



Premier Class A Office Space

1200 Atwater Drive, Malvern, PA 19355

MAGUIRE
HAYDEN
REAL ESTATE COMPANY

29

SLIP RAMP



PENNA
TURN-
PIKE

2nd Floor
Up to 29,138 SF Available

1st Floor
3,992 SF Available

1st Floor
Up to 7,399 SF Available

Available Space

Leased

1200 Atwater is set on approximately 388 acres amidst the gently rolling hills of Chester County surrounding an 80 acre natural spring-fed lake. Atwater is considered by many to be one of the premier office addresses in the Suburban Philadelphia market.

HIGHLIGHTS

- 155,446 SF Building
 - 1st Floor Availabilities:
 - 3,992 SF
 - Up to 7,399 SF (1,397 SF and 6,012 SF)
 - 2nd Floor Availability:
 - Up to 29,138 SF
- Built in 2002 & 10' finished ceiling height throughout
- 4.50/1,000 SF parking ratio
- On-site café & beautiful outdoor patio with brand new furniture (tenants also use this space for events!)
- Car Charging Station for electric vehicles (more to come post-COVID)
- Showers in West Lobby Bathrooms for use after exercising on the fitness trail in the Park.
- Adjacent to full service hotel with conference facilities and restaurant, fitness center, and extensive jogging trails
- New PA Turnpike EZ-Pass Interchange at Route 29 places Atwater at the convergence of the regions most important arteries (I-76, Rt. 29, Rt. 30, Rt. 202)

