



CASSATT SQUARE IN BERWYN, PA!



Five-Building Office Campus, 132,659 SF
Major Renovations Recently Completed!
Old Cassatt Road, Berwyn, PA

SPACE AVAILABLE

Building 1001	14,561 SF Available (Plus covered parking!)
Building 1015	19,634 SF Available
Building 1021	6,679 SF Available
Building 1031	11,406 SF Available
Building 1041	Fully Leased

 Available Space  Leased





1031

1021

1015

Great opportunity for a tenant to
have their own building or floor!

Brand new cafeteria with high top seating and 24/7 micro-market!
The Micro-market is restocked daily with healthy breakfast, lunch, snack and drink options!





Brand new gym (Peloton Bike!) with
locker rooms and showers!



Amazing signage opportunities!







Brand New Monument and Directory Signage throughout the Campus!







Brand New Lobbies!



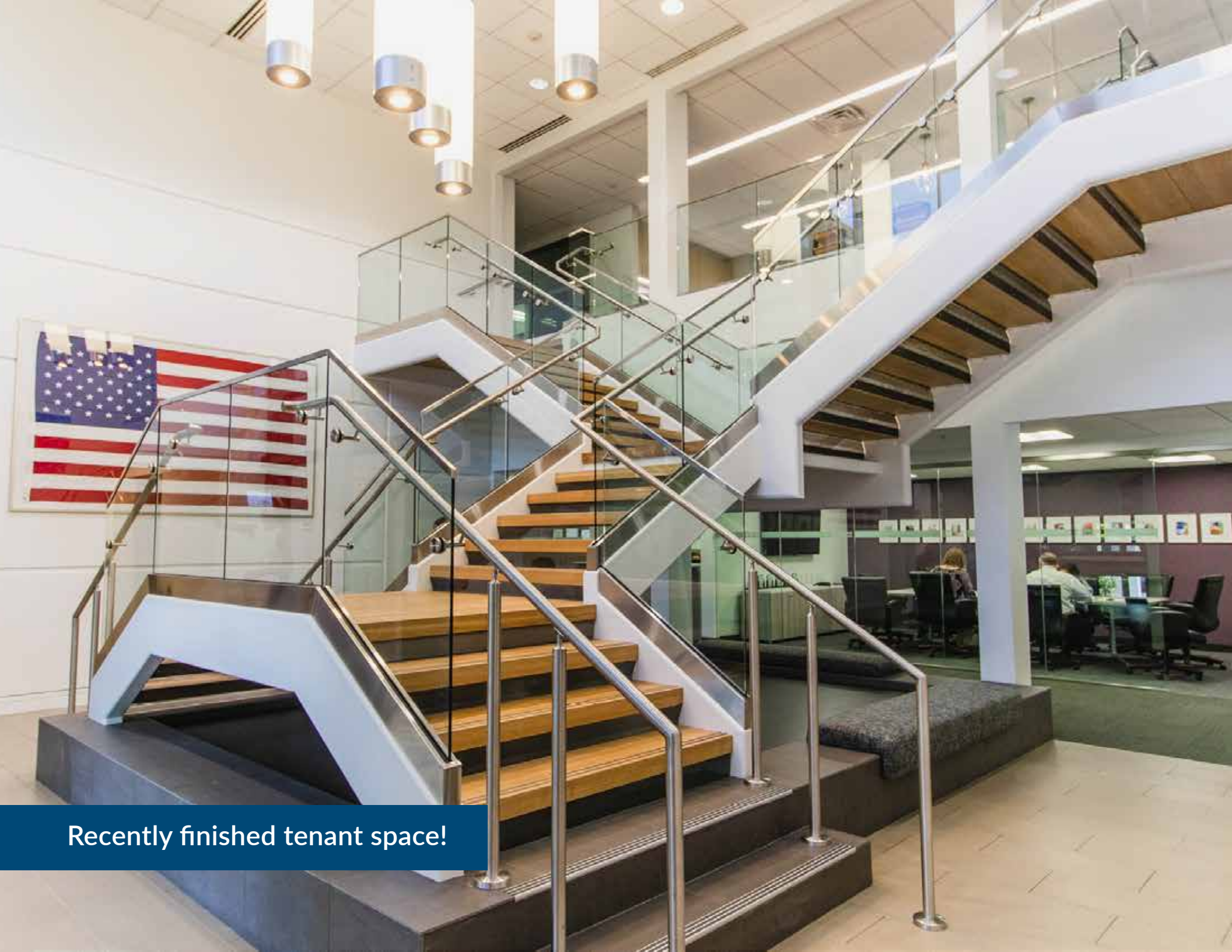
SUSAN W. EGAN & BRENNAN, PC
COUNSELLORS AT LAW

Recently Finished Space!



Recently finished tenant space!

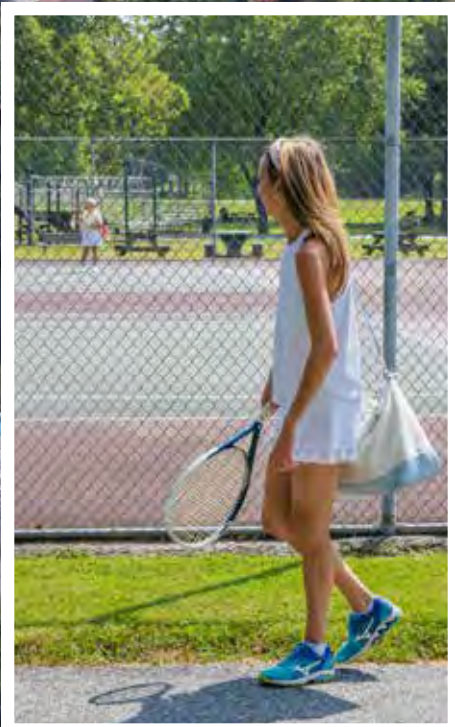




Recently finished tenant space!



