



101 WEST ELM STREET

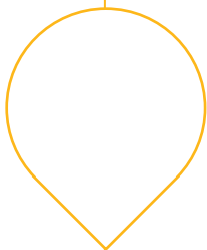
Conshohocken, PA





Tenant Lobby

<i>Building Size</i>	173,827 SF
<i>Typical Floor Plate</i>	28,000 SF
<i>Space Available</i>	1,131-17,067 SF
<i>Largest Contiguous Space</i>	18,100 SF



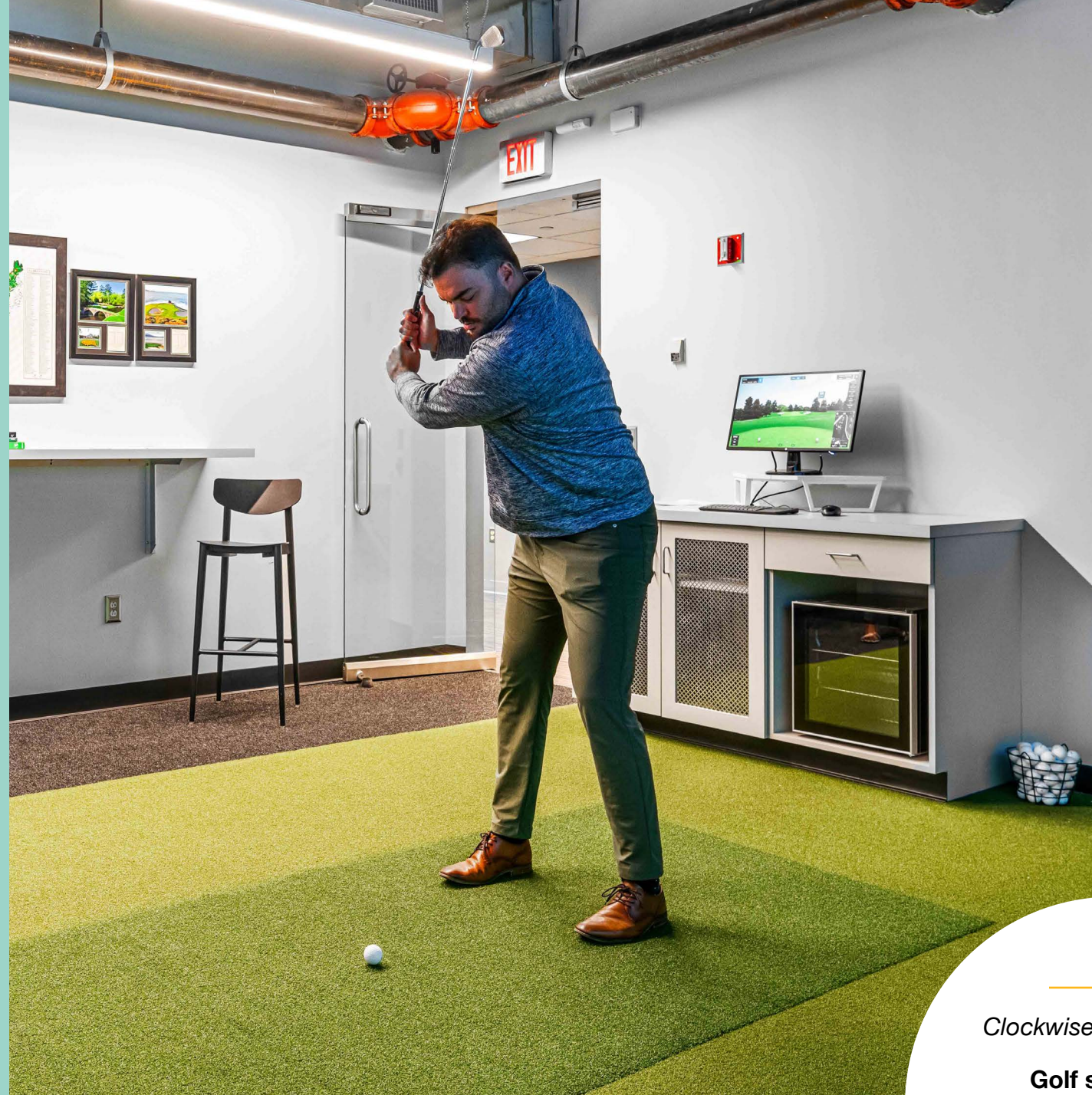
Convenience is the cornerstone of this modern Class A office building. Inside, thoughtfully designed onsite amenities that make your workday smoother, more enjoyable, and more productive. Outside, you're within walking distance of local transit and an on-ramp away from the region's major arteries.



