



101 WEST ELM STREET

Conshohocken, PA





101 West Elm Street

5 Story, Class A Office

TOTAL SQUARE FEET	SHARED INDOOR AMENITY SPACE
173,827 SF	18,100 SF
TYPICAL FLOOR PLATE	SHARED OUTDOOR AMENITY SPACE
28,000 SF	1,131-17,067 SF

Convenience is the cornerstone of this modern Class A office building. Inside, thoughtfully designed onsite amenities that make your workday smoother, more enjoyable, and more productive. Outside, you're within walking distance of local transit and an on-ramp away from the region's major arteries.

101 WEST ELM STREET | CONSHOHOCKEN, PA



TENANT AMENITIES

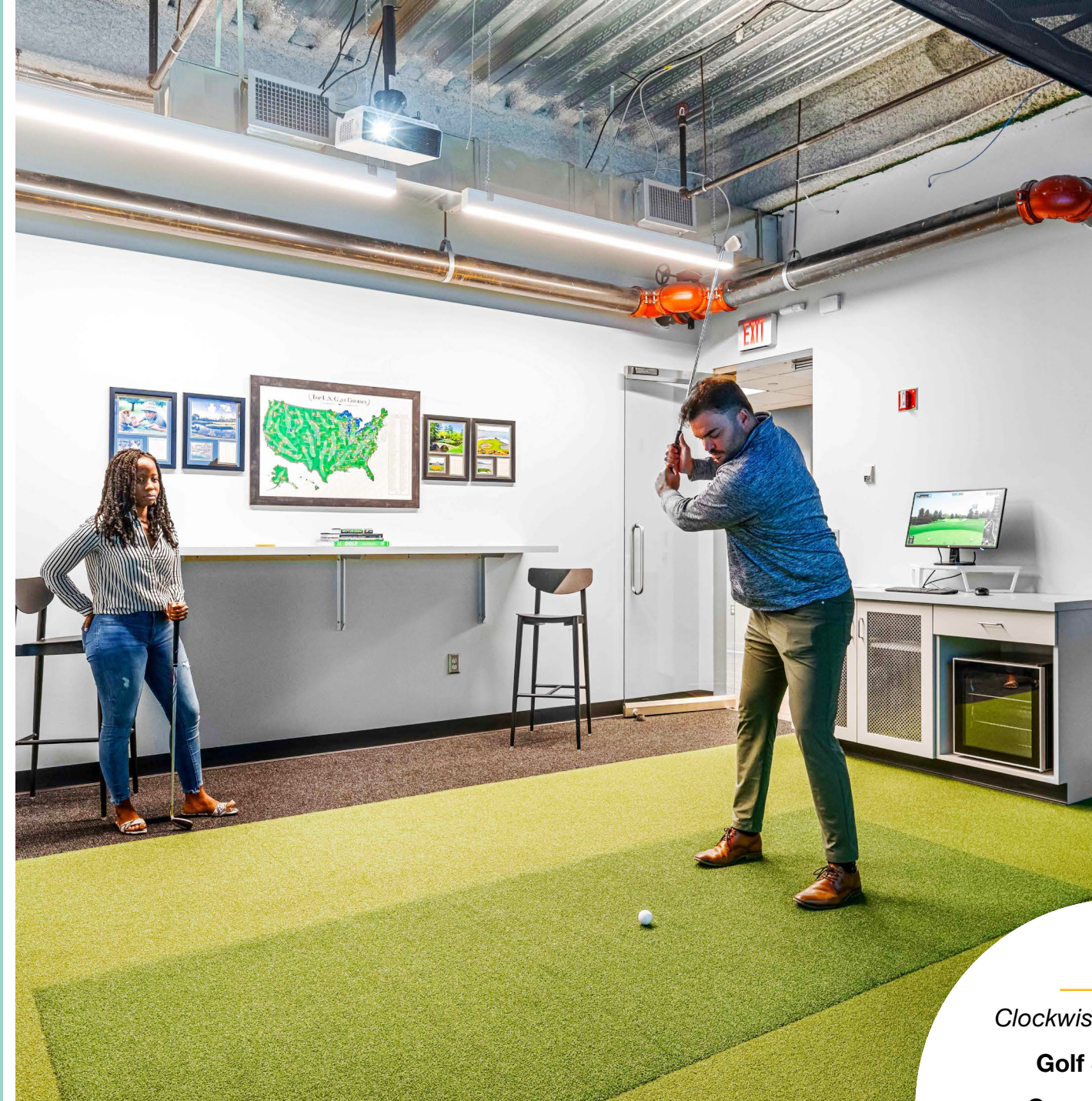
Work/life balance 101

It's pretty basic. We are most productive when our health, fitness, and mental well being is supported. Onsite amenities that enhance a healthy, balanced lifestyle, while strategically convenient access to transit and commuting routes support every tenant's quest to be their best self.