Recently finished tenant space!



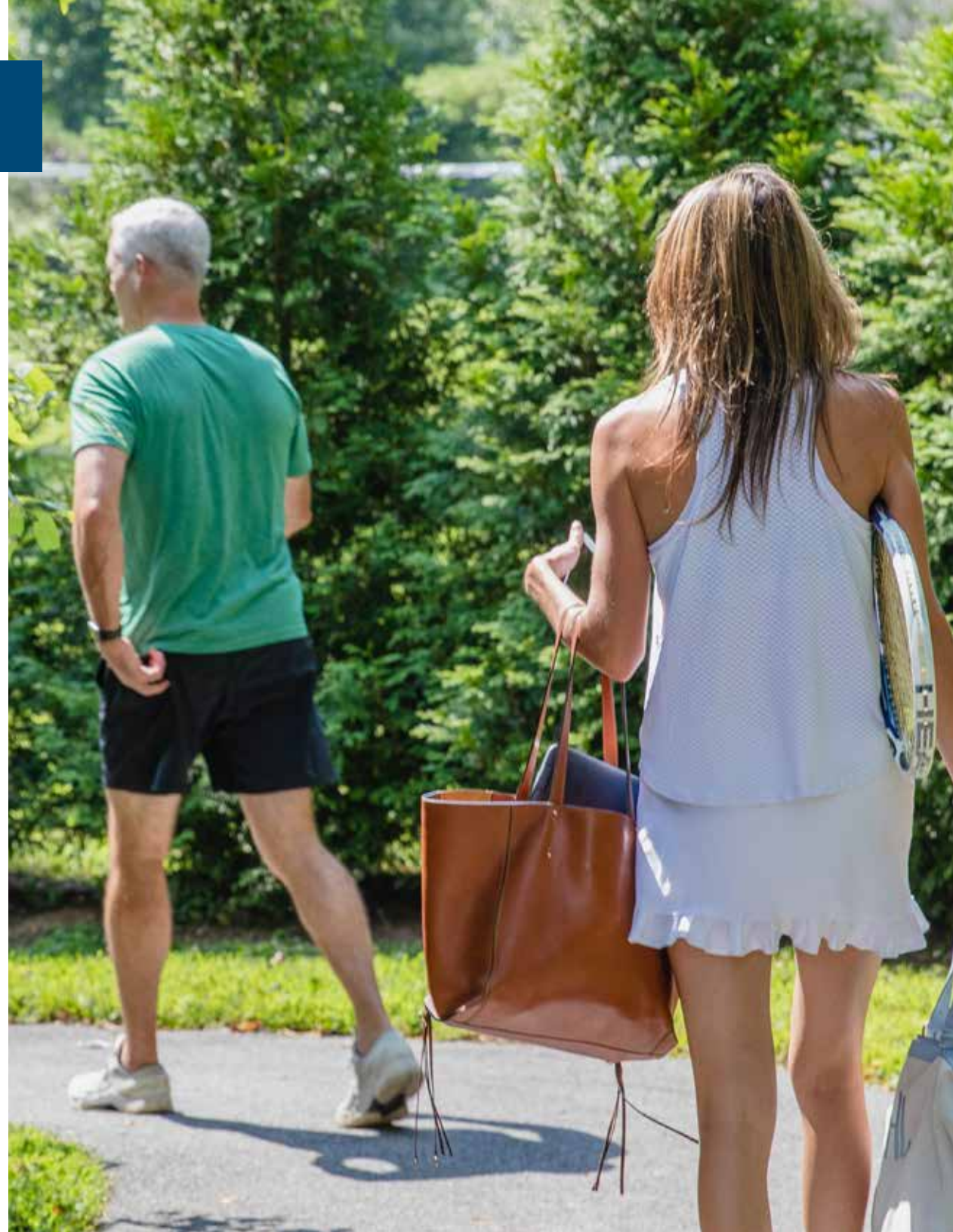
D'AMBROSIO PARK
(includes large baseball field, tennis courts and playground!)

