



707 Eagleview

83,320 SF Class A Office Building

707 Eagleview Boulevard

Exton, PA 19334

Certified Sustainability



 **EAGLEVIEW**SM

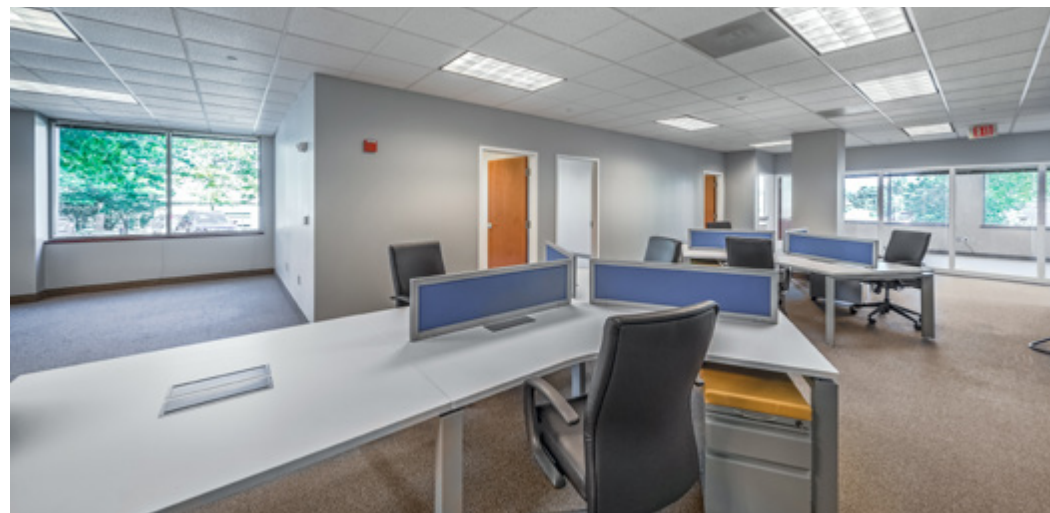
ineagleview.com





707 Eagleview

Located in Eagleview, a walkable, sustainability minded master planned community. 707 Eagleview is the region's premier office environment. Boasting Energy Star certification, comfort, quality, and sustainability are paramount. 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	707 Eagleview Boulevard, Exton, PA 19341
Building Size	83,320 sq ft
Floors	4
Certified Sustainability	Energy Star
Access Control	Digitally controlled key card access

Property Management	Professionally managed 24/7 by award winning Hankin Property Management
Parking	370 Parking Spaces
Ceiling Height	15'
Data	Comcast Fiber
Elevators	2 passenger



Location & Access



707 Eagleview

Enjoy a short walk to
Town Center



Parking

Shamona Creek

Eagleview Blvd

707 Eagleview

370 Parking Spaces

Welcome to

EAGLEVIEWSM

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.

