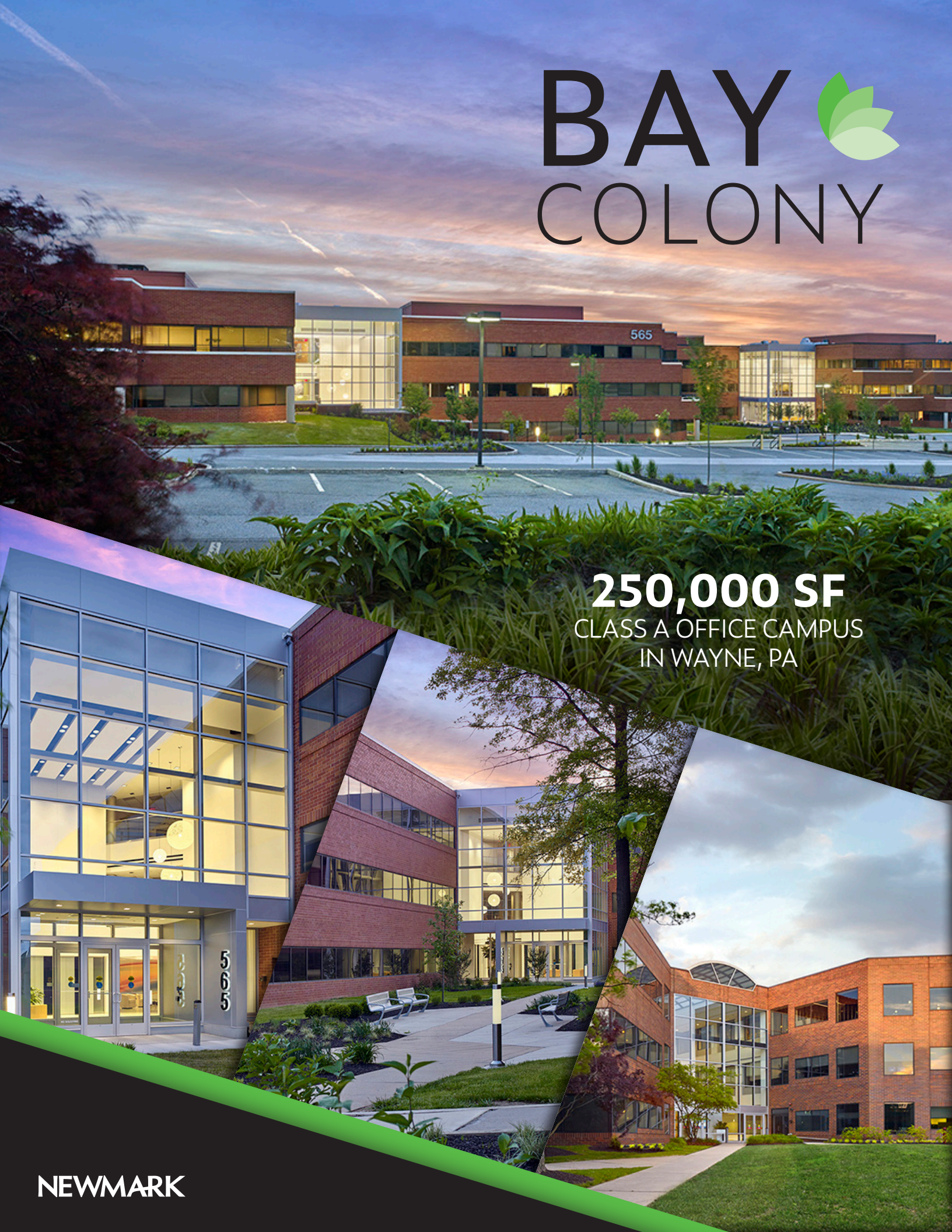


BAY COLONY



250,000 SF
CLASS A OFFICE CAMPUS
IN WAYNE, PA

NEWMARK



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.