CASSATT SQUARE

Chester Valley Trail

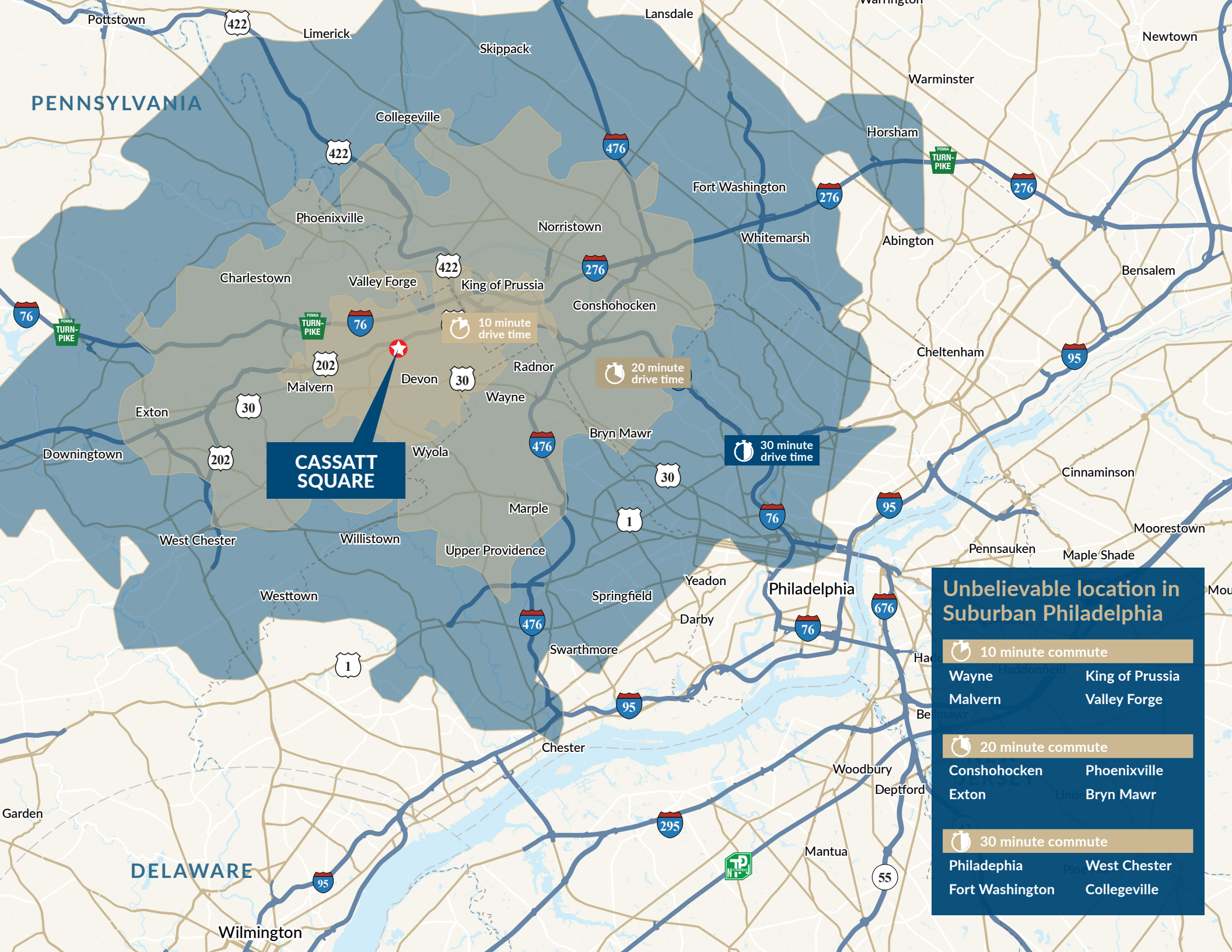
Direct access to The Chester Valley Trail and the D'Ambrosio Park: tennis, basketball, volleyball courts, baseball field, and playground

Chester Valley Trail is 22 miles of walking, biking and running path





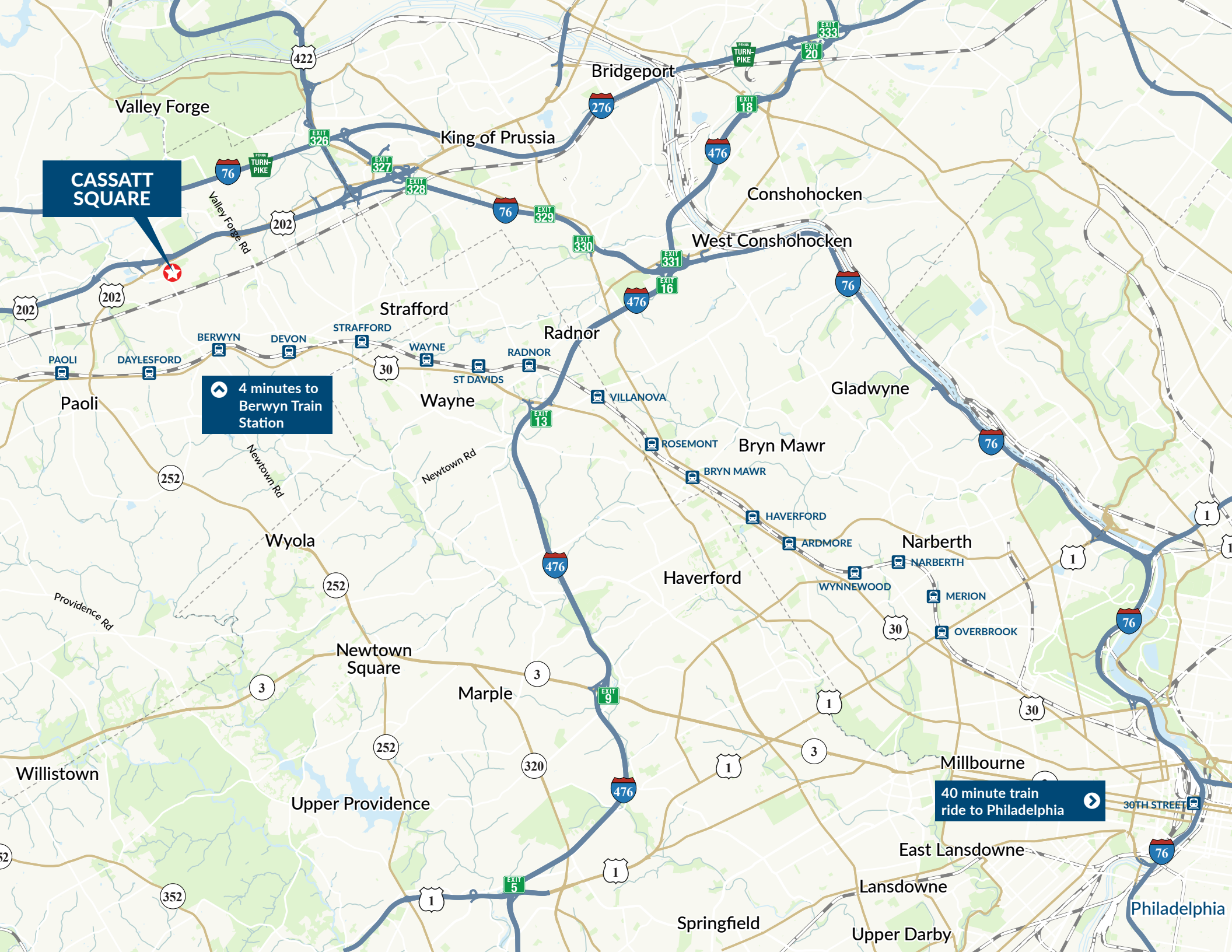
CASSATT
SQUARE



**CASSATT
SQUARE**

Unbelievable location in Suburban Philadelphia

10 minute commute	
Wayne	King of Prussia
Malvern	Valley Forge
20 minute commute	
Conshohocken	Phoenixville
Exton	Bryn Mawr
30 minute commute	
Philadelphia	West Chester
Fort Washington	Collegeville



