

FLEXIBLE LAYOUTS AVAILABLE IMMEDIATELY



983-999 OLD EAGLE SCHOOL RD • WAYNE, PA 19087

BUILDING FEATURES:

- ♦ RENOVATIONS COMPLETE!
- ♦ 376,000 SF of office space in 12 single-story buildings
On-site management and ownership.
- ♦ Space available from 508 RSF - 6,477 RSF
- ♦ **Rental rate: \$25.50/SF + Electric (\$2.00/SF)**
- ♦ Common Area Conference Room
- ♦ Paniniz Café– Breakfast, Lunch and Catering on site
- ♦ Basement storage (\$150 per Month)
- ♦ Individual exterior suite entrances
- ♦ Excellent access to US 202, the PA Turnpike and US 422
- ♦ No business privilege tax in Tredyffrin Township
- ♦ Highly efficient 7% common area factor
- ♦ **www.Evolveworks.biz**

FOR MORE INFORMATION CONTACT:

Gene McHale
gmchale@beaconcre.com

Colin McHale
cmchale@beaconcre.com

610.828.0100



BLDG.	SUITE	SF	AVAILABLE SPACES
985	517	508	One Office, Direct Entrance
985	519	679	Two Offices, Reception Area
985	510	834	One Office, Open Area
985	515	889	Two Offices, Reception Area
996	1111	1,099	2 offices, open area
994	1013	1,181	Open Area, Built to Suite
999	122	1,482	Open area, built to suit (Marketing Suite)
987	711	1,577	One Office, Kitchen, Open Area, Direct Entrance
995	308	1,433	2 Offices, Galley Kitchen, Reception Area
983	608	1,809	6 offices (3 on glass), open area for cubes
992	914	1,988	Open Area, built to tenant specifications
987	704	4,296	Heavily built out with offices, two entrances, end cap
999	120	5,111	BUILD TO SUIT: Multiple Direct Entrances
985	504	5,449	8 Offices on Glass, Conferene Room, Kitchen, Direct Entrance, open area for cubes (AVAILABLE MAY 2019)
998	1204	6,477	5 Offices on Glass, Open Area for Cubes, Kitchen, Direct Entrance

Introducing E V O L V E's new website:

Building	Suite	Combined Square Footages
995	307-308	3,290 SF
987	710-711	4,506 SF
985	515-517	1.397 SF

FOR MORE INFORMATION CONTACT:

GENE McHALE
gmchale@beaconcre.com

COLIN McHALE
cmchale@beaconcre.com

610.828.0100

Largest contiguous space: 6,477 RSF