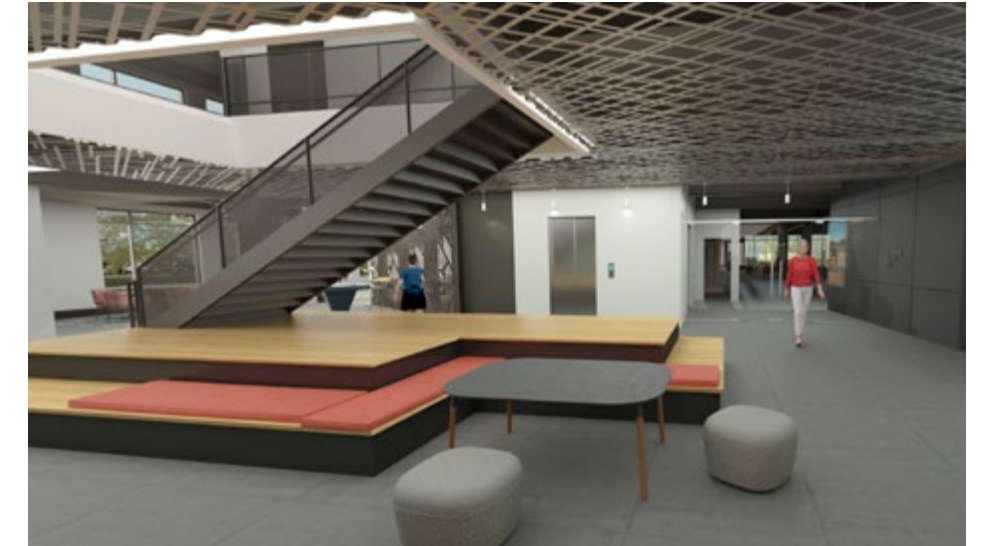
### Hotels 18 hotels

- Embassy Suites by Hilton (on-site)
- Fairfield Inn & Suites by Marriott
- Residence Inn by Marriott
- Courtyard by Marriott
- Holiday Inn Express
- Extended Stay America
- Desmond Hotel Malvern
- Hyatt House
- Sheraton Valley Forge

### Shopping 500+ retailers

- King of Prussia Mall
- King of Prussia Town Center
- Gateway Shopping Center
- Chesterbrook Shopping Center
- Valley Fair
- Berwyn Shopping Center



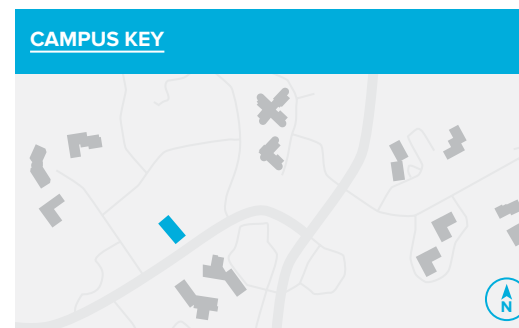


# EXPLORE THE CIRCUIT

## A full building of amenities

Circuit, Chesterbrook's new two-story state-of-the-art amenities hub, offers a fresh take on work/life style, with campus-wide access to perks ranging from high-tech conference rooms to a fitness and wellness center. An onsite café with lounge space also provides the option for dine-in service or ordering coffee on-the-go.

[← Click image at left to take a virtual tour](#)



## CIRCUIT HIGHLIGHTS

- A 3,500 s.f. meeting and conferencing space, including a reception and lounge area to accommodate large assemblies
- 5,000 s.f. fitness center
- On-site cafe featuring multiple food stalls
- Cafe seating and lounge space
- Exclusive tenant and employee on site concierge service
- Outdoor gathering areas, fire pits, seating and games