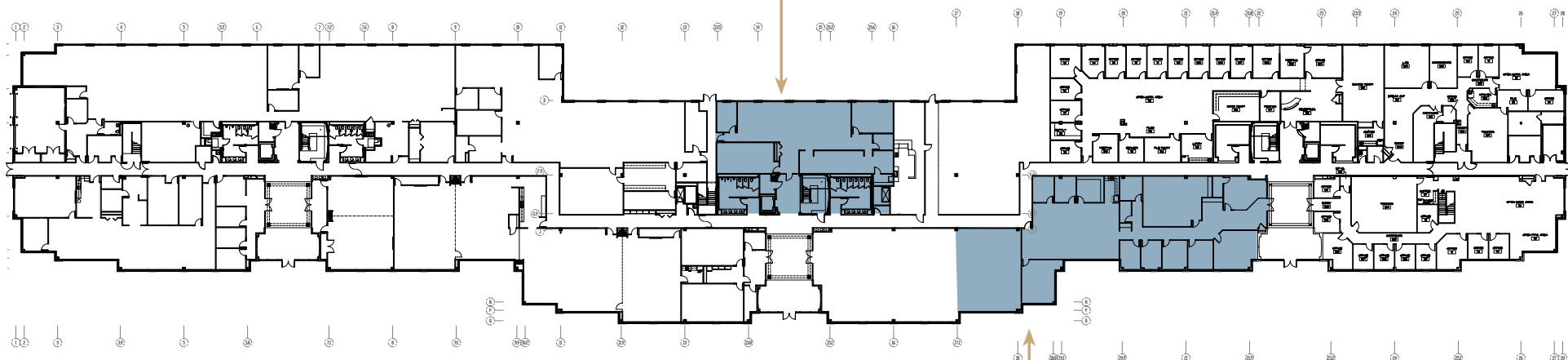




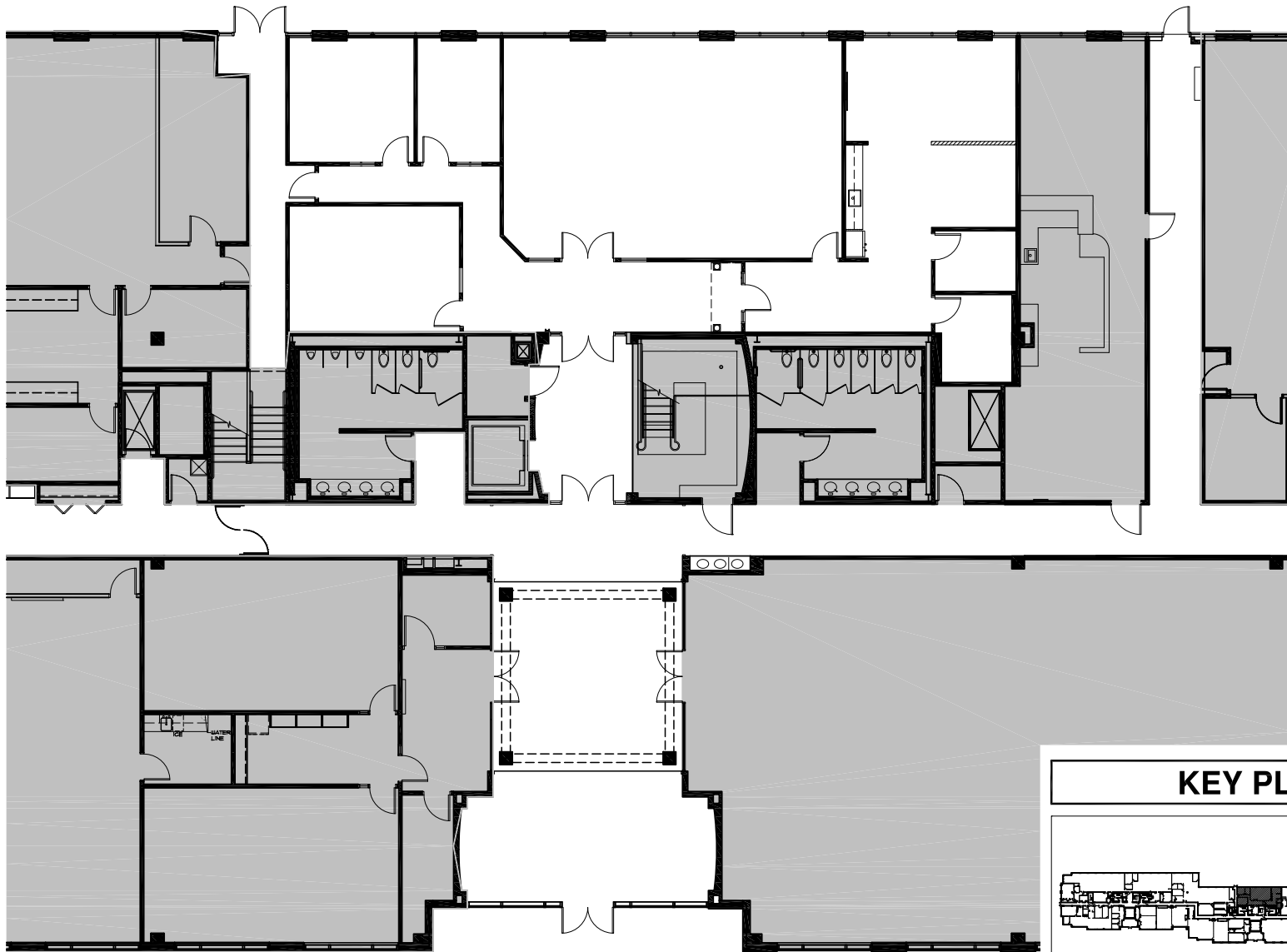
FIRST FLOOR AVAILABLE SPACE

3,992 SF Available

Up to 7,399 SF Available



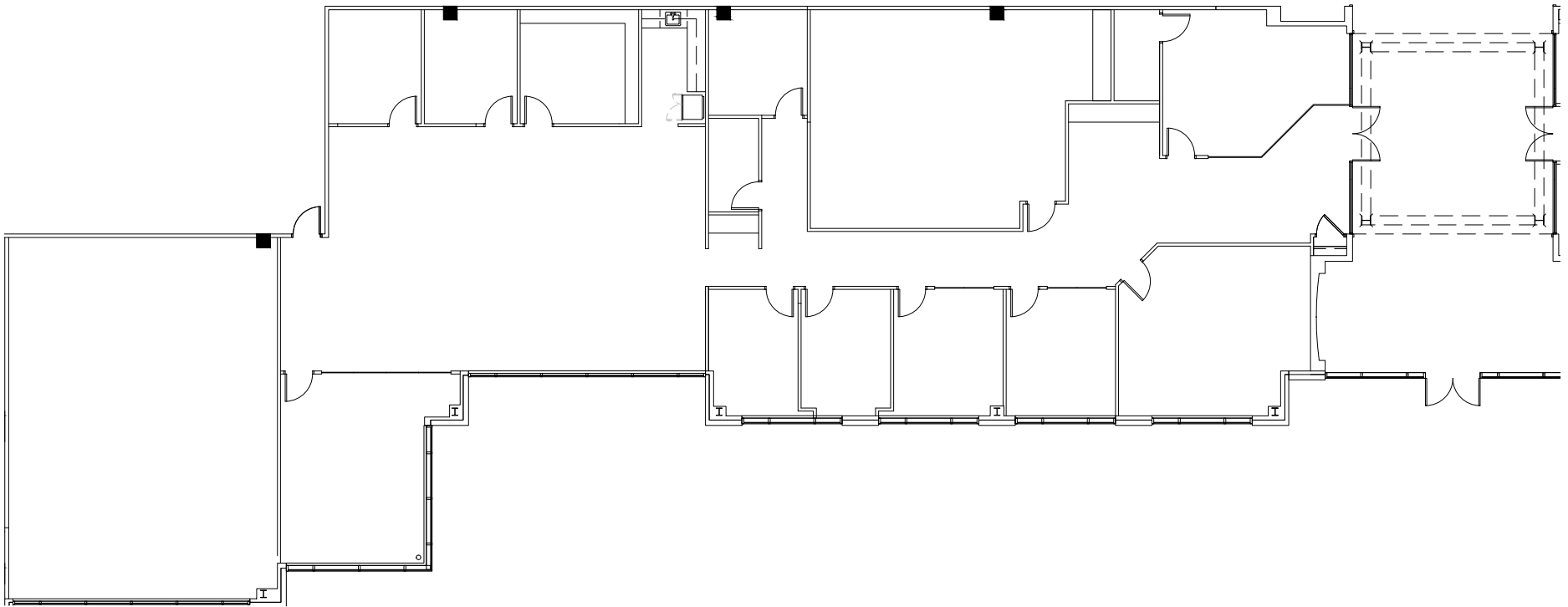