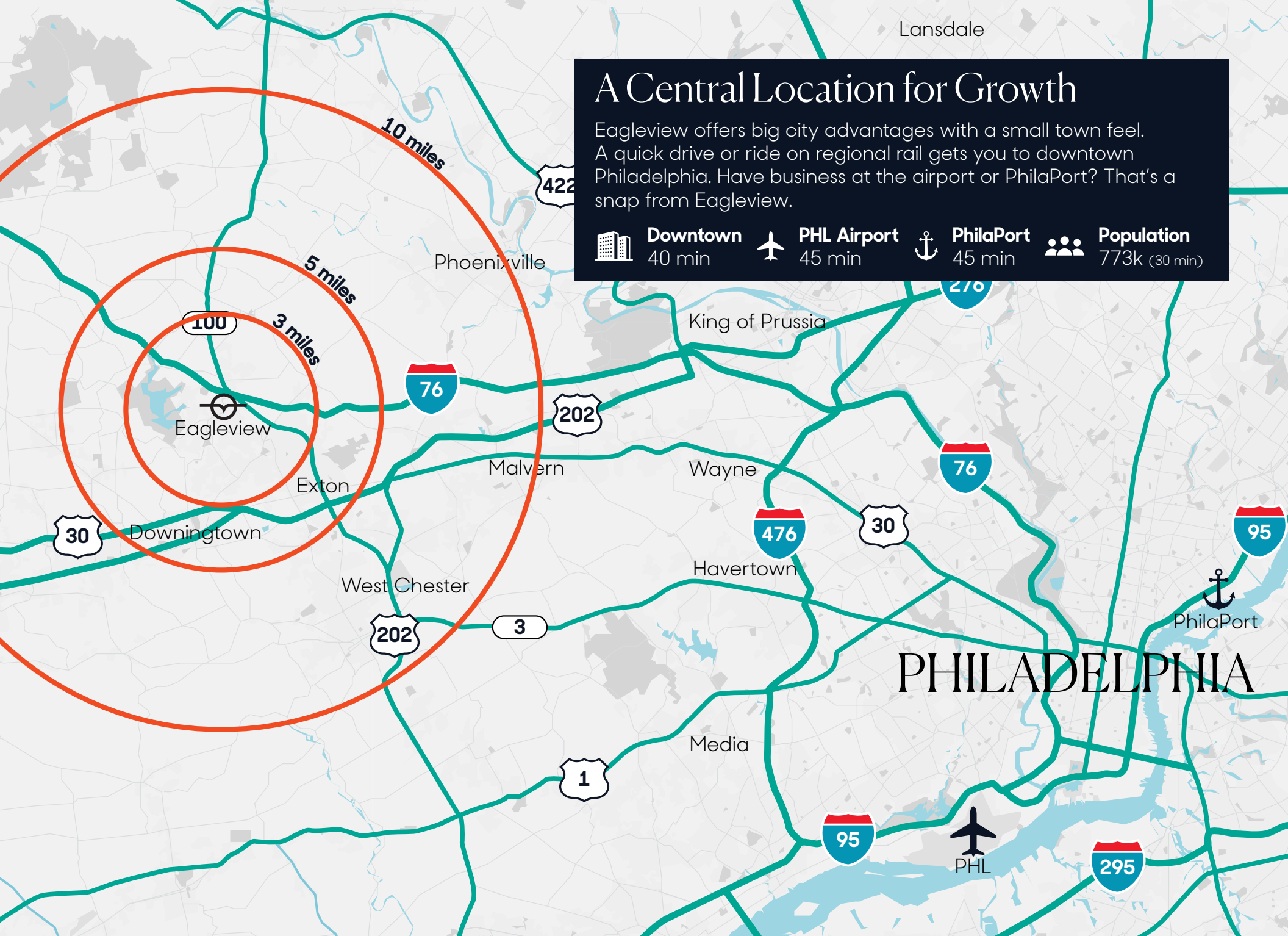


Eagleview Town Center Summer Concert Series

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.

-  **Downtown**
40 min
-  **PHL Airport**
45 min
-  **PhilaPort**
45 min
-  **Population**
773k (30 min)



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.



ALPASTOR

BRICKSIDE
GRILLE

BLUEFIN
EAGLEVIEW

Persis
INDIAN GRILL

goodlife
ORGANIC LIVING

TWIN VALLEY
COFFEE

GOOD GIRLS
BAKERY

Rita's
RESTAURANT

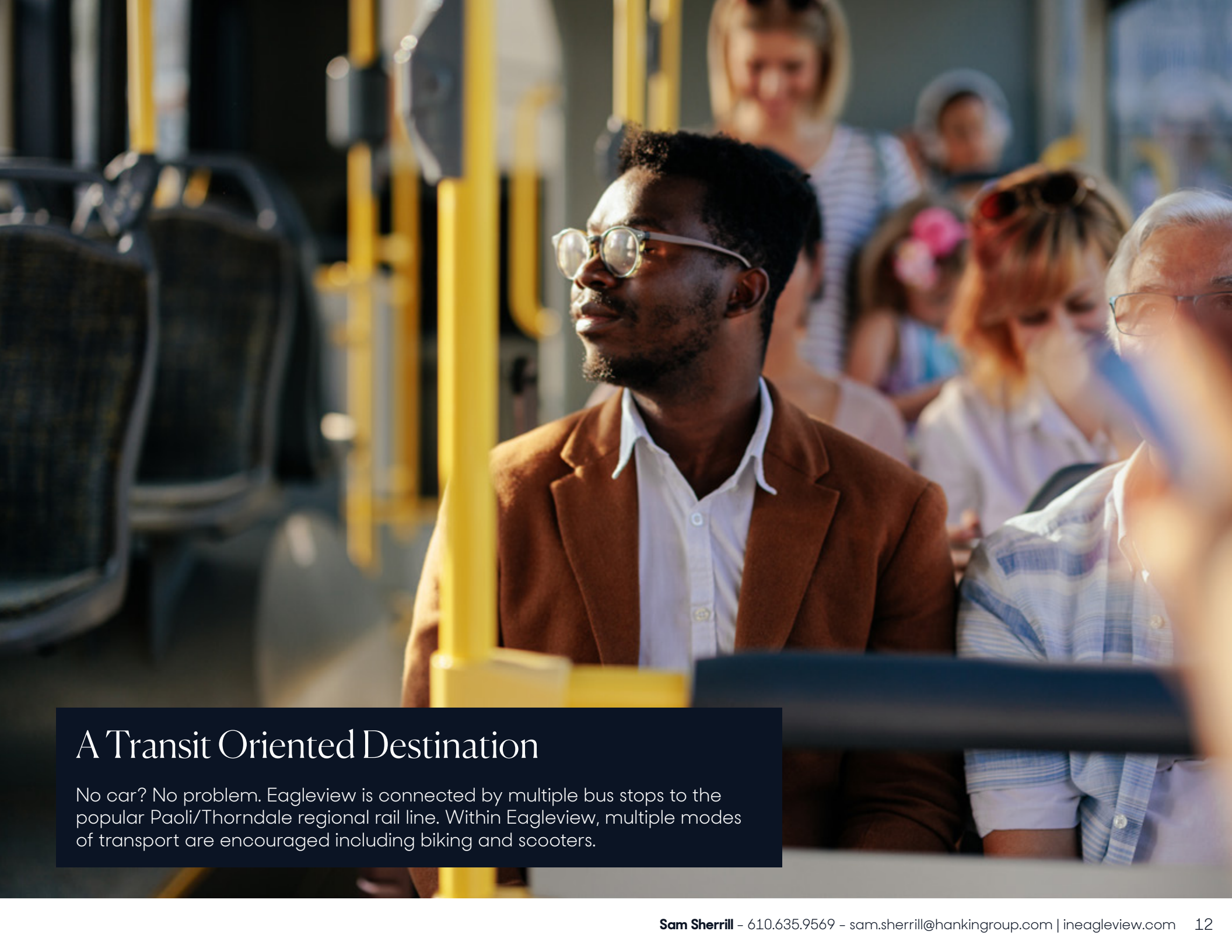


A Highly Amenitized Environment
 At Eggleview you have options. From the short walk to Town Center for lunch, the plethora of restaurants and shops within a 5-minute drive, and the two on-site hotels for visiting guests, there's no place quite like Eggleview.



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.



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

2nd

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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SUBURBAN

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