work/life balance 101

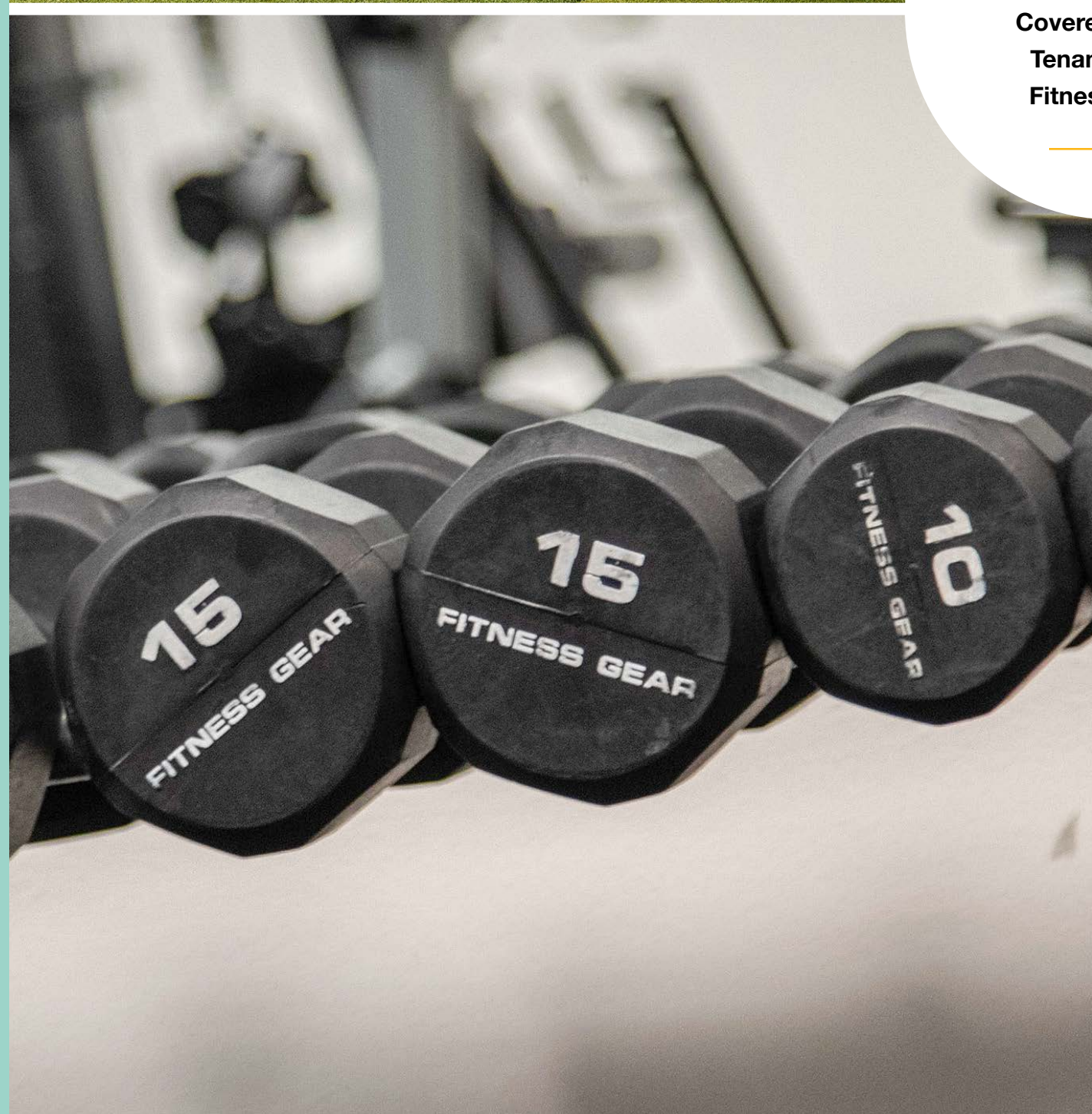
It's pretty basic. We are most productive when our health, fitness, and mental well being is supported. Onsite amenities that enhance a healthy, balanced lifestyle, while strategically convenient access to transit and commuting routes support every tenant's quest to be their best self.