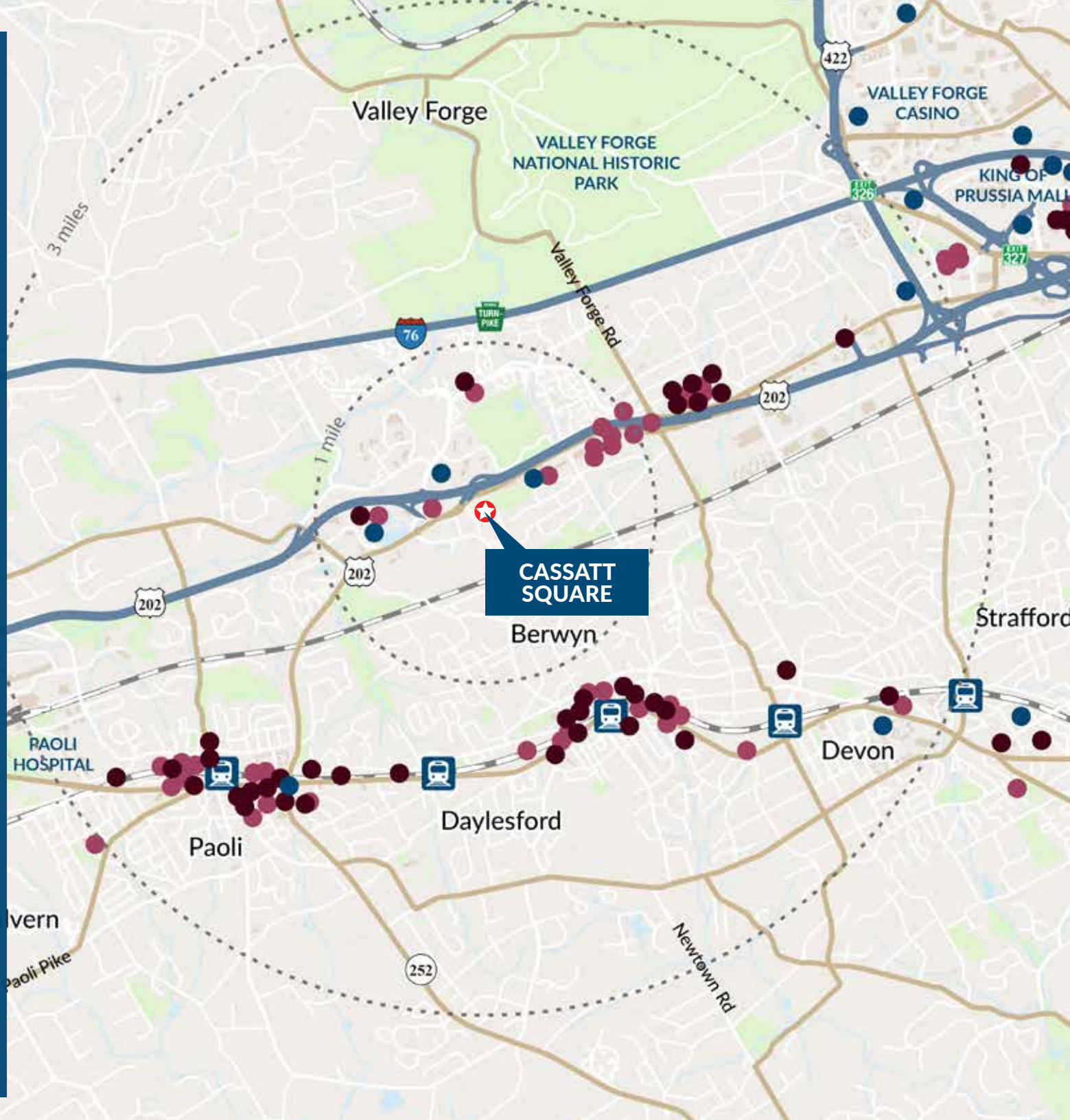
CASSATT SQUARE

4 minutes to
Berwyn Train
Station

40 minute train
ride to Philadelphia

Unbelievable location in Suburban Philadelphia

🍴 RESTAURANTS	mins	miles
Lotus Inn	2	0.8
Hibachi of Valley Forge	2	1.1
Tiramisu Cucina Romana	5	1.6
Tio Mexican Restaurant	5	1.6
Frankie's Fellini Cafe	5	1.6
EmJ's Cafe	5	1.6
La Cabra Brewing	4	1.7
Black Powder Tavern	5	1.7
Nectar	5	1.8
Berwyn Pizza	5	1.8
Veekoo Asian Cuisine	6	2
Panera Bread	5	2.5
🏨 HOTELS	mins	miles
Residence Inn by Marriott Philadelphia Valley Forge	1	0.4
Fairfield Inn & Suites by Marriott Valley Forge	2	0.8
Embassy Suites by Hilton Philadelphia Valley Forge	5	1
Courtyard by Marriott Philadelphia Devon/Villanova	10	3.5
Courtyard by Marriott Valley Forge/King of Prussia	6	3.6
Best Western Plus The Inn at King of Prussia	5	4.1
Desmond Hotel Malvern, a DoubleTree by Hilton	7	4.5
Hyatt House Philadelphia/King Of Prussia	8	4.8
Wayne Hotel	15	5.2
🛍️ SHOPPING/RECREATION	mins	miles
King of Prussia Mall	8	4.6
Lancaster Ave (Mainline)	4	2.2
Waynesborough Country Club	8	3.6
Valley Forge National Park	11	5.1
The Devon Fitness Club	4	1.2
Trader Joe's	6	1.7
Main Line CrossFit	4	2.2
LA Fitness	7	3.9
Wegman's	7	3.8
Barre3 MainLine	5	1.8
Orange Theory Fitness	7	2.4
Club La Maison Health	10	3.8
Life Time Fitness	5	3.4
Bikram Yoga Mainline	7	2.7



Welcome to Cassatt Square, the exciting, new corporate campus where your company can truly thrive.