- + 50-person conference facility
- + Golf simulator by Tee Time Golf
- + Brand new lobby
- + Tenant lounge with refreshment area
- + Fitness center with lockers and showers
- + Abundant, covered parking with bike storage
- + Sweeping views of Schuylkill River
- + Fee-exempt onsite ATM

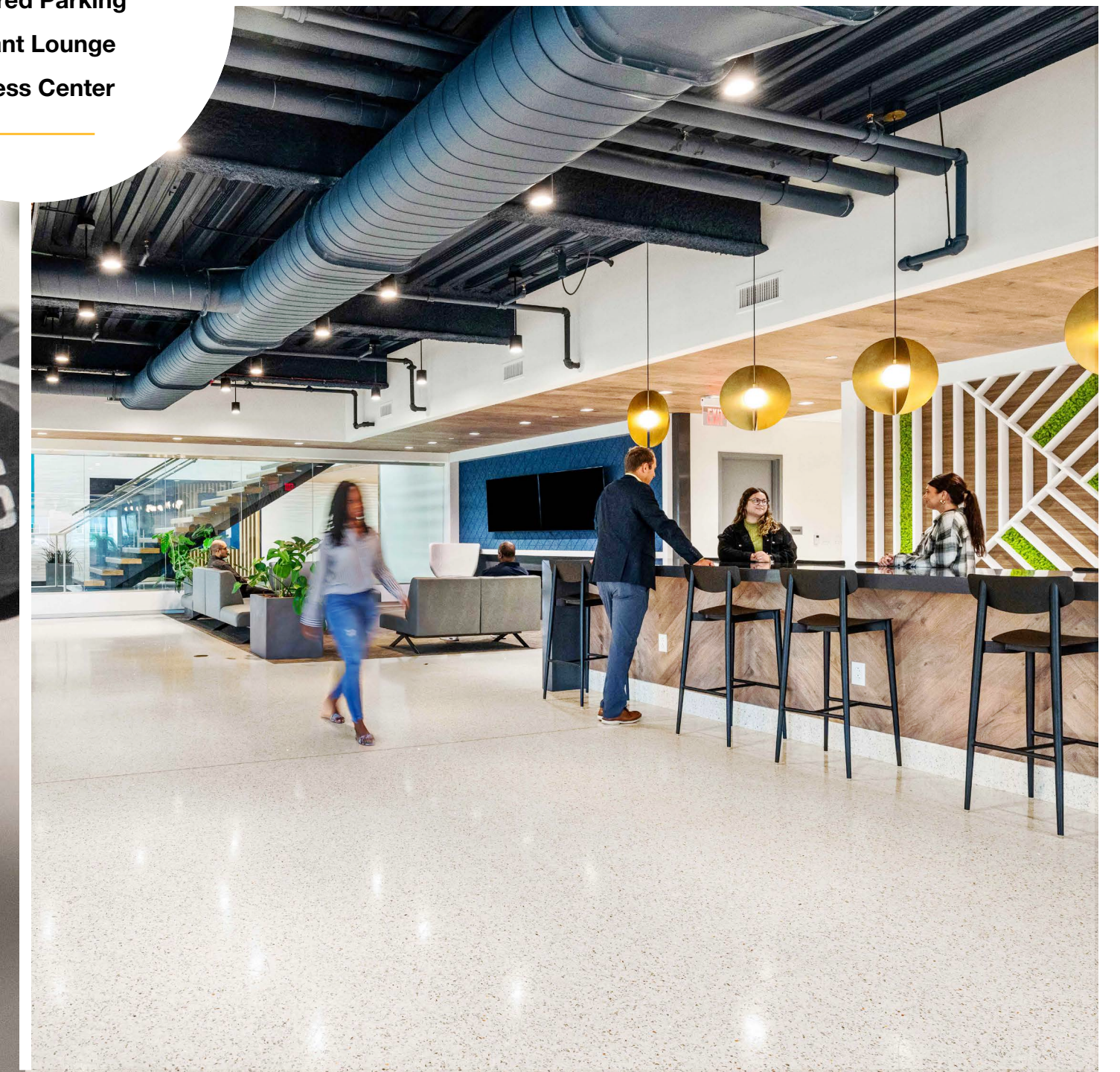
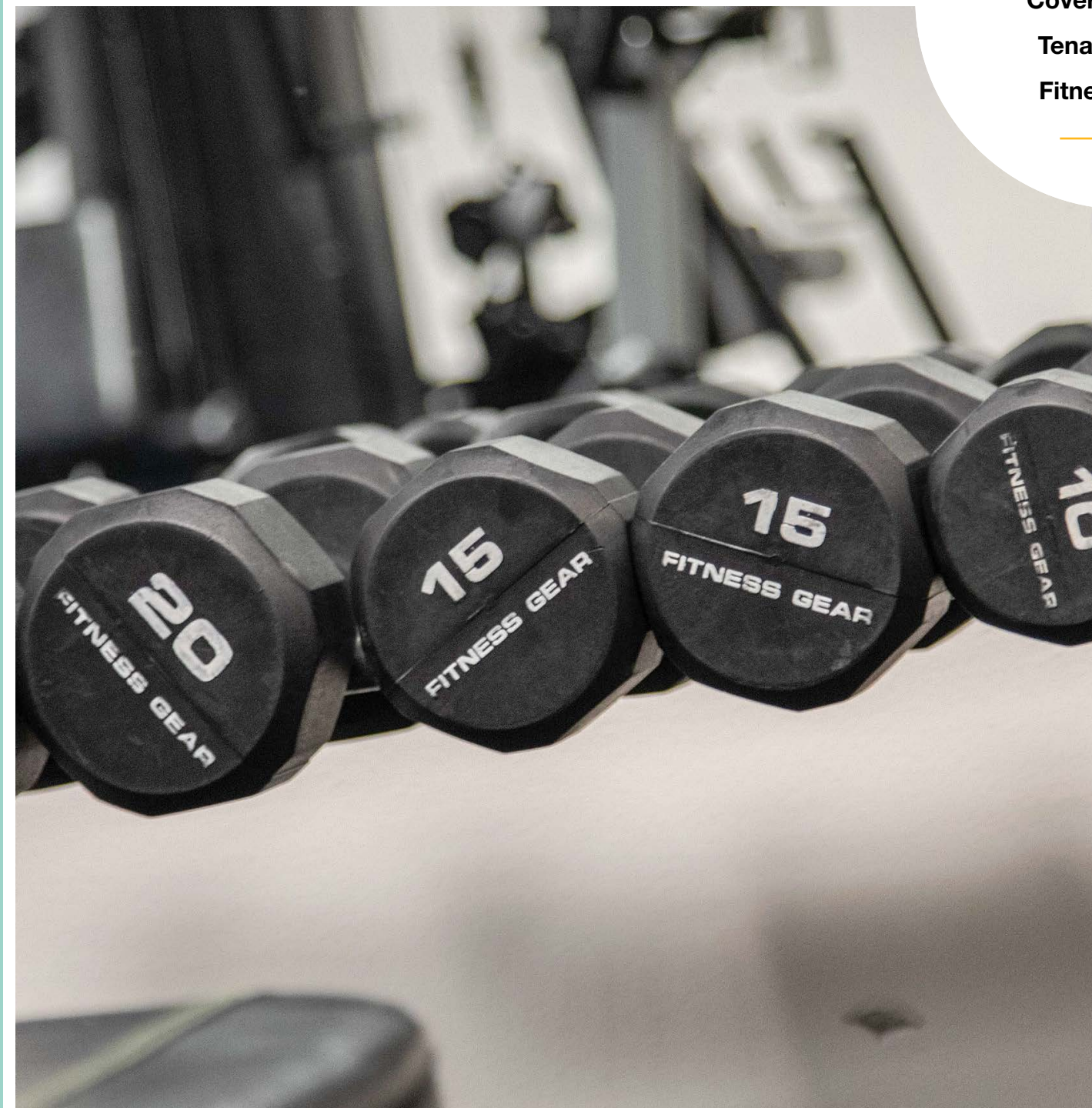


