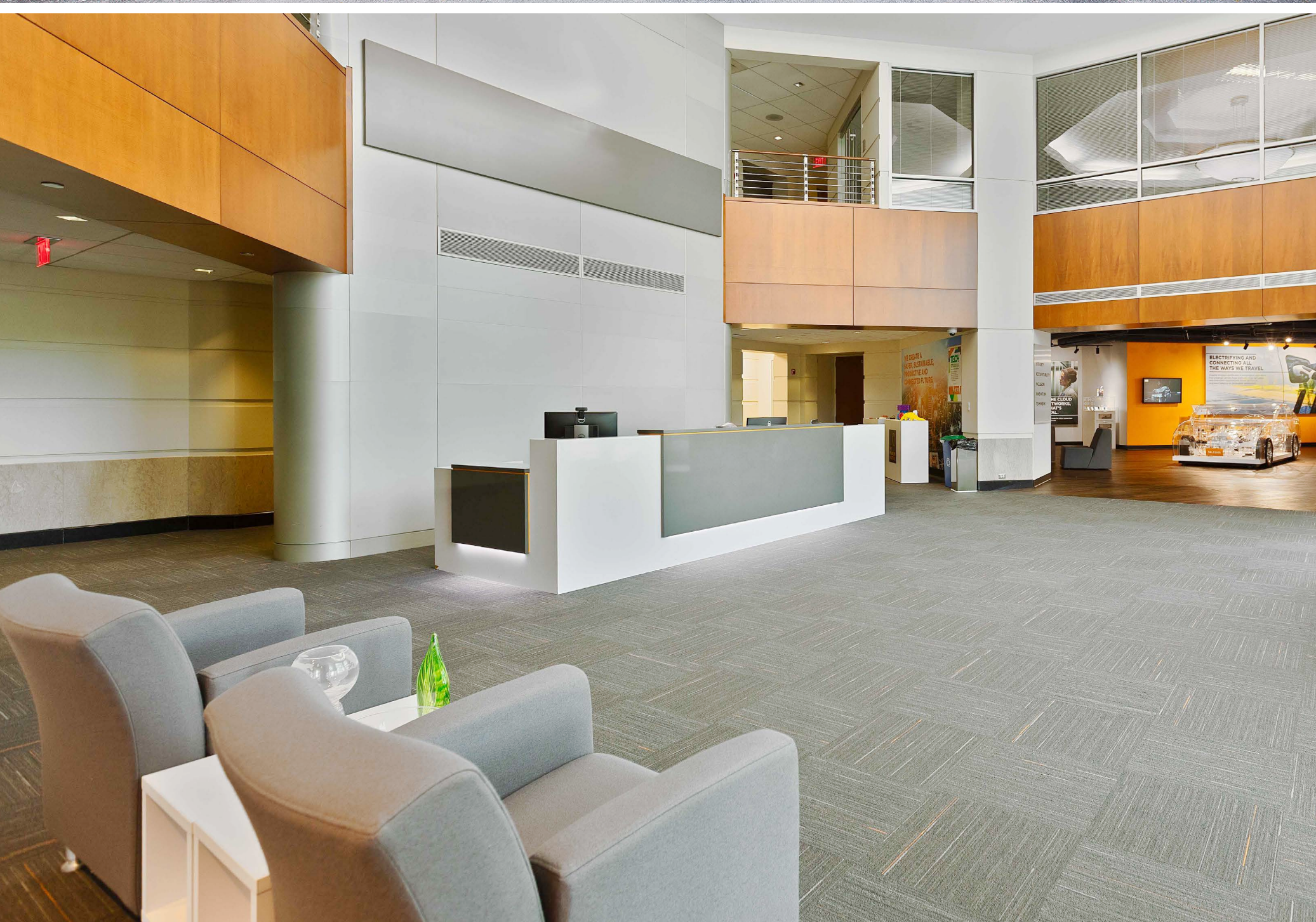




# 1050 WESTLAKES DRIVE

*Berwyn, PA*





## 3 Story, Single-Tenant Office Building

TOTAL RENTABLE BLG.