Cassatt Square is a beautifully landscaped campus of five office buildings surrounded by mature greenery and abundant parking. In this park-like setting, you'll find that building community and fostering collaboration simply flow naturally due to the artfully designed workplaces that form a stimulating environment for companies seeking space that motivates and invigorates its people.

Presented, owned and managed by Maguire Hayden Real Estate, Cassatt Square represents the exciting new identity for five, ideally-located but outdated office buildings that are, today, undergoing a complete transformation that is breathing new life into this extraordinary property. Today, the exceptional opportunity for one or more organizations to determine how this beautiful property will be fully customized to meet their unique needs for future development and growth of their businesses.

Cassatt Square includes all the amenities you would expect on a premier campus, including a full-service café, conference center, fully equipped state-of-the-art fitness center and collaborative wi-fi work and collaborative seating areas.

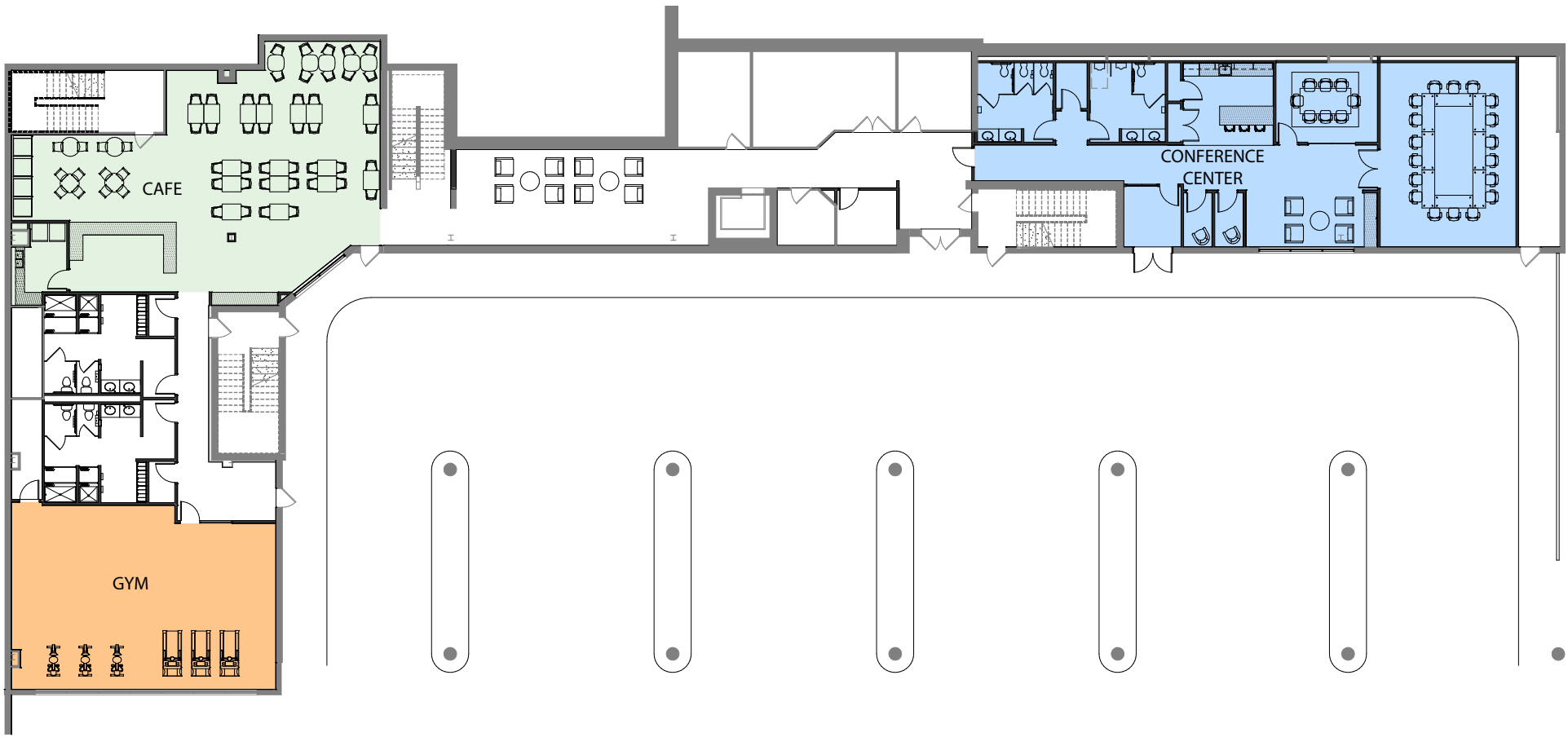
Driving into Cassatt Square, your visitors are welcomed with clear direction and are invited to parking spaces designated specifically for them that are positioned within only steps of the main entryway to your reception desk. Enclosed executive parking is a most welcome amenity.

