



## 620 Pennsylvania Dr

20,000 SF Class A Office Building

**620 Pennsylvania Drive**

Exton, PA 19334



[ineagleview.com](http://ineagleview.com)





## 620 Pennsylvania

Located in Eagleview, a walkable, sustainability minded master planned community. 620 Pennsylvania offers a premier office environment designed with quality in mind. From here you'll enjoy a plethora of trails and walking access to the restaurants, shops, fitness and daily services at Eagleview Town Center.



## Property Overview

**Address** 620 Pennsylvania Dr, Exton, PA 19341  
**Building Size** 20,000  
**Floors** 2  
**Property Management** Professionally managed 24/7 by award winning Hankin Property Management

**Backup Power** Full building backup power  
**Parking** 73 parking spaces  
**Loading Dock** One on grade loading dock  
**Data** Comcast Fiber and Verizon Fios  
**Elevators** 1

# Parking





← TO READING

Hilton Garden Inn

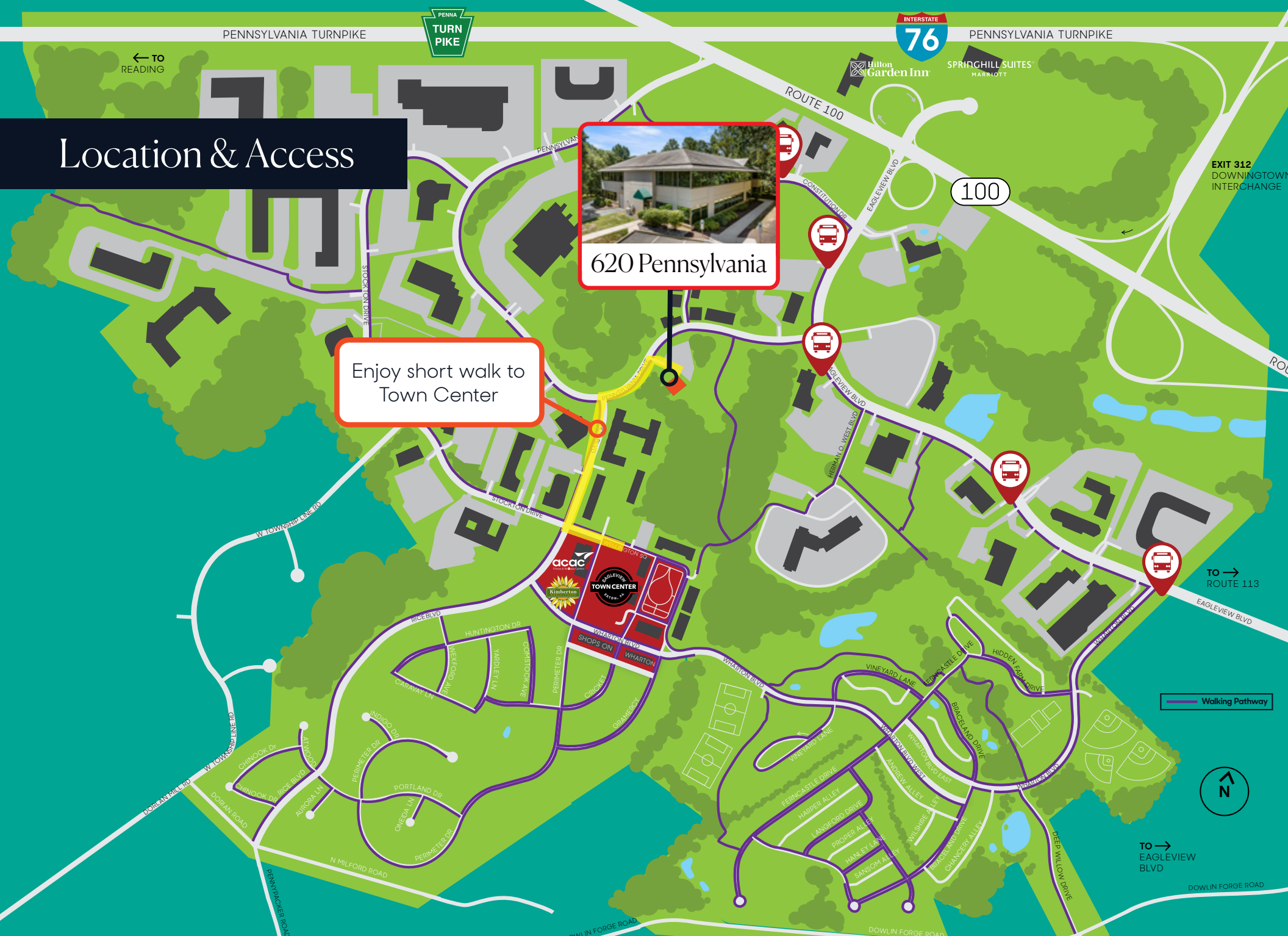
SPRINGHILL SUITES MARRIOTT

# Location & Access



620 Pennsylvania

Enjoy short walk to Town Center



