

Conveniently located within the Keystone Innovation Zone



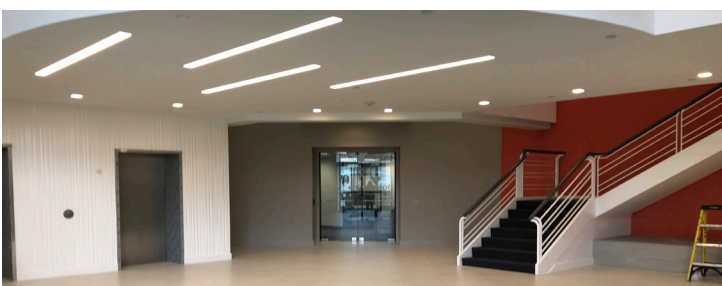
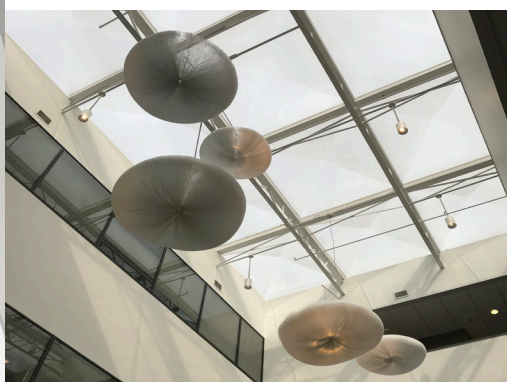
Keystone Innovation Zone (KIZ) is an incentive program that provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of the zone.

- ✓ have been in operation for less than eight years
- ✓ are located within the boundaries of a KIZ
- ✓ operate within one or more of the targeted industry sectors of a KIZ
- ✓ create/develop unique proprietary technology

dced.pa.gov/KIZcontacts



New Standard of Excellence



LEASING CONTACTS

John C. Shelly
Senior Director
+1 610 772 2012
john.shelly@cushwake.com

Gina M. Brennan
Director
+1 610 772 2013
gina.brennan@cushwake.com

Two Tower Bridge | 1 Fayette Street | Suite 125 | Conshohocken, PA 19428
Main: +1 610 772 2000