80,000 SF

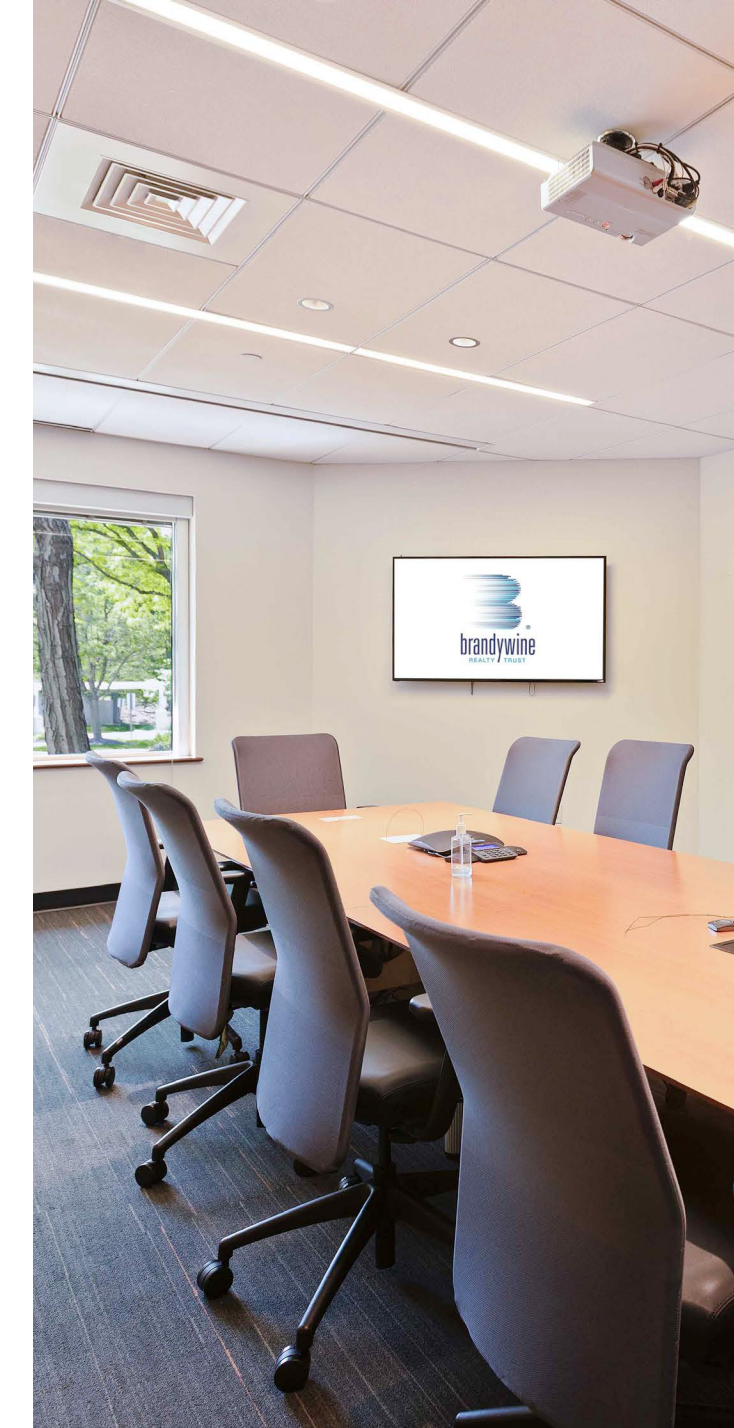
TYPICAL FLOOR PLATE

26,666 SF

1050 Westlakes is a **premier 80,000 RSF office** building located just three minutes off US 202 in Berwyn Park. This single-tenant opportunity comes fully loaded with on-site features, a central atrium and a location that blends business, convenience and nature.

## Amenities

- + Bright, three-story atrium with natural light into common areas
- + On-site fitness center with showers, lockers, and modern equipment
- + Full-service cafeteria offering breakfast and lunch options
- + Dedicated conference facilities for collaboration and productivity
- + Secure, controlled access with building security system
- + Surface parking with (one level garage), for easy, walk-up access
- + Great outdoor atmosphere with outdoor seating areas