EXIT 312 DOWNINGTOWN INTERCHANGE

100

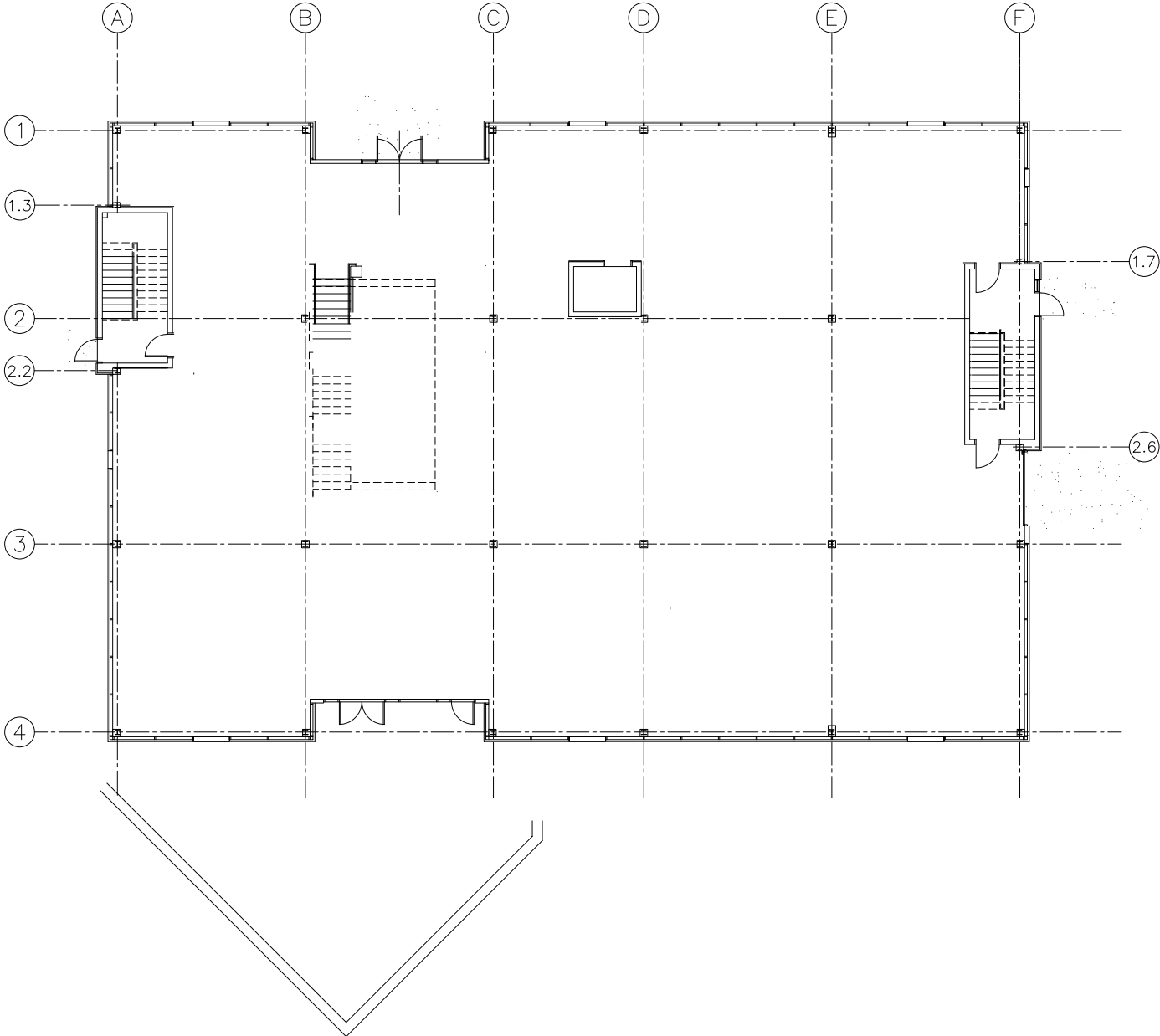
TO → ROUTE 113

Walking Pathway

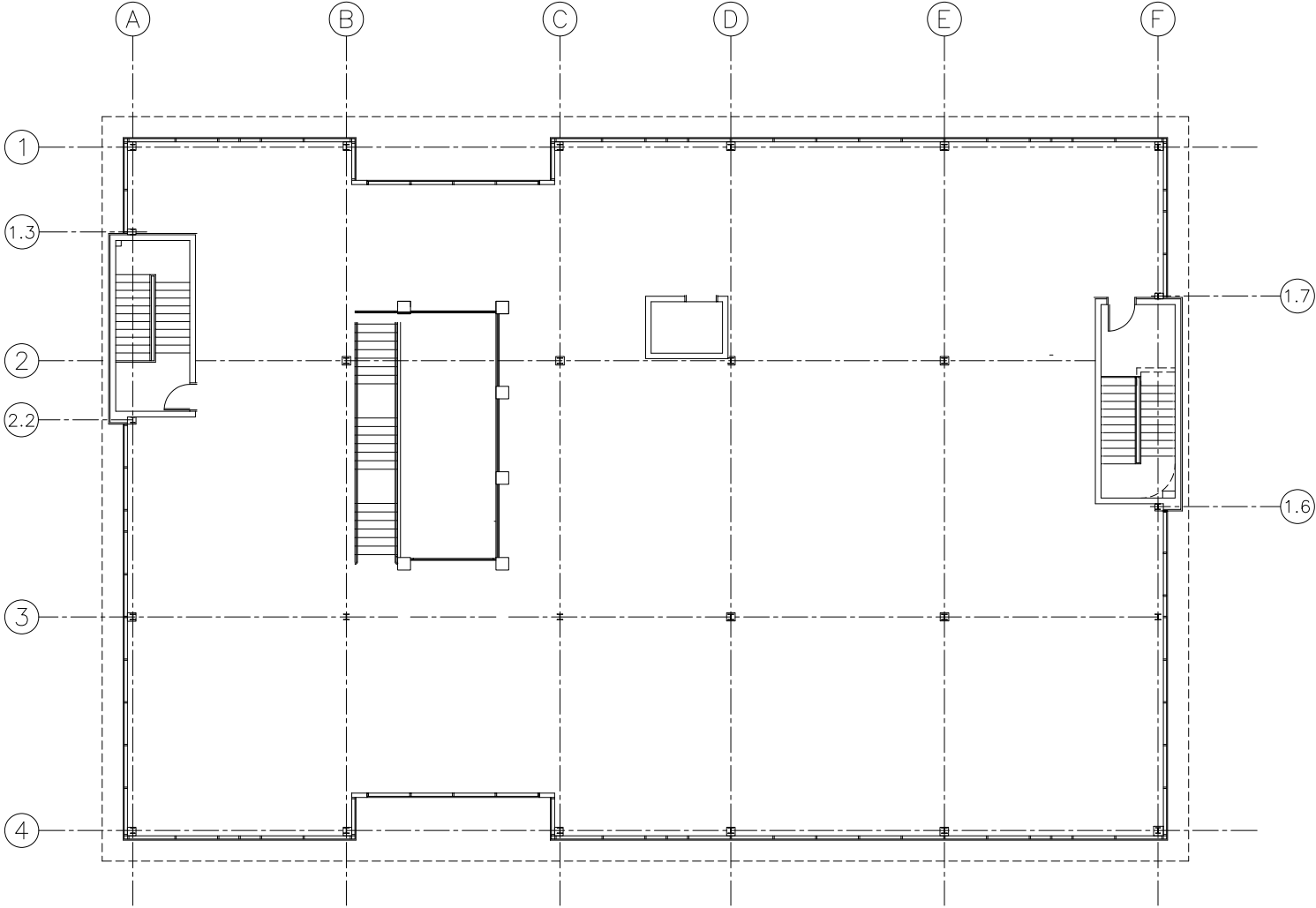


TO → EAGLEVIEW BLVD

# Floor Plan - Fl. 1

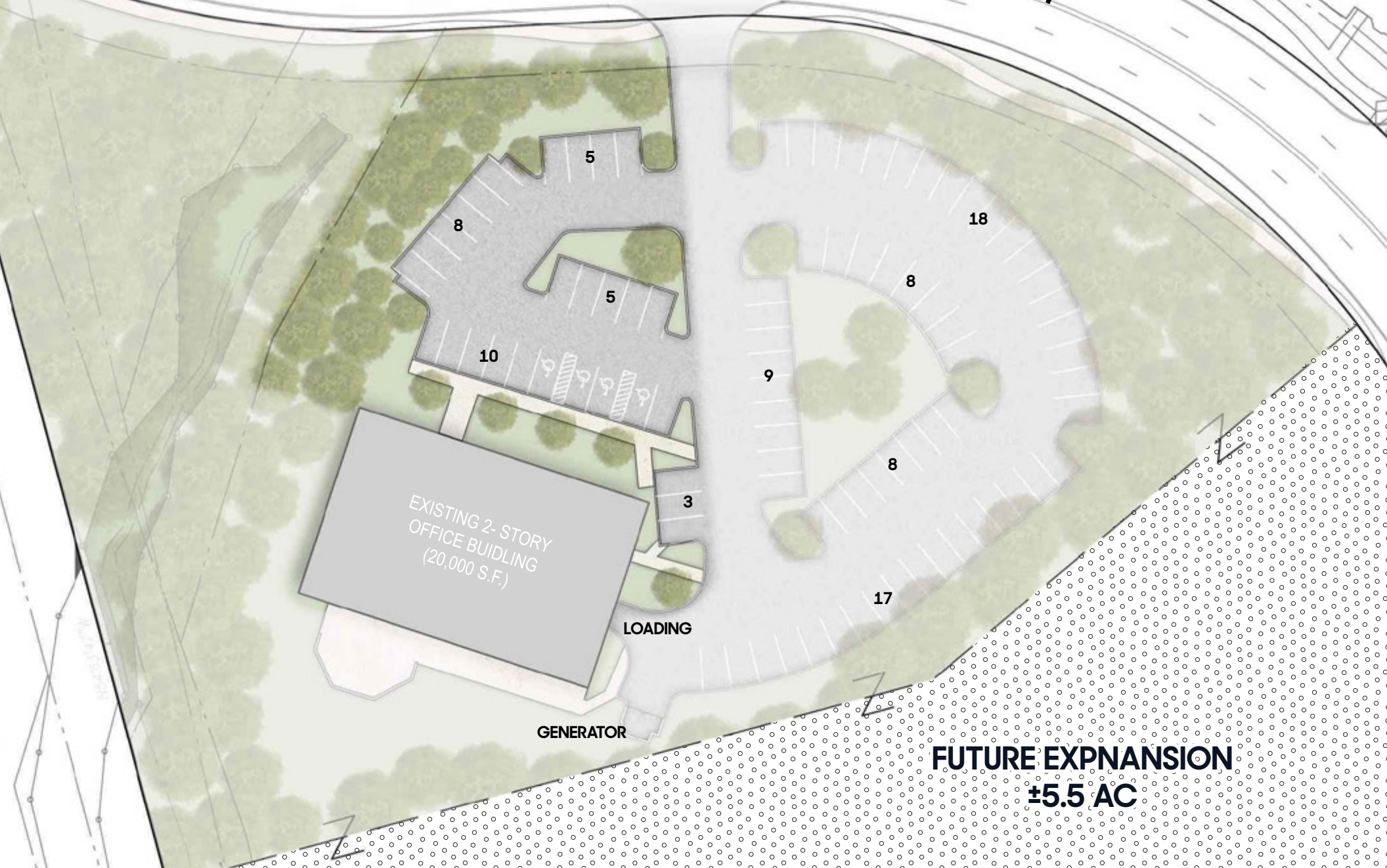


# Floor Plan - Fl. 2



# Site Plan

Pennsylvania Dr



EXISTING 2-STORY  
OFFICE BUILDING  
(20,000 S.F.)