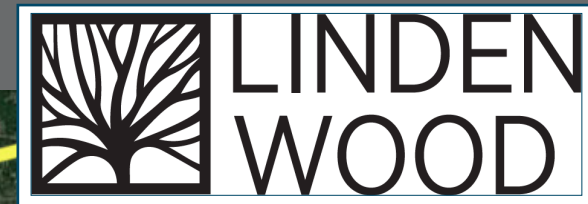
cushmanwakefield.com



Owned by: **TA Realty**

Creative Office Space For Lease in Malvern, PA



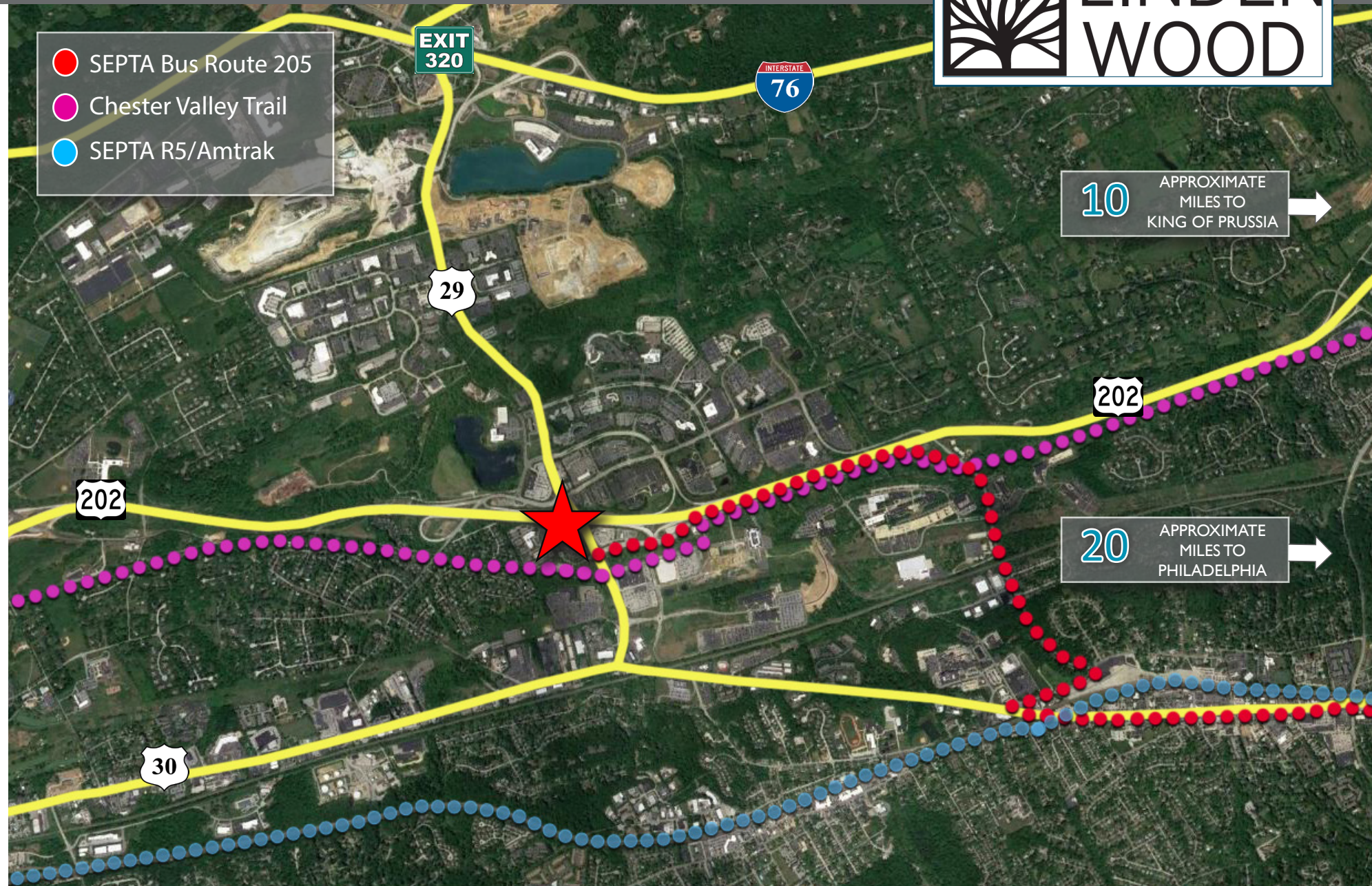


ABOUT LINDENWOOD

- LINDENWOOD is a 5 building, 28 acre complex in a tranquil setting
- New building monument signage available for large tenants throughout complex
- Located 1.75 miles from PA Turnpike Exit 320
- Just off Routes 202 and 29 in Malvern
- Prime location for employers looking to find top talent pulling from multiple labor pools and ensuring a competitive advantage
- Monument signage available for large tenants throughout complex
- Renovated lobby area, restrooms and common corridors
- Conference room with Fooda catering
- Fitness center with locker rooms and showers
- Outdoor patio
- Grab & Go Cafe

AREA AMENITIES

- Sheraton, Hampton Inn, Holiday Inn Express, Extended Stay America, Homewood Suites
- Dunkin Donuts, Wegmans, Wawa, Subway, Ruby Tuesday
- Main Line Health, The YMCA, Great Valley Racquet Club,
- TD Bank, Wachovia, Wells Fargo



100
LINDENWOOD
DRIVE

One-story building on the Southeast side of the campus with 18,400 SF available.



101
LINDENWOOD
DRIVE

Four-story building on the Northeast side of the campus with 113,121 SF available.



200
LINDENWOOD
DRIVE

One-story building on the South side of the campus with 12,600 SF available.



301
LINDENWOOD
DRIVE

Three-story building on the Northwest side of the campus with 36,749 SF available.