

**BAY**   
**COLONY**



**CLASS A  
OFFICE CAMPUS  
IN WAYNE, PA**



**10,267 SF**  
AVAILABLE

**NEWMARK**



# CAMPUS AMENITIES & IMPROVEMENTS



Expanded lobbies featuring all new finishes and flooring



New interconnected campus road system providing the entire office park with access to a signalized entrance at East Swedesford Road



Recently renovated corridors, bathrooms and elevator cabs campus wide



Free Wi-Fi campus wide



Recently completed central café and conference center



Recently completed outdoor seating and collaborative areas



Bay Colony is the premier suburban office property located in Wayne, PA. The park offers lush landscaping, providing a welcoming arrival for employees and clients alike. Tenants from all four buildings enjoy comfortable office suites and extensive on-site amenities and services. Inside our buildings, you'll find everything from small businesses to large established corporations.

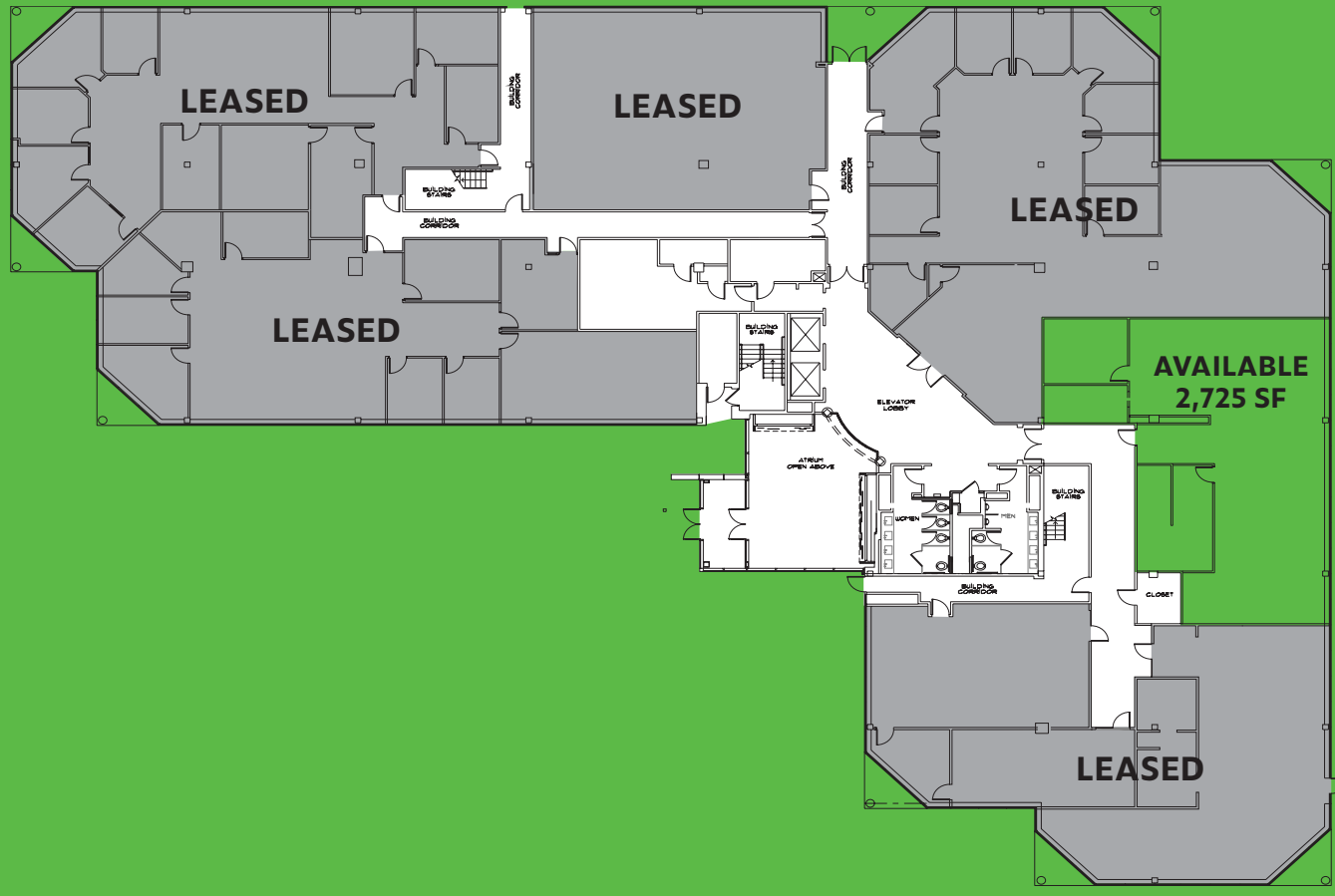
We understand the demands of today's business climate, so our customized spaces are designed for cultural, lifestyle and collaborative work environments. The immediate surrounding area also boasts numerous amenities to attract new employees and retain existing talent.