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



Clockwise from top left:

Golf simulator
Covered parking
Tenant lounge
Fitness center



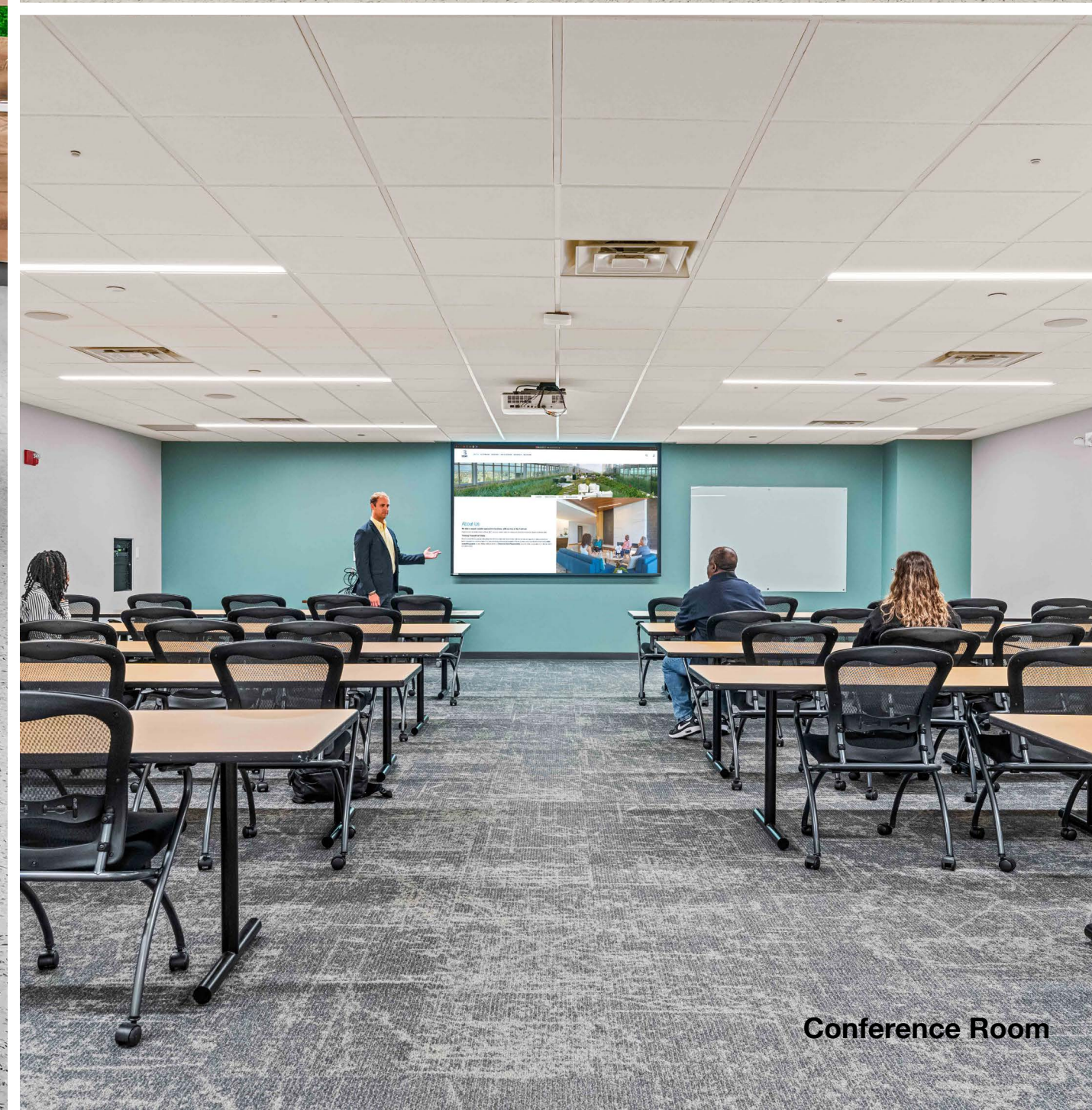
View Drone Flythrough



Tenant Lobby



Tenant Lounge



Conference Room



Golf Simulator

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 you 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