LOADING

GENERATOR

**FUTURE EXPANSION**  
**±5.5 AC**

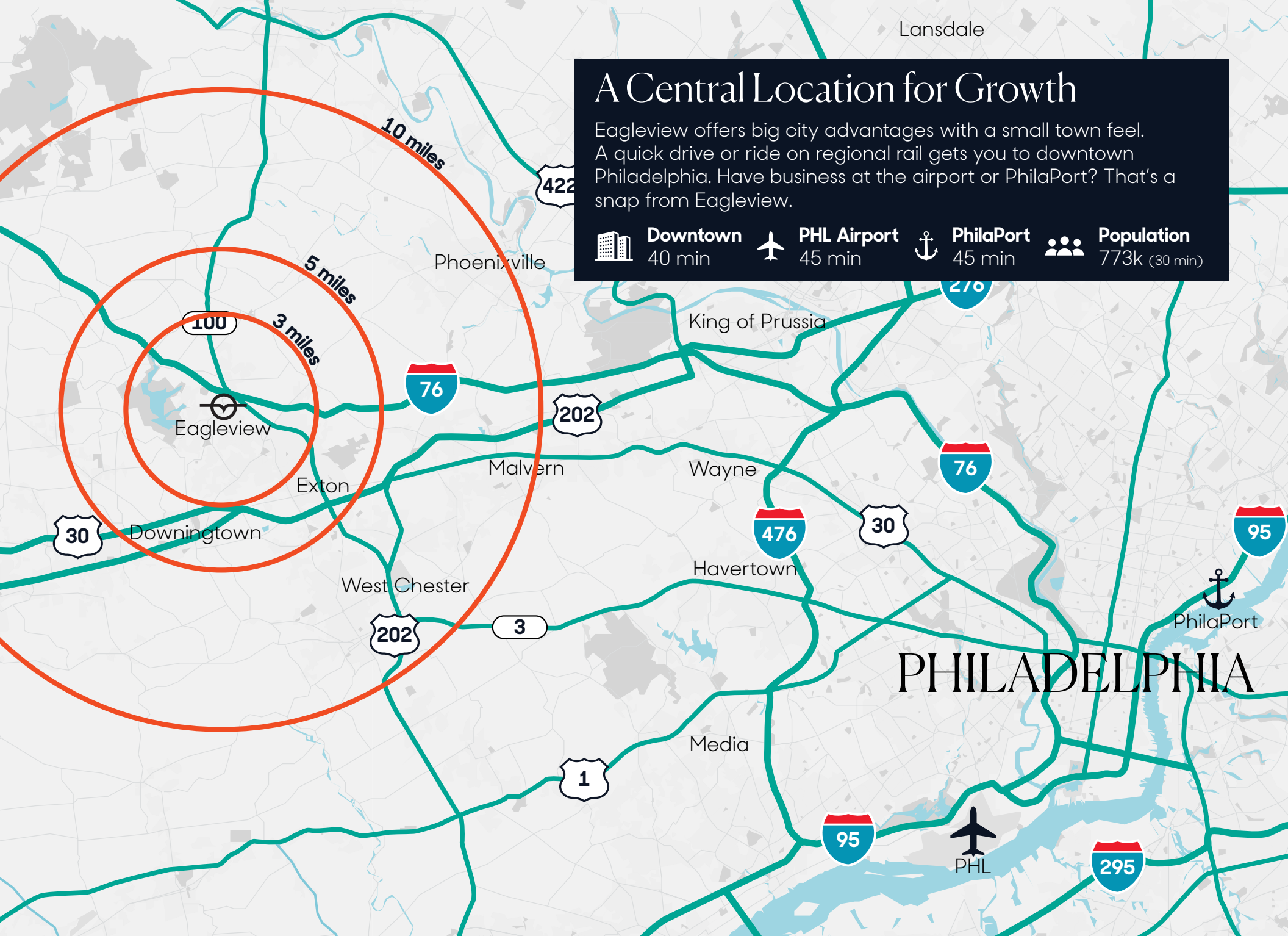


EAGLEVIEW  
TOWN CENTER  
EXTON, PA

Welcome to

 **EAGLEVIEW**

Eagleview is an award-winning planned development nestled on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Here you'll find miles of trails for healthy and active lifestyles, quality housing options, a curated collection of dining experiences, an energetic town square, and a bustling corporate destination.



Lansdale

# A Central Location for Growth

Eagleview offers big city advantages with a small town feel. A quick drive or ride on regional rail gets you to downtown Philadelphia. Have business at the airport or PhilaPort? That's a snap from Eagleview.

	<b>Downtown</b>		<b>PHL Airport</b>		<b>PhilaPort</b>		<b>Population</b>
	40 min		45 min		45 min		773k (30 min)

# PHILADELPHIA

# A desirable place to live

From the Hankin owned, developed, and managed apartment communities within Eagleview, to the single family homes throughout the region, there's no shortage of options for every price point.



Hamilton at Eagleview, one of four apartments communities within Eagleview

# Enjoy Good Vibes at Town Center

All roads and trails lead to Eagleview Town Center, a bustling and energetic destination for residents, tenants, and visitors alike. Here you'll break bread with friends and family at an array of unique restaurants, get up and dance to live music, sit back and relax with movies on the lawn, and shop local at our farmers markets.



A collage of logos for various businesses including Al Pastor, Brickside Grille, Bluefin Eagleview, Persis Indian Grill, L'Oliva Trattoria, Twin Valley Coffee, Goodlife, Good Girls Bakery, and Rita's. The logos are arranged in a grid-like fashion on a white background. Al Pastor is in the top left, Brickside Grille is in the top right, Bluefin Eagleview is in the middle left, Persis Indian Grill is in the middle right, L'Oliva Trattoria is in the bottom left, Twin Valley Coffee is in the bottom right, Goodlife is in the bottom left, Good Girls Bakery is in the bottom right, and Rita's is at the bottom center.