Positioned in close proximity to the intersections of the Pennsylvania Turnpike, the Schuylkill Expressway, Routes 202 and 422, Cassatt Square is conveniently located at the intersection of Route 252 (Swedesford Road) and Old Cassatt Road. Local amenities such as "King of Prussia" (a shopping, dining, and hospitality mecca that includes virtually every high-end global retailer, the very finest restaurants, hotels and services), the Valley Forge National Historical Park, Valley



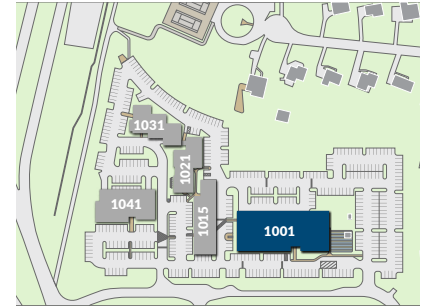
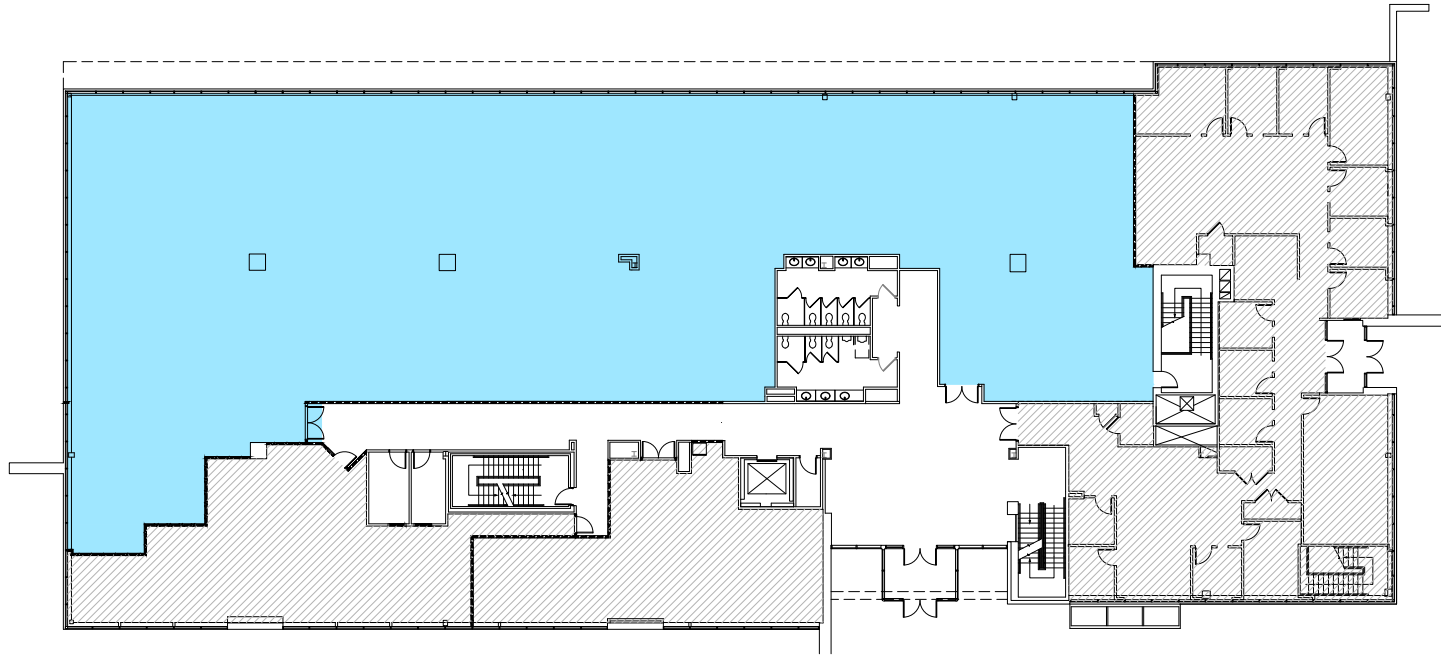
Building 1001

Amenity Floor Plan



Building 1001

14,561 RSF Available

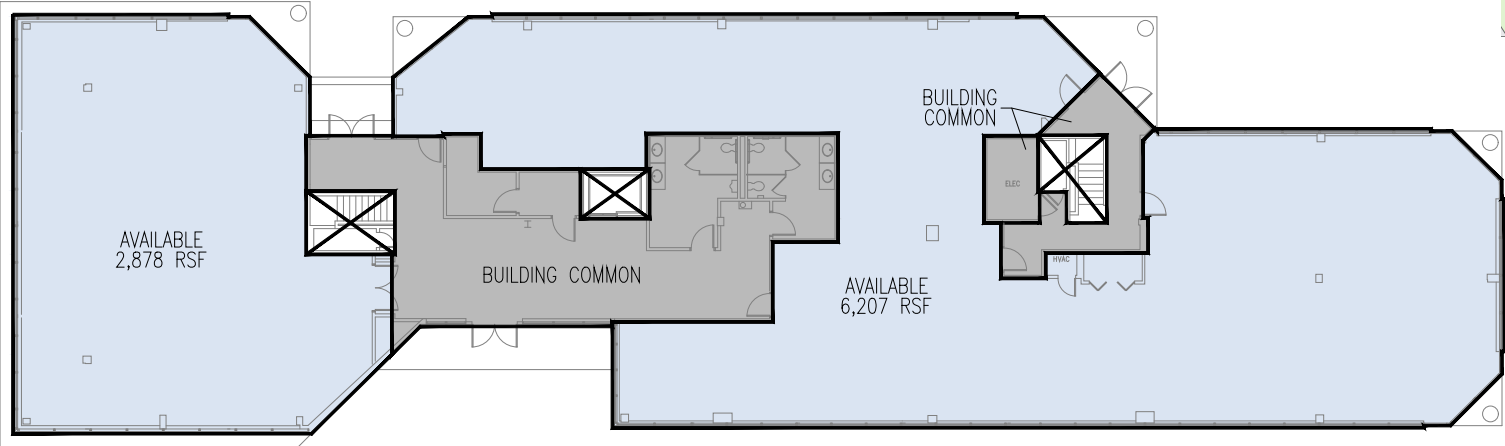
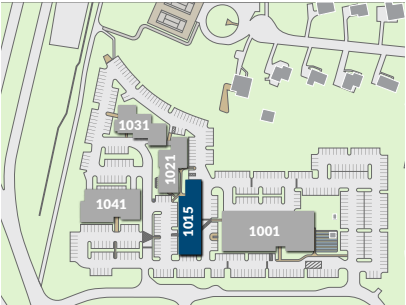