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

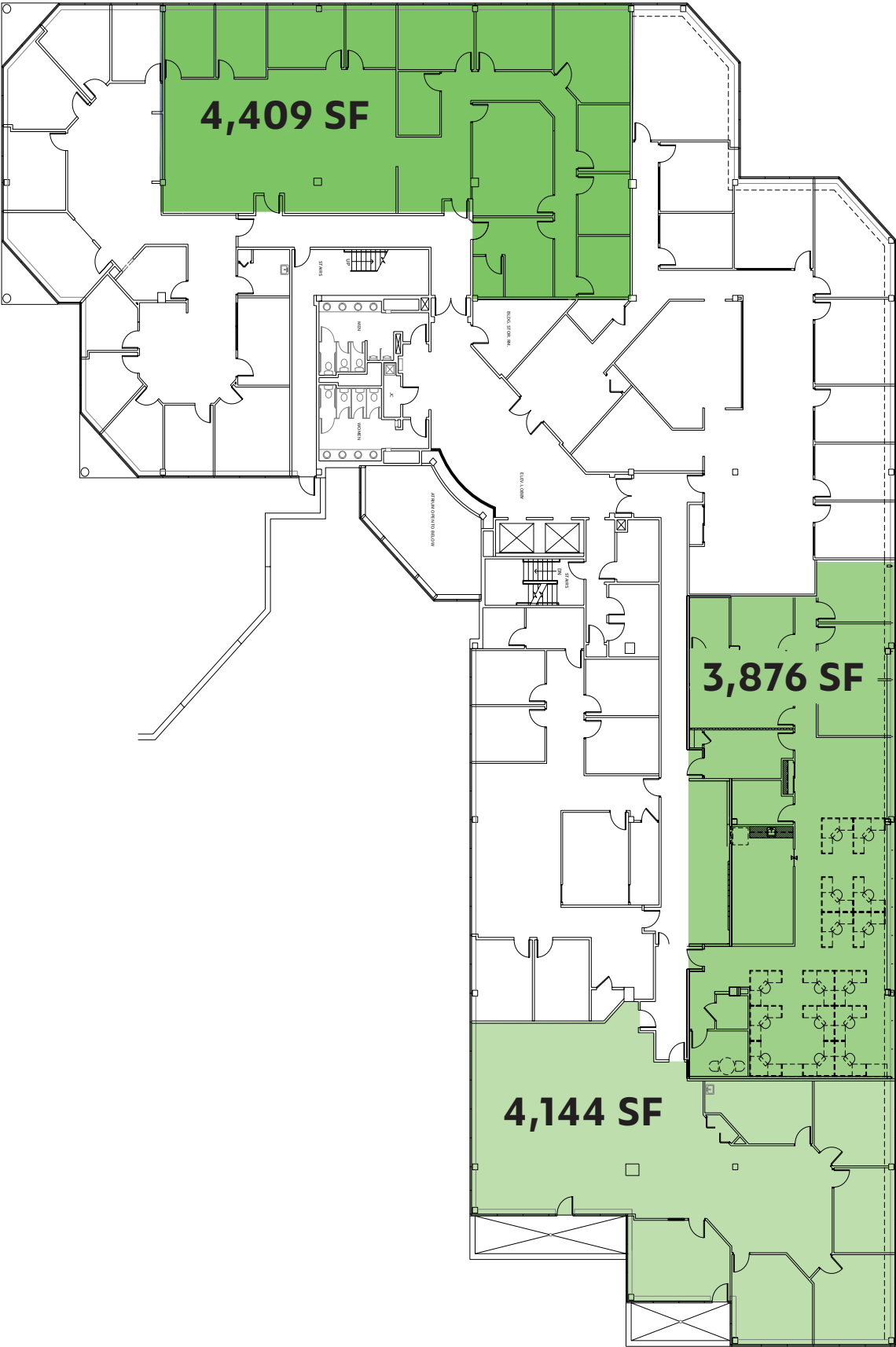


Recently completed outdoor seating and collaborative areas