Additionally, Tredyffrin Township imposes NO gross receipt tax or wage tax, making Bay Colony the ideal place to locate your business.

CONFERENCE CENTER LOCATED IN BUILDING 575

CAFÉ LOCATED IN BUILDING 575





**1ST FLOOR 2,725 SF AVAILABLE**







**2<sup>ND</sup> FLOOR  
7,542 SF**

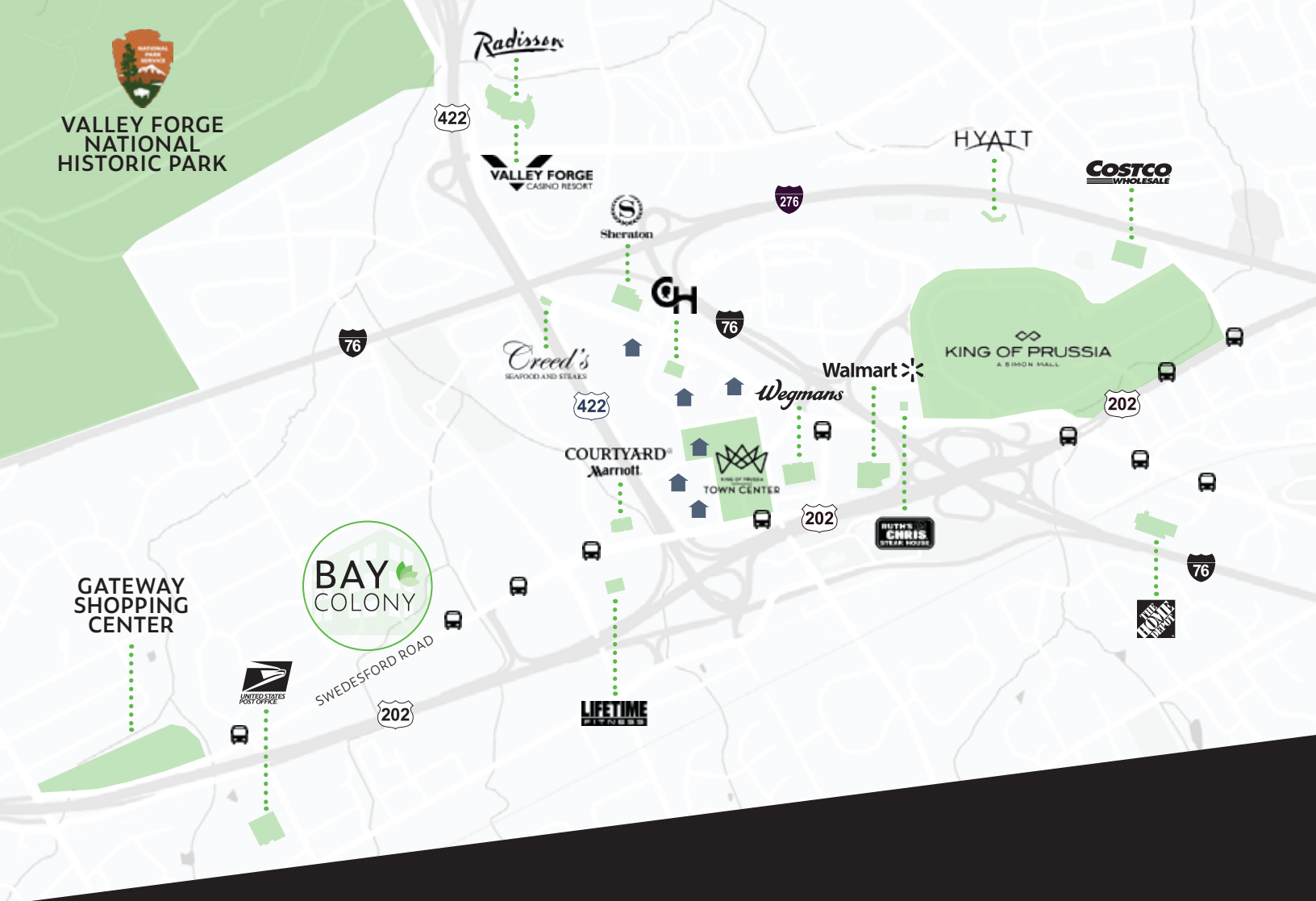
**AVAILABLE IMMEDIATELY**

**2<sup>ND</sup> FLOOR - 7,542 SF AVAILABLE**





VALLEY FORGE  
NATIONAL  
HISTORIC PARK



## LOCATION HIGHLIGHTS

**30**  
MIN

Philadelphia International Airport

**40**  
MIN

Wilmington, Delaware

**25**  
MIN

Center City Philadelphia

**10**  
MIN

Paoli Train Station

## NEWMARK

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