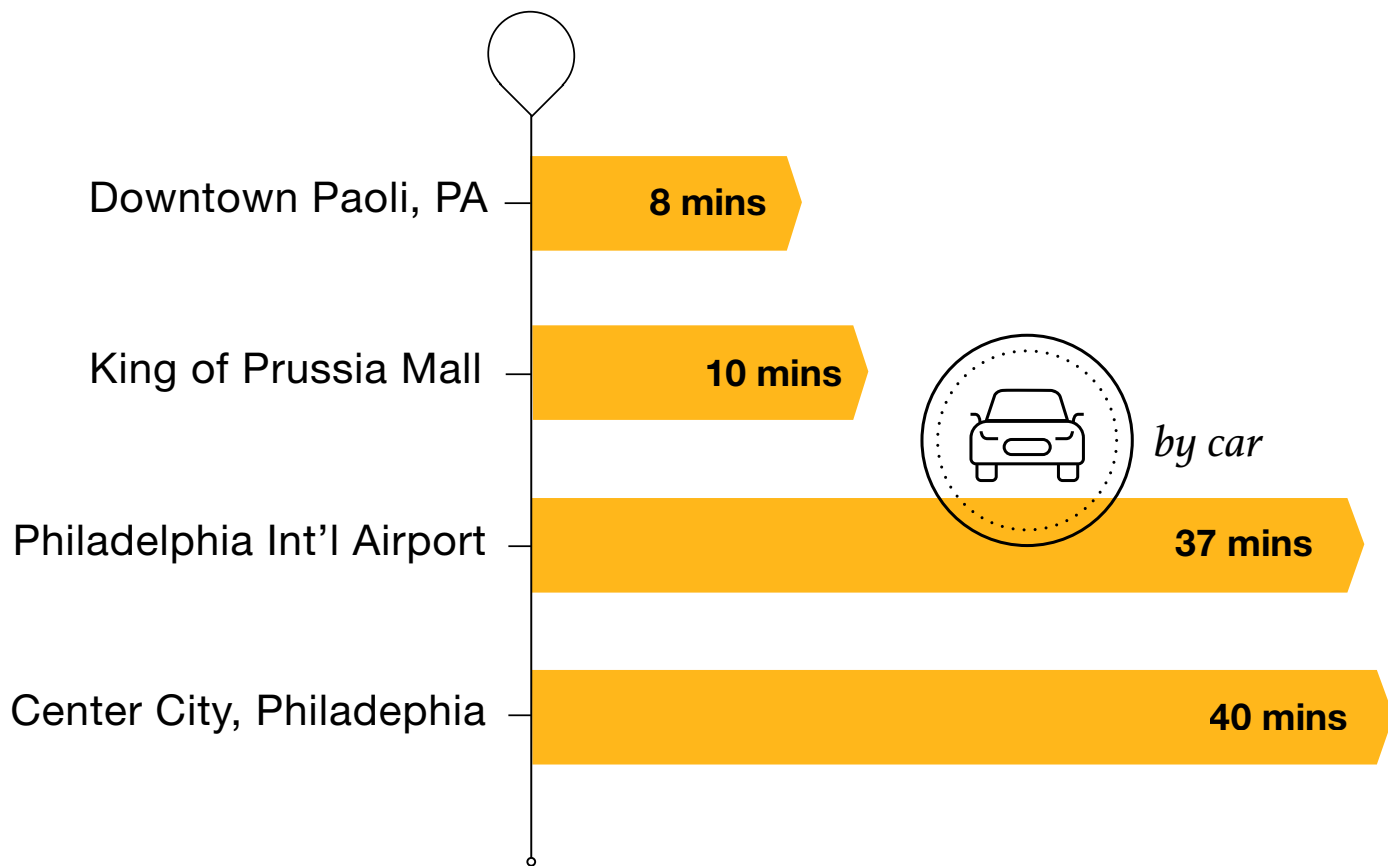




TRANSIT + ACCESS

# Surrounded by convenience

Conveniently located with immediate access to Route 202 and in close proximity to the Pennsylvania Turnpike (I-276), Schuylkill Expressway (I-76), and the Blue Route (I-476), 1050 Westlakes Drive offers a wide range of shopping, hotel and dining options, including T.J. Maxx and Trader Joe’s located at Gateway Shopping Center.





NEIGHBORHOOD AMENITIES

grab a bite

- bb.Q Chicken
- Black Powder Tavern
- Chipotle Mexican Grill
- Cool River Restaurant & Tavern
- Crumbl Cookies
- Dim Sum Mania
- First Watch
- Five Guys
- Hakata
- HG Coal Fired Pizza
- Kabob Cafe
- Nothing Bundt Cakes
- Nudy’s Cafe
- MOD Pizza
- Panera Bread
- Starbucks
- Tour les Jours
- Tropical Smoothie Cafe



BERWYN, PA

*Berwyn, PA, ranks among Pennsylvania’s top suburbs by Niche, with highly-ranked public schools, a walkable downtown, and access to 125+ restaurants and 300+ shops nearby.*



stay the night

- Embassy Suites by Hilton
- Fairfield Inn & Suites
- Residence Inn
- The Great Valley House

treat yourself

- ACME
- Five Below
- Fine Wine & Good Spirits
- Gateway Nails
- Golf Galaxy
- Hallmark
- Kirkland’s Home
- LOFT
- Paper Source
- Rally House
- Staples
- Target
- T.J. Maxx
- Trader Joe’s
- Wegmans

