

## Springdale Corporate Center | Exton, PA

The Flynn Company | 1621 Wood Street, Philadelphia, PA 19103 | Phone (215) 561-6565 | www.flynnco.com | info@flynnco.com

### FOR SALE

± 119,476 SF

3 Building Class A  
Office Portfolio

Great Location  
with very  
convenient access  
to PA Turnpike,  
Route 202, and  
Route 30



### HIGHLIGHTS & FEATURES

- 90 % Occupancy
- Current rental rates significantly below class A rental rates in submarket
  - Avg Submarket Rate: \$25.40
  - Avg Portfolio Rate: \$20.33
- 19.93% projected leveraged IRR
- The common areas underwent significant renovations in the past 3-5 years. This includes a brand new outdoor fieldstone patio and dynamic garden that employees use to work, socialize and reenergize.



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