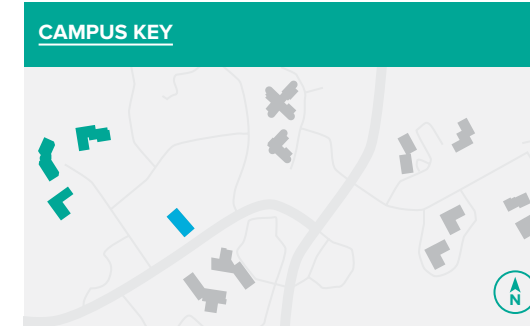


# IGNITE

## YOUR WORK STYLE

### Morris Drive

An ideal corporate headquarters setting, the buildings on Morris Drive offer opportunity for expansion, ample parking and multiple private outdoor areas for team meetings and gatherings as well as events.



### MORRIS DR HIGHLIGHTS

- Walkable to amenities at the Circuit
- Up to 6/1,000 parking available
- Covered parking available
- Ability to expand an additional 60,000 s.f.
- Multiple private outdoor spaces
- Building generators for uninterrupted services

↓ [Click images labeled below to take a virtual tour](#)







965 Chesterbrook Blvd



955 Chesterbrook Blvd

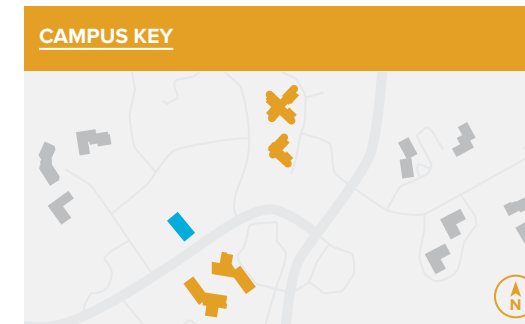


955 Chesterbrook Blvd

# ELEVATE YOUR TITLE

## Chesterbrook Boulevard

Marked with its own exit on Route 202, the buildings at Chesterbrook Boulevard offer unbeatable access and are within walking distance to an on-site hotel. With extensive renovations to the building entry and interior lobby, added parking and landscape improvements, this is an ideal workplace destination.



## CHESTERBROOK BLVD HIGHLIGHTS

- Renovations include landscape improvements, lobby upgrades, entry vestibule redesigns, and added parking
- Walkable to amenities at the Circuit
- Well-suited for corporate headquarters
- Building generators for uninterrupted services
- Immediate highway access from Route 202
- Outdoor plazas and gathering space
- Walkable to on-site hotel, ideal for visiting guests and clients



# Chesterbrook Boulevard







600 Lee Rd



701 Lee Rd



620 Lee Rd

# REWRITE

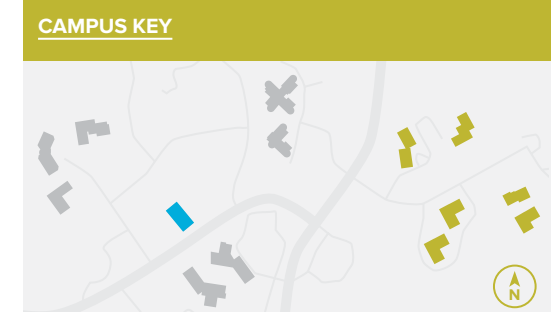
## YOUR FUTURE

### Lee Road

Bordering Wilson Farm Park, the buildings along Lee Road broaden Chesterbrook's commercial community and take advantage of the energy in the surrounding environment. With interior and exterior renovations, the buildings along Lee Road offer newly modernized spaces with added amenities.

### LEE RD HIGHLIGHTS

- Sited adjacent to Wilson Farm Park, giving access to athletic fields, green space and trails
- Renovations to all building entries, lobby spaces, common areas and restrooms, plus landscape improvements for professional curb appeal
- Ideal for single building users
- Walkable to on-site hotel
- Includes an auxiliary amenity node in addition to all offerings at Circuit
- Floor plate ranges allow smaller tenants the opportunity to establish prominence within the building







# CHESTERBROOK



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