◀ First Floor

14,561 RSF Available

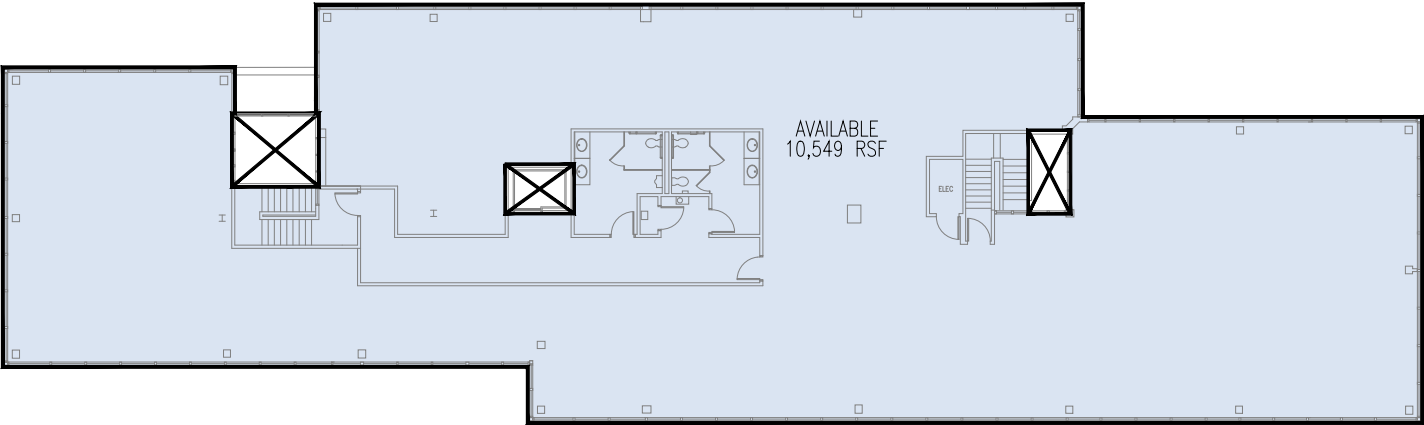
Building 1015

19,634 RSF Available



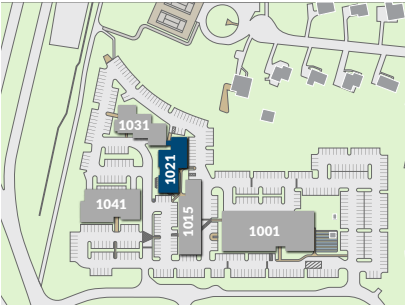
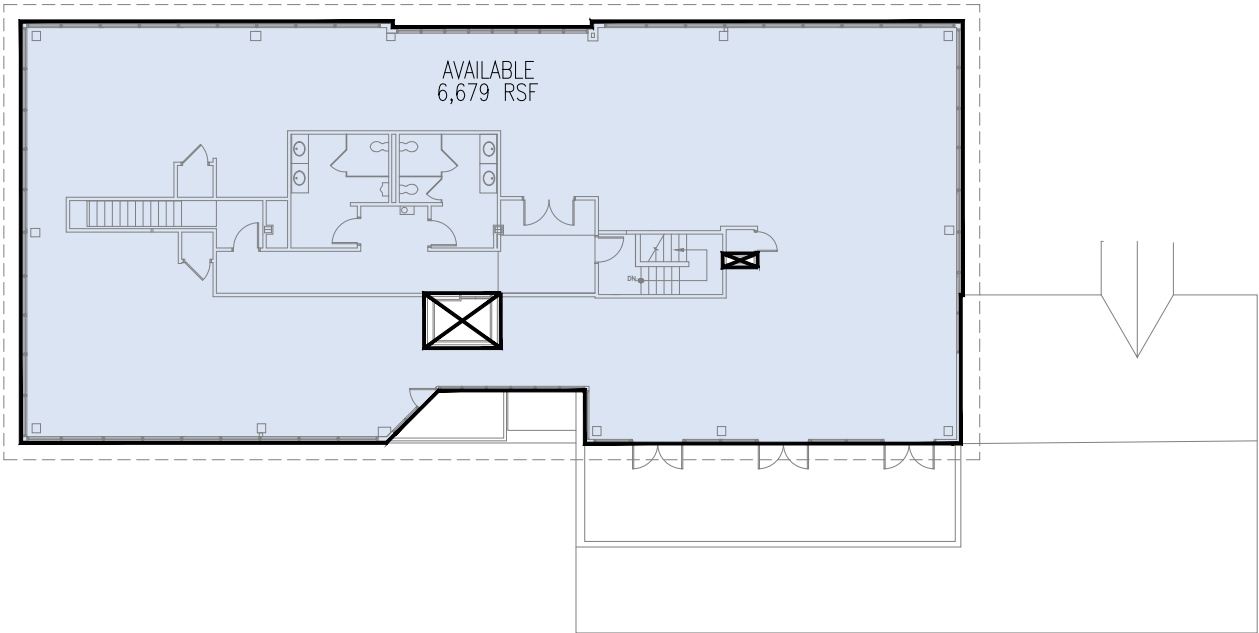
◀ **First Floor**
2,878 & 6,207 RSF Available