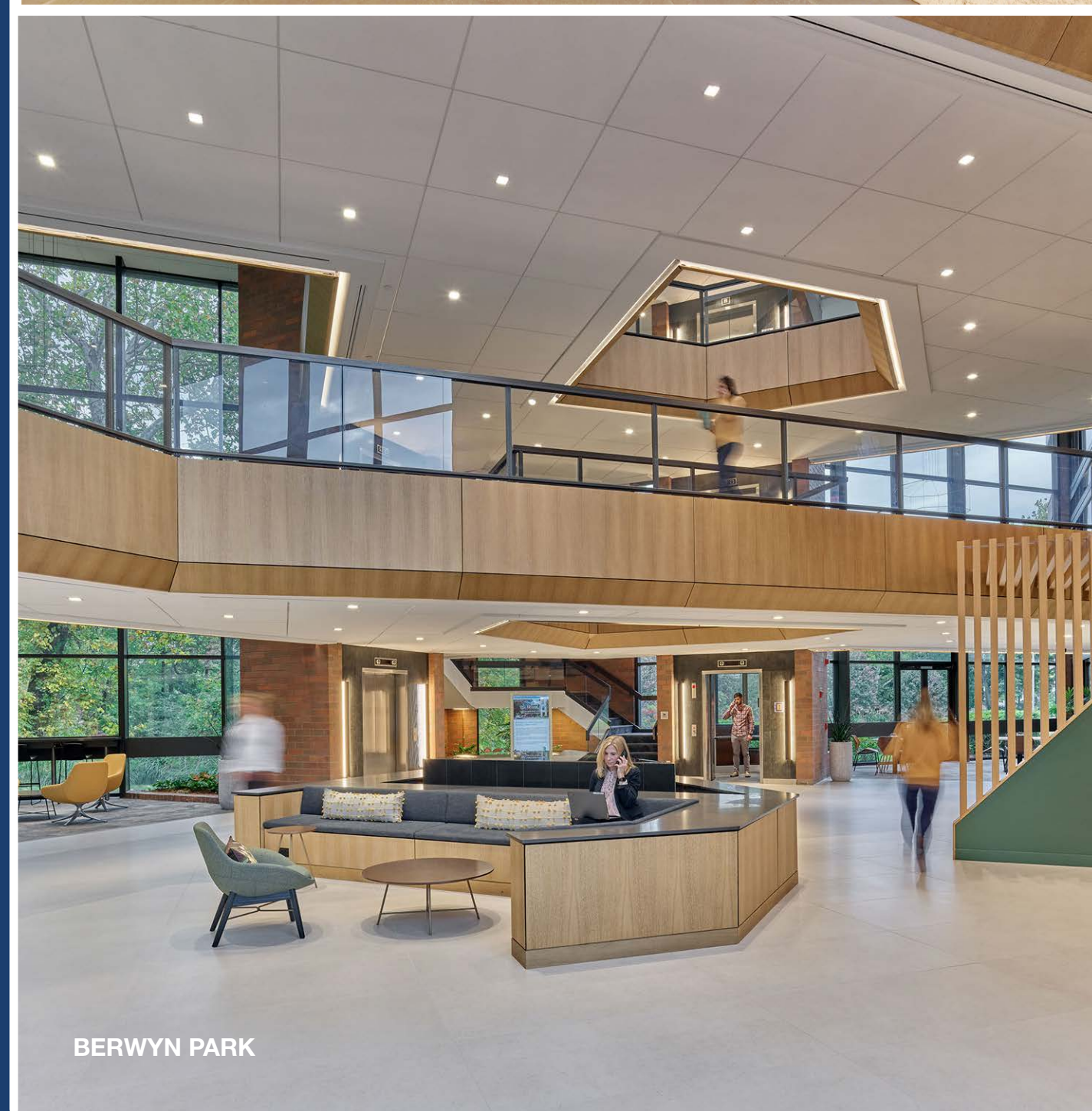


## A BRANDYWINE WORKSPACE

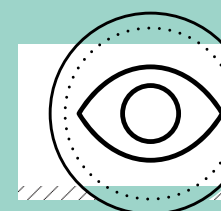
# Where you work matters

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
- + 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, 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.



## *for leasing:*

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