

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 763 RSF - 8,243 RSF
- ◆ **Rental rate: \$24.75/SF + Electric**
- ◆ Common Area Conference Room
- ◆ Paniniz Café– Breakfast, Lunch and Catering on site
- ◆ Basement storage
- ◆ Individual exterior suite entrances
- ◆ Flexible lease terms
- ◆ 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:

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BLDG.	SUITE	SF	AVAILABLE SPACES
992	907	763	Two Offices & Open Area
985	510	834	One Office, Open Area
983	610	1,056	3 offices (1 on glass), kitchenette
996	1111	1,099	2 offices, open area
994	1013	1,181	Open Area, Build to Suite
995	308	1,433	2 Offices, Galley Kitchen, Reception Area
999	122	1,482	Open area, built to suit (Marketing Suite)
983	608	1,809	6 offices (3 on glass), open area for cubes
992	914	1,988	Open Area, built to tenant specifications
998	1204	4,034	5 Offices on Glass, Open Area for Cubes, Kitchen, Direct Entrance (Coming Available, May 1st, 2018)
998	1205	4,209	7 Offices, Conference Room, Kitchen, Reception Area, End Cap
987	704	4,296	Heavily built out with offices, two entrances, end cap
999	120	5,111	BUILD TO SUIT: Multiple Direct Entrances

Introducing E V O L V E's new website:
www.evolveworks.biz

Building	Suite	Combined Square Footages
995	307-308	3,290 SF
983	608-609	4,403 SF
998	1204-1205	8,243 SF

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Largest contiguous space: 8,243 RSF