Second Floor ▶
10,549 RSF Available



Building 1021

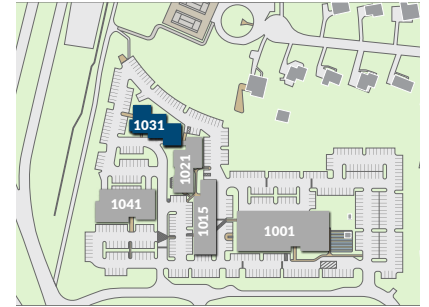
6,679 RSF Available



◀ **Second Floor**
6,679 RSF Available

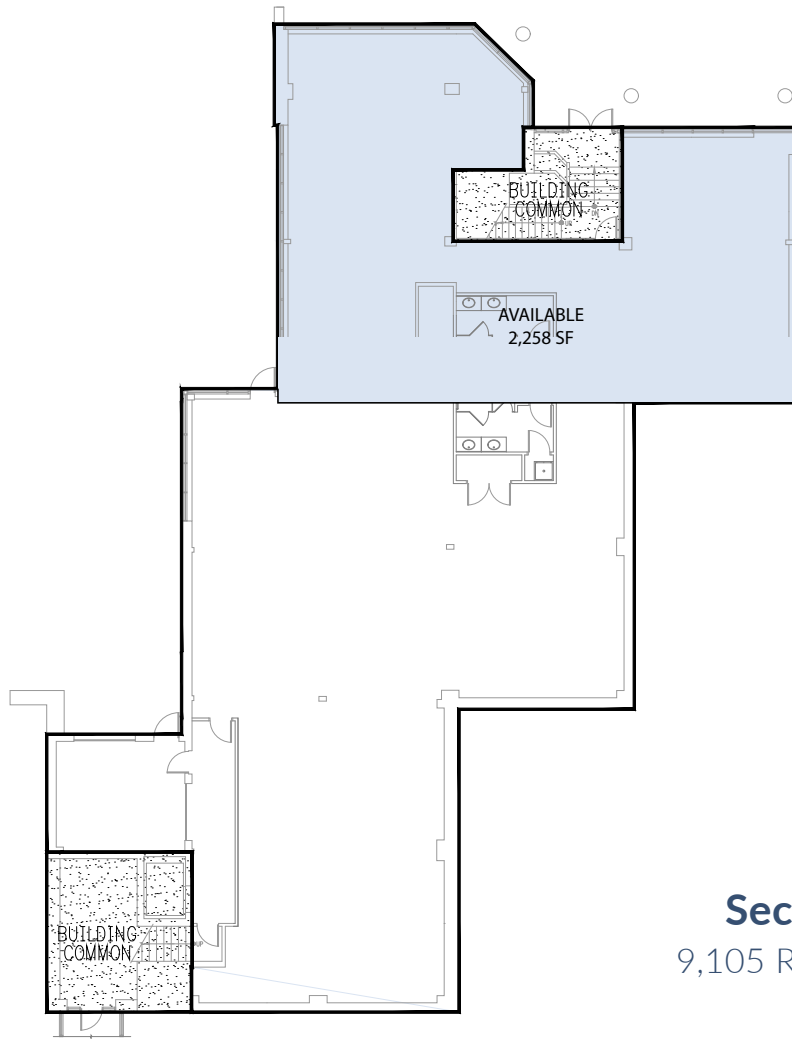
Building 1031

11,406 RSF Available



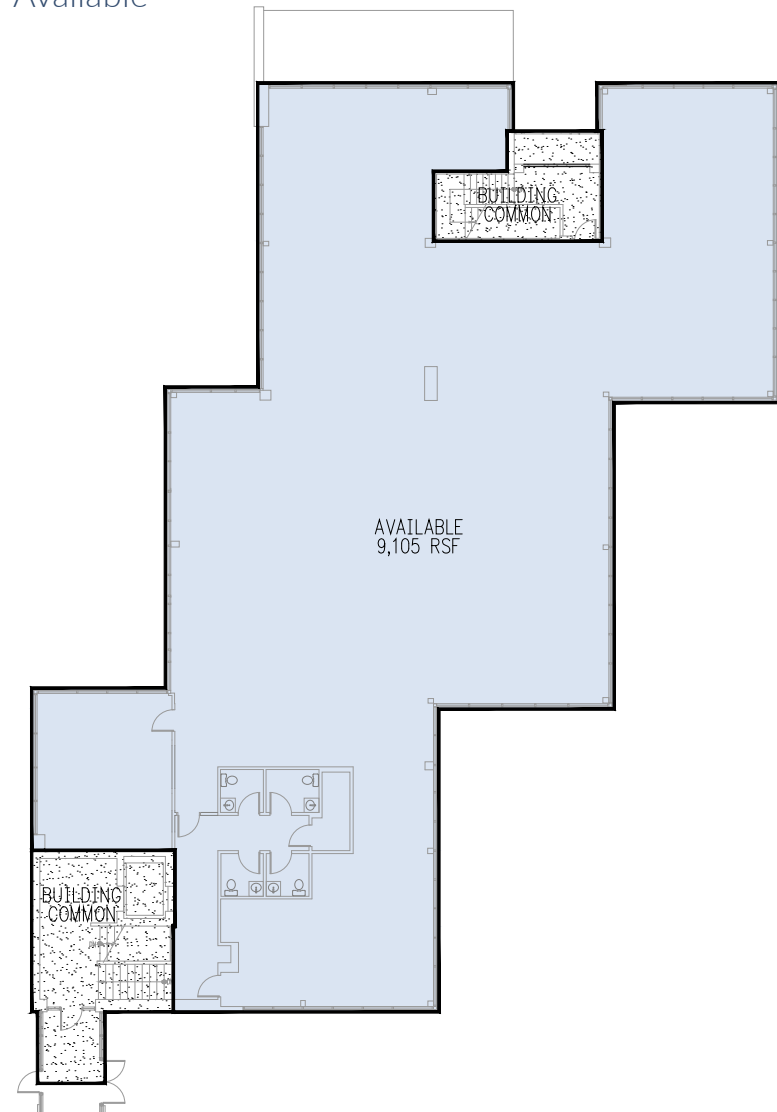
◀ First Floor

2,258 RSF Available



Second Floor ▶

9,105 RSF Available





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Maguire Hayden is a privately held commercial real estate firm, acquiring office, industrial and mixed-use properties, improving, repositioning and professionally managing them.

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