

8,691 SF For Lease

3843 West Chester Pike

Newtown Square, PA

Ellis Preserve
at NEWTOWN SQUARE

A Truly Unique Property

MASS TIMBER INSPIRED DESIGN



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New LEED Gold
Construction



8,691 RSF
Trophy Class Space



Fully Furnished



Beautiful Campus
Setting Within the Heart
of **Ellis Preserve**

Extraordinary Design Possibility

10' WINDOW HEIGHTS ABUNDANT NATURAL LIGHT 15' OPEN PLAN HEIGHT

Property Features

- Private Entrance and Restrooms
- Move-in ready
- Adjacent to dining, lodging, and shopping at the Shoppes and Village at Ellis Preserve.
- Onsite conference / ballroom facility and fitness center with running / exercise trails
- LED lighting, high-efficiency HVAC

Floorplan





Ellis Preserve delivers a vibrant community to enjoy every day



VILLAGE AT ELLIS PRESERVE Newtown Square, PA

Tenant Directory

- 1 Benari Jewelers
- 2 Abraham Eye Associates
- 3 Turning Point
- 4 Spread Bagelry
- 5 Chopt
- 6 Lachele Skincare
- 7 ±2,479 SF - Available
- 8 Per Lei
- 9 Bank of America
- 10 Kilwins
- 11 ±1,200 SF - Available
- 12 ±1,200 SF - Available
- 13 goGLOW
- 14 Otaka Sushi
- 15a ±1,860SF - Available
- 15b ±2,585 SF - Available
- 16 Toastique
- 17 Ruth Chris Steakhouse
- 18 Napa Kitchen & Wine
- 19 Sedona Taphouse
- 20 Paris Baguette
- 21 Stretch Lab
- 22 ±2,079 SF - Available
- 23 Club Pilates





Featured Amenities at Ellis Preserve

Ellis Preserve will provides significant advantages compared to other alternatives:

- On-site property management and building engineers assuring constant attention to detail;
- 13 acres of permanent open space with integrated walking trails;
- 130,000 SF Main Line Health medical/ surgi-center offering convenient care within walking distance;
- A daycare/ early childhood education center operated by Chesterbrook Academy.
- On-site conference and special event center operated by Finley Catering as The Ballroom at Ellis Preserve can accommodate functions for 20 to 350 guests;
- The Ivy--- a larger conference venue by Finley Catering is now open and offers additional conference and event opportunities in a unique multi-level barnlike structure;
- The Shoppes at Ellis Preserve featuring multiple dining and shopping venues including Whole Foods, First Watch, LaScala's Fire, Mod Pizza, Chipotle and more.
- The Village at Ellis Preserve (shown above) is now open and features new dining, entertainment, shopping and fitness venues and the open-air Village Green offering outdoor dining, gathering and relaxation space.
- The Hilton Garden Inn, a newly constructed 138 room Business Class hotel;
- AC Marriott Hotel, (construction financing by WSFS!!) our new 140 room *Upscale* business hotel is now open;
- Founders Hall Café—Our office campus restaurant includes private dining/ conference rooms, complimentary WIFI access as well as outside dining areas. Luigi & Giovanni our café operator offers on line ordering and individual serving stations along with a wood fired pizza oven and a corner fireplace. In addition to serving breakfast and lunch, Founders Hall will also offer fully prepared meals that can be taken home for dinner. Special requests are welcome. In suite catering in tenant offices is also available.
- Ellis Athletic Center- a Full Service 22,000 SF Fitness Center—Choose from more than 55 classes per week which are included in the basic membership or design your own fitness program. Ellis Athletic Center is a friendly, non-competitive facility that features a complete array of aerobic and resistance equipment, parquet basketball court, pickleball, personal training and sports leagues for every level of fitness. Special rates are offered to tenants of Ellis Preserve.
- Ellis Preserve offers a true Live/ Work/ Play environment. Two new Luxury Apartment Home complexes are now available for occupancy by Madison at Ellis Preserve. www.madisonellispreserve.com and www.theharrisonmep.com The onsite marketing center for townhomes by Rockwell Development is open for tours.
- **Business Taxes: Newtown Township imposes NO gross receipts, business privilege or earned income taxes.**
- **Redundant electric power from 2 PECO substations (dual service);**