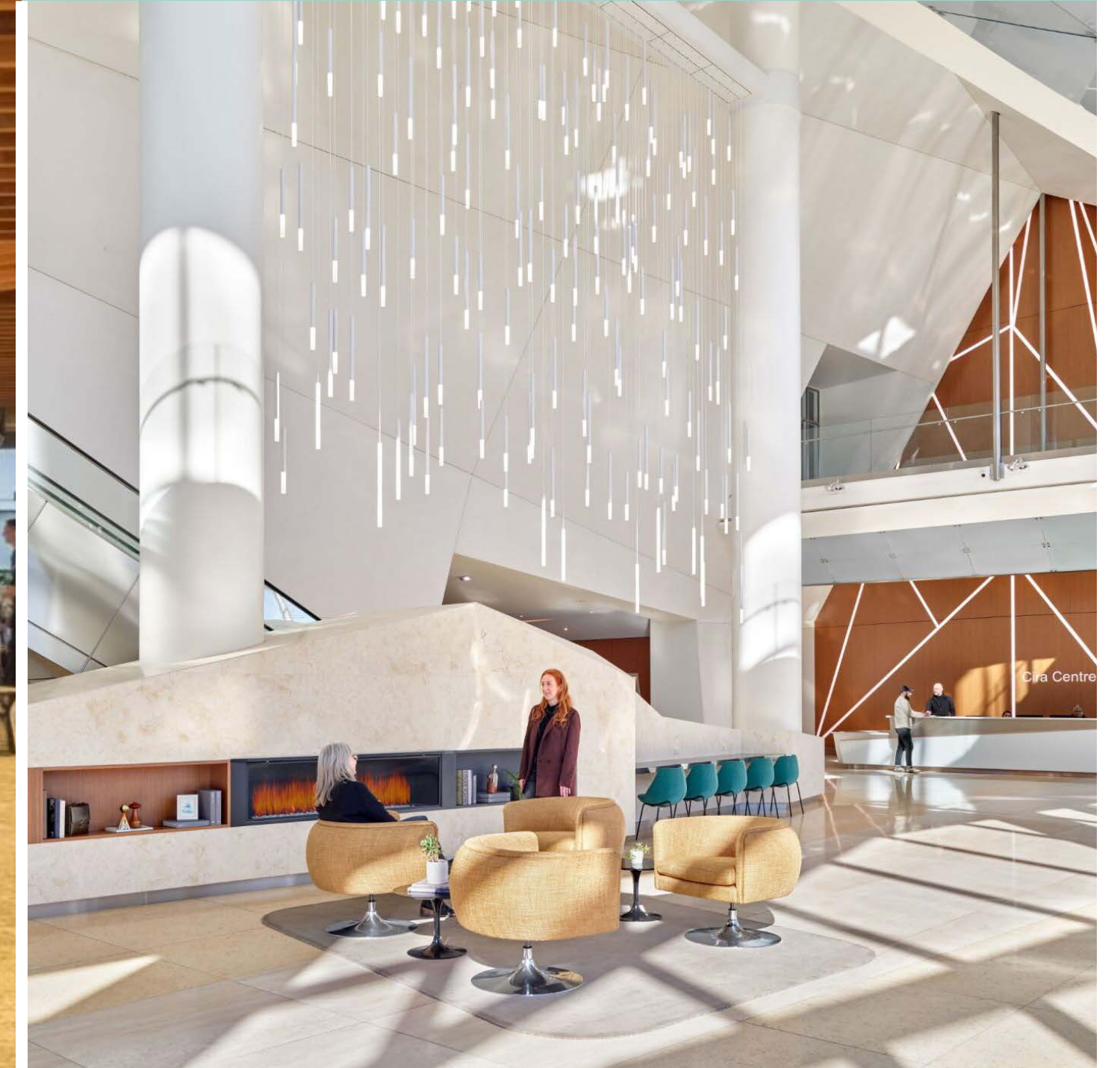
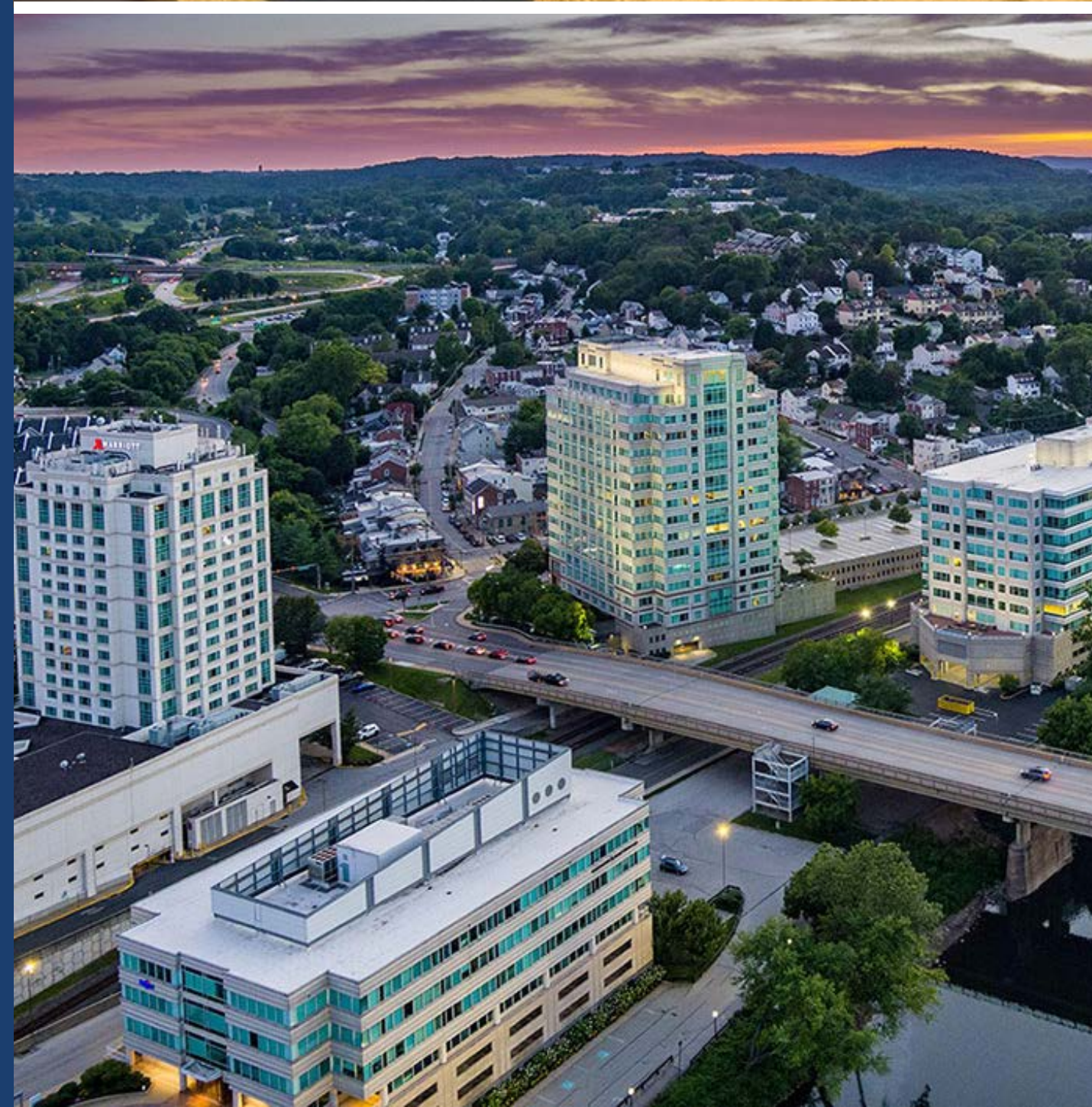
Cedar Grove Park

2.3 mi

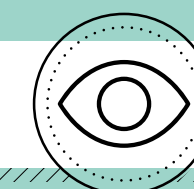
where you work matters

The right workspace makes a significant impact creativity, productivity, and overall well-being. Our buildings are designed to optimize wellness and productivity with:

- + **Functional footprints to support diverse configuration**
- + **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.



View 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, Washington, D.C., 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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