View Drone Flythrough



Clockwise from top left:

Golf Simulator
Covered Parking
Tenant Lounge
Fitness Center



NEIGHBORHOOD AMENITIES

You are (right) here

"It's right in Conshohocken" is a common phrase around this region. Whether you're looking for a bite to eat, a place to stay, or little bit of fresh air in the middle of the day, you don't have to look – or walk – far to find what your crave.



12 minute drive from Gladwyne
one of Philadelphia's premier residential areas

grab a bite

- .2 mi
 - Nudy's Café
 - Blackfish BYOB
 - Chang Mai
 - Morning Talk Café
 - Fayette Street Oyster House
 - Deli on 4th
 - Our Daily Bagel
 - Juicery on 4th
 - Guppy's Good Times
 - Hook & Ladder
 - 1874 Social
 - Tony & Joe's
 - Great American Pub
 - Eat Greek
 - El Limon
 - Insomnia Cookies
 - Southern Cross
 - Flanigan's Boathouse
 - Viggiano's Italian
 - Daniel's Restaurant & Bar
 - Izenberg's Deli
 - Wawa
 - Catch 101
 - Westside Bar & Grill
 - The Gypsy Saloon
- .5 mi
 - Victorina's Pizza

stay the night

- < .1 mi
 - Hotel West & Main by Hilton
 - Residence Inn by Marriott
- .3 mi
 - Marriott Philadelphia West



