

## 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 679 RSF - 12,493 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](http://www.Evolveworks.biz)**

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

**Gene McHale**

gmchale@beaconcre.com

**Colin McHale**

cmchale@beaconcre.com

**610.828.0100**



Commercial Real Estate, LLC

BLDG.	SUITE	SF	AVAILABLE SPACES
985	519	679	Two Offices, Reception Area
992	907	763	Two Offices & Open 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)
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
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
998	1206	4,250	Heavily Built Out, Direct Entrance, Kitchen, 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
995	307-308	3,290 SF
983	608-609	4,403 SF
998	1204-1205	12,493 SF

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***Largest contiguous space: 12,493 RSF***