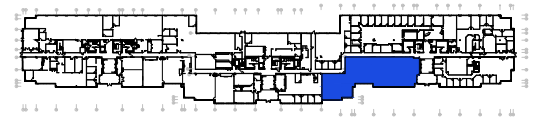
1st Floor: 3,992 SF Available



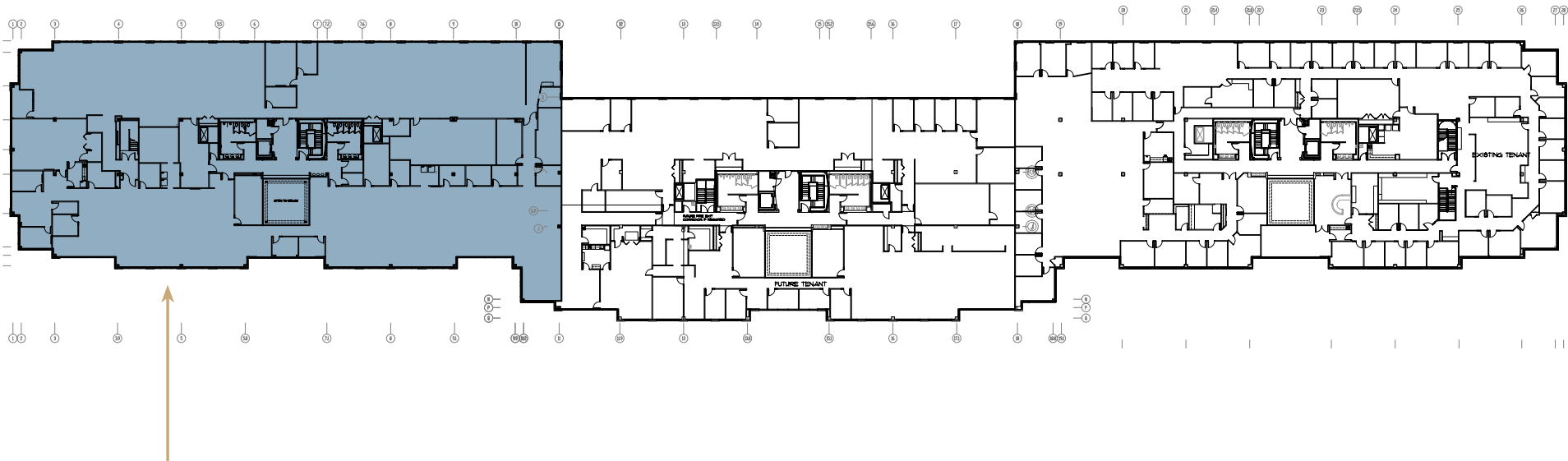
KEY PLAN



1st Floor: Up to 7,399 SF (1,397 SF and 6,012 SF)

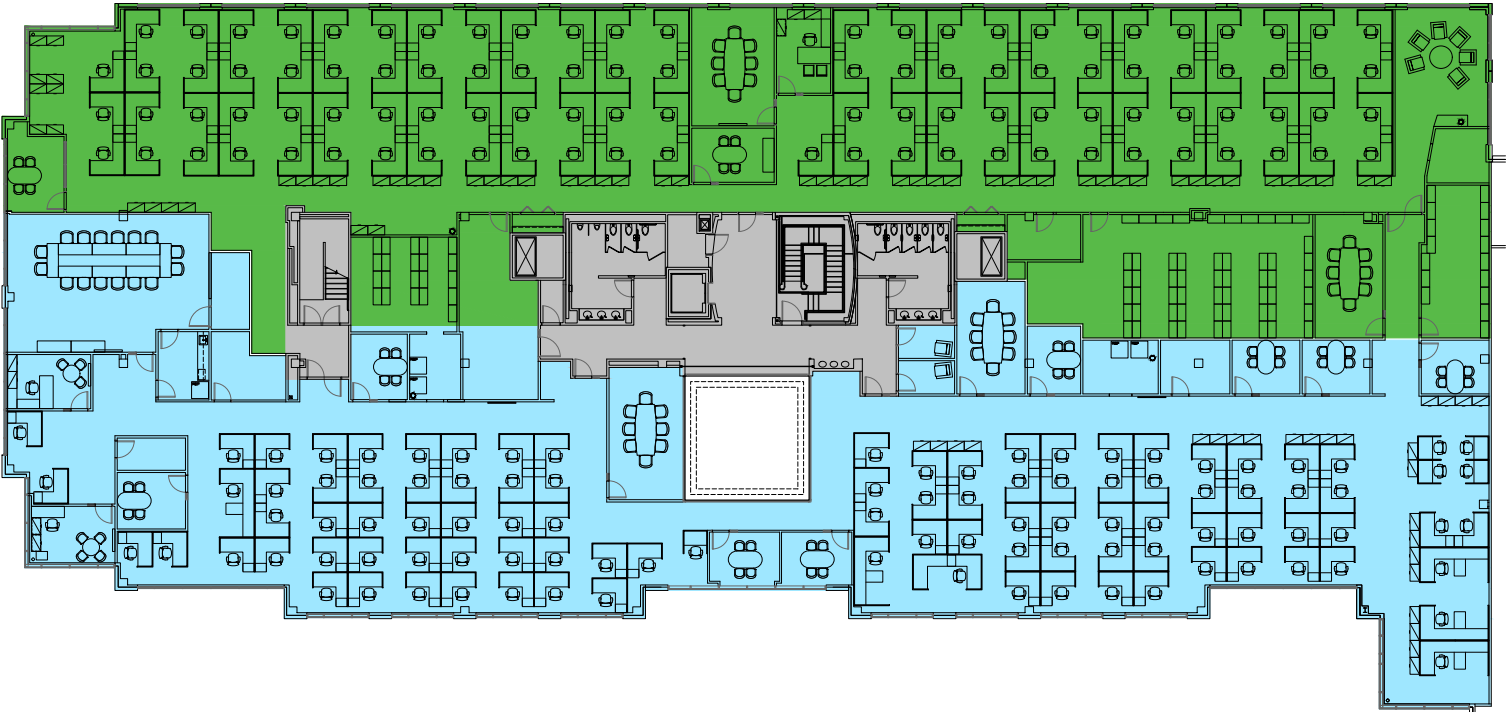
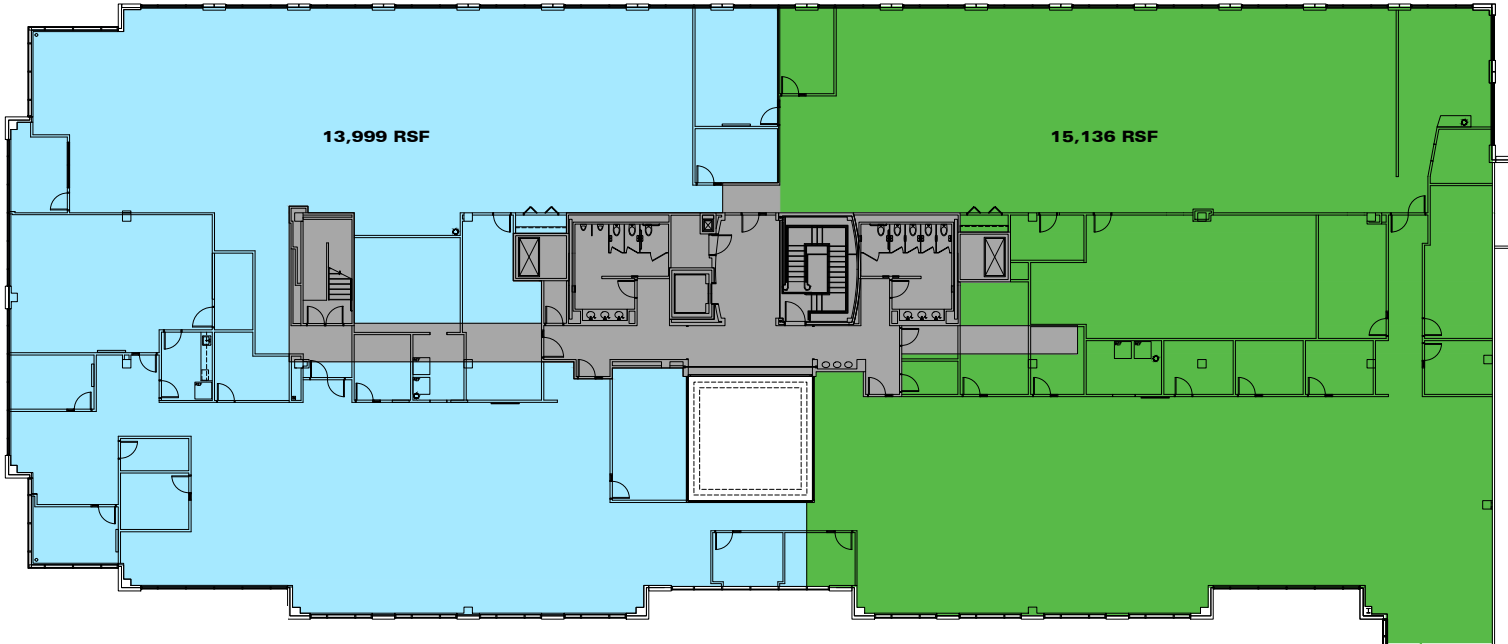


2nd Floor: Up to 29,138 SF



Up to 29,138 SF of Contiguous Space

2nd Floor: Subdivision Options





1200 Atwater Drive

ABOUT THE LANDLORD

MAGUIRE HAYDEN



Maguire Hayden Real Estate Company is a commercial real estate investment and operating firm that primarily acquires office, flex, industrial and life science properties in the Mid-Atlantic Region. Our long standing relationships within the commercial real estate and financing industry, combined with 40+ years of knowledge of the region have uniquely positioned us to effectively capitalize on regional real estate market volatility. Through impeccable investment expertise and commercial real estate experience, the firm has proven its ability to add substantial value to its assets through targeted capital improvements and timely vacancy reduction. Maguire Hayden currently owns approximately 5 million square feet of space within a +/- 200 mile radius of Philadelphia.



ABOUT PROPERTY MANAGEMENT

HAYDEN MANAGEMENT

The Hayden Management Company is a full service asset and building management company specializing in due diligence, leasing, building and construction management. Their main presence is in the office, industrial, flex and life science asset classes. With approximately five (5) million square feet under management, they have a unique commitment to tenant service and asset improvement. Being privately owned and funded, they take special pride in caring for and improving their buildings. Their company's principals have over 40+ years of combined industry experience and have consistently practiced our core belief that tenant service and business integrity fosters long term tenant retention and ultimately maximizes value for tenants, investors and ownership.



Taylor Young

CELL 610.202.8334

EMAIL tyoung@haydenrei.com

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

Maguire Hayden Real Estate Company

300 Four Falls, 300 Conshohocken State Road, Suite 200
West Conshohocken, PA 19428

TEL 484.362.2929

FAX 484.362.2939