

ARBORCREST

Hillcrest III — Blue Bell, PA

Renovations Underway — 10,000 – 29,930 SF of Class A Office Space



Fitness center - HillCrest II



Lobby - HillCrest II



WIFI seating area - HillCrest II

Property Highlights

- Full building renovations underway for 146,765 Class A, single story office property
- LAST SINGLE STORY SPACE AT ARBORCREST
- Finished Ceiling Heights Up to 16'
- Directly Proximate to Hillcrest II
- Award-winning ownership: Corporate Office Properties Trust
- Amenities center located within adjacent building featuring a full service fitness center, café and conference facility
- New continuous blue glass window system
- State-of-the-art HVAC system
- No gross receipts tax in Whitpain Township

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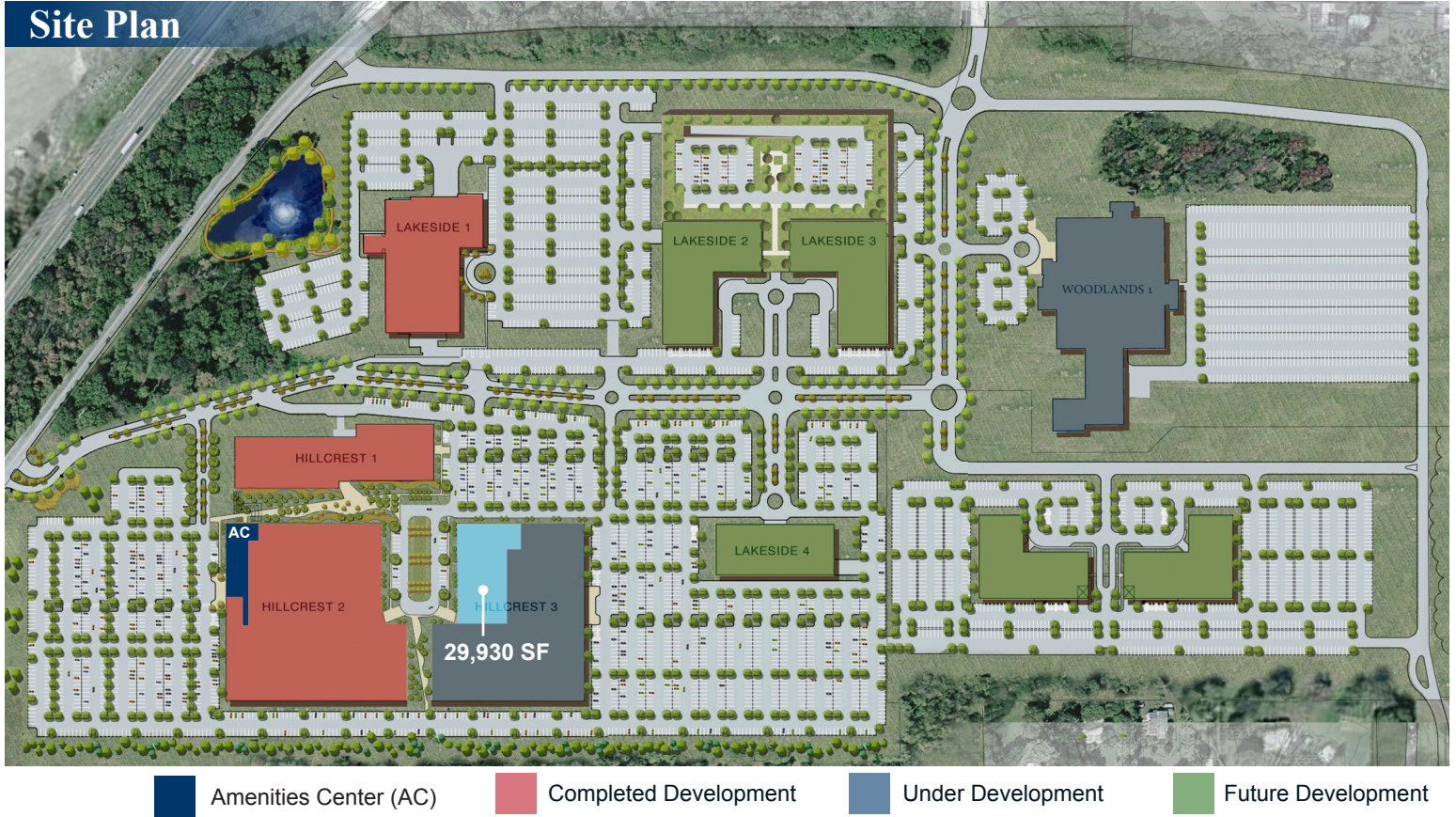


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Site Plan

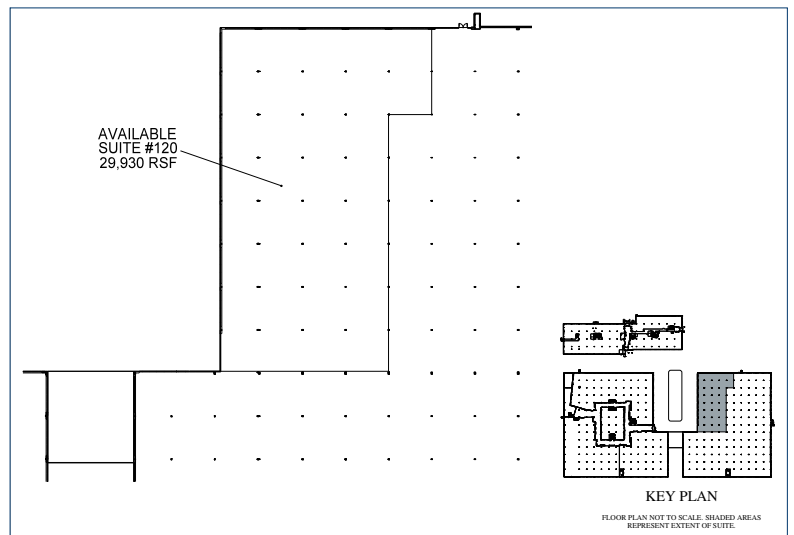


Superior Amenities

- On-site amenities include:
 - Fitness center
 - Deli
 - Conference facilities
- Minutes to Plymouth Meeting Mall
- Minutes to Metroplex Complex

Superior Location

- At the convergence of the PA Turnpike & the Blue Route / Northeast Extension
- Multiple means of entry allowing easy access from all directions
- Public transportation to campus



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