

## 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: \$23.75/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](http://www.Evolveworks.biz)**

### **FOR MORE INFORMATION CONTACT:**

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BLDG.	SUITE	SF	AVAILABLE SPACES
992	907	763	Two Offices & Open Area
985	570	834	One Office, Open Area
983	610	1,056	3 offices (1 on glass), kitchenette
996	1111	1,099	2 offices, open area
999	122	1,482	Open area, built to suit (Marketing Suite)
987	711	1,577	Two offices, kitchenette, direct entrances
996	1101	1,755	6 offices, open area
983	608	1,809	6 offices (3 on glass), open area for cubes
985	503	1,900	3 Offices, Open Area, Direct Entrance
992	914	1,988	Open Area, built to tenant specifications
983	609	2,594	3 offices on glass, kitchenette, open area for cubes, Conference Room
987	710	2,791	Perimeter Offices
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:

Building	Suite	Combined Square Footages
985	503-508	2,765 SF
987	710-711	4,368 SF
983	608-609	4,403 SF
998	1204-1205	8,243 SF

***Largest contiguous space: 8,243 RSF***

### FOR MORE INFORMATION CONTACT:

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