



THE CAMPUS AT Valley Creek

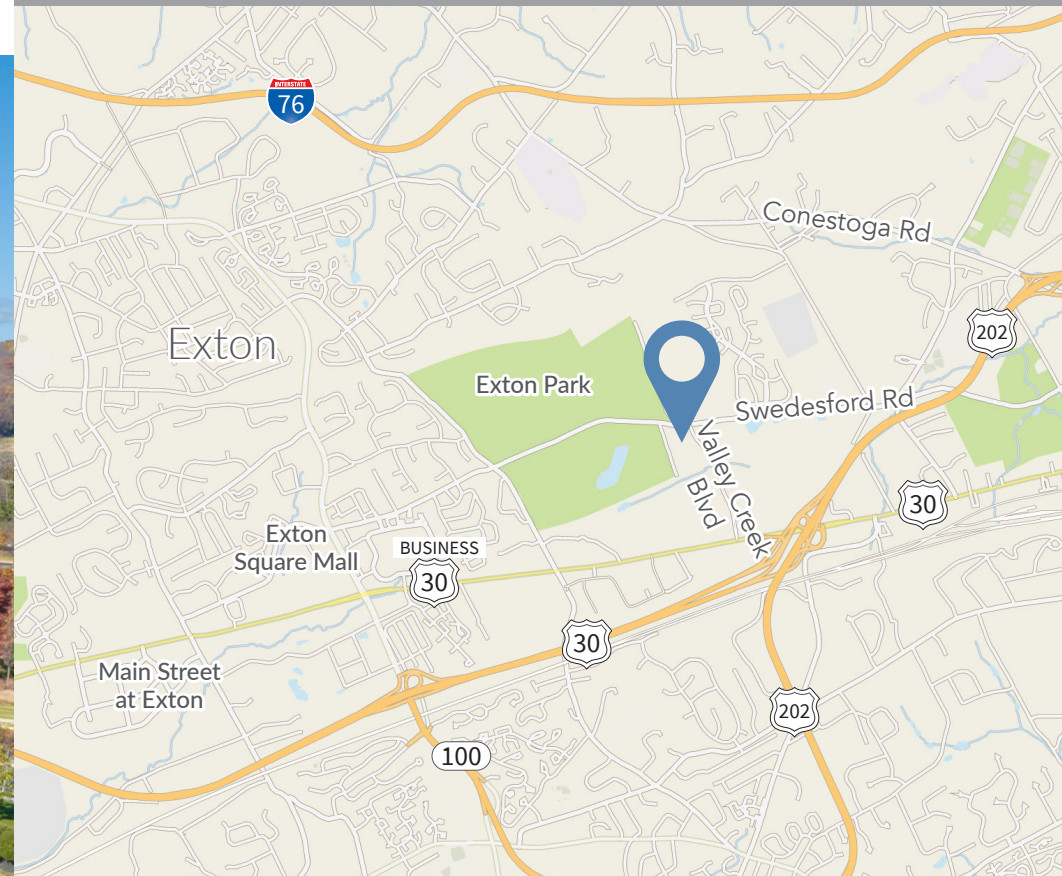
220, 222, & 224 Valley Creek Boulevard
Exton, PA 19341

For additional information & availabilities please visit: www.thecampusatvc.com



An office oasis in a central location

Find your pocket of peace. With top ownership and top value, The Campus at Valley Creek is the area's premier, fully amenitized campus in a serene, park-like setting.



The Chester Valley Trail

The paved rail-trail rolls for just under 19 miles between King of Prussia and Exton, encouraging a variety of users, such as stroller-pushing parents, colleagues on a walking meeting, or cyclists seeking a quick 40-miler.

Source: traillink.com



- 0.1 Mile to Exton Park
- 1 Mile to routes 202 and 30
- 2 Miles to Exton Square Mall
- 3 Miles to Main Street at Exton
- 9 Miles to I-76
- 30+ Restaurants within 3.5 miles

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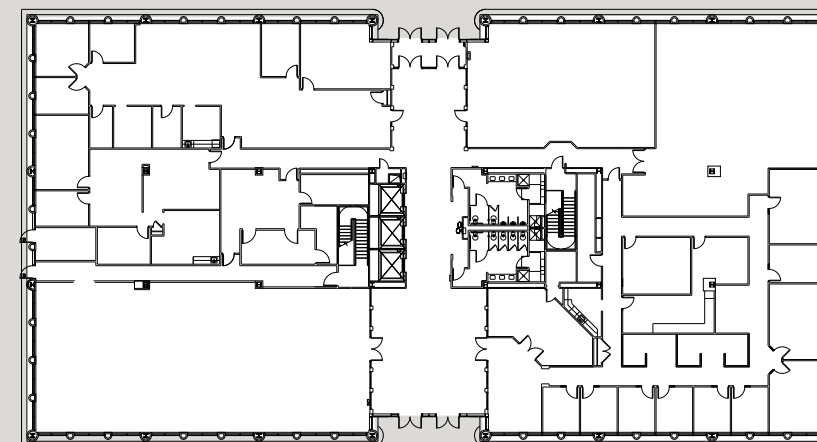
The Campus at Valley Creek features prime, first generation Class A office space in a beautiful park-like setting. An office oasis, and conveniently located on Valley Creek Boulevard in Exton, The Campus has easy highway access, sits adjacent to the 725 acre Exton Park, and is minutes away from the area's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

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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
- 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
- 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
- Within minutes of top local amenities at Exton Square Mall and Main Street at Exton
- Keystone Innovation Zone



TYPICAL FLOORPLATE

- 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

The most amenitized campus in the market.

Experience all The Campus at Valley Creek has to offer at the 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.