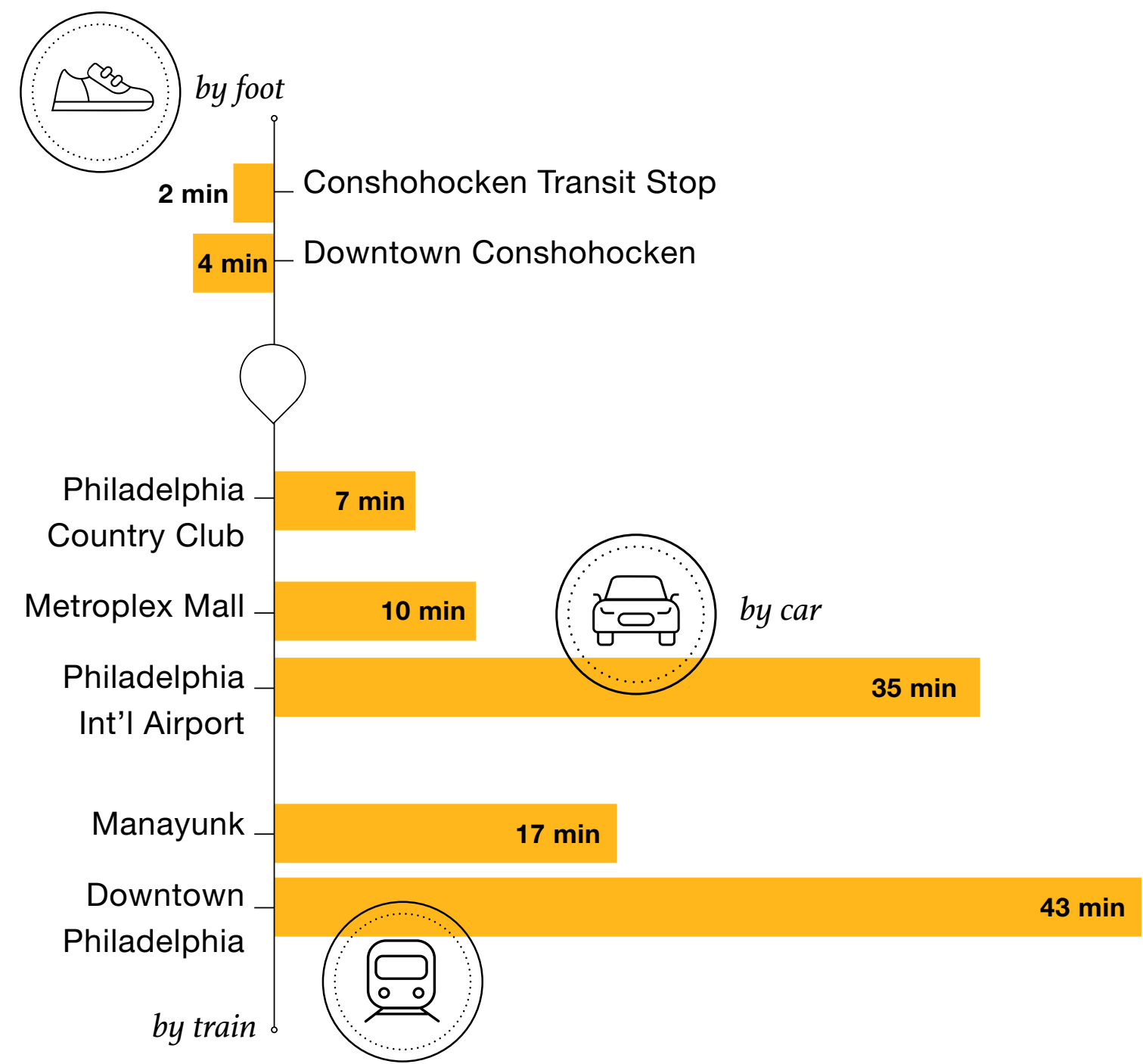
take a walk

- Schuylkill River Trail .2 mi
- Mary H. Wood Park
- Aubrey Collins Park
- Sutcliffe Park
- Cedar Grove Park 2.3 mi

TRANSIT + ACCESS

Getting here is easy

Tap into the local talent pool with transit and bus stops within walking distance and nearby access to the region's most traveled arteries.



A BRANDYWINE WORKSPACE

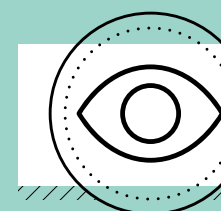
Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.



AVAILABILITIES



The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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