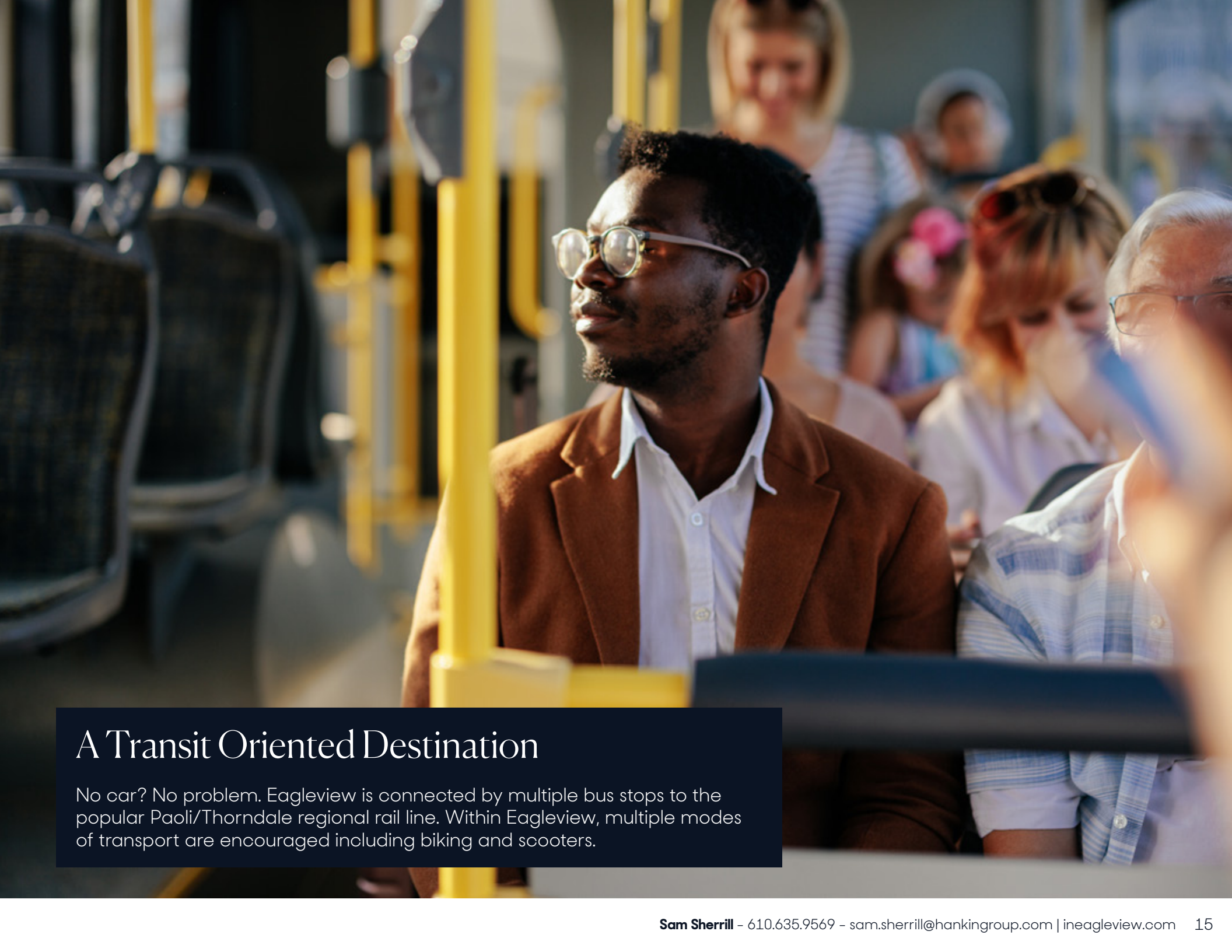
# A Highly Amenitized Environment

At Eggleview you have options. From the short walk to Town Center for lunch, the plethora of restaurants and shops within a 5-minute drive, and the two on-site hotels for visiting guests, there's no place quite like Eggleview.



## A Walkable Community

At Eagleview you can live, work, and enjoy life without sitting in your car. Here you're connected to Town Center, great homes, and the region's premier apartment communities through 15-miles of interwoven walking paths.



## A Transit Oriented Destination

No car? No problem. Eagleview is connected by multiple bus stops to the popular Paoli/Thorndale regional rail line. Within Eagleview, multiple modes of transport are encouraged including biking and scooters.



DOWNINGTOWN JUNIOR-SENIOR HI



**Attract and Retain Top Talent**  
With some of the best schools in Pennsylvania located right here in the Downingtown Area School District, your recruitment and retention just got a whole lot easier.

STEM Academy  
Ranked  
**2<sup>nd</sup>**  
in Pennsylvania

All High Schools in  
**TOP  
10%**  
in Pennsylvania

# Out of towners welcome

At the entrance to Eagleview you'll find two modern hotels, a Hilton Garden Inn and Marriott Spring Hill Suites ensuring out of town guests can stay close to their destination and at a discounted rate.



# About the Developer



**Hankin  
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

## Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

## Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

## Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

## Community

We show appreciation for the people who occupy and enjoy our spaces.



# Ready to upgrade your work environment?



## We're here to help.



**Sam Sherrill**  
Director of Leasing

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**View Eagleview  
Properties**



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[ineagleview.com](http://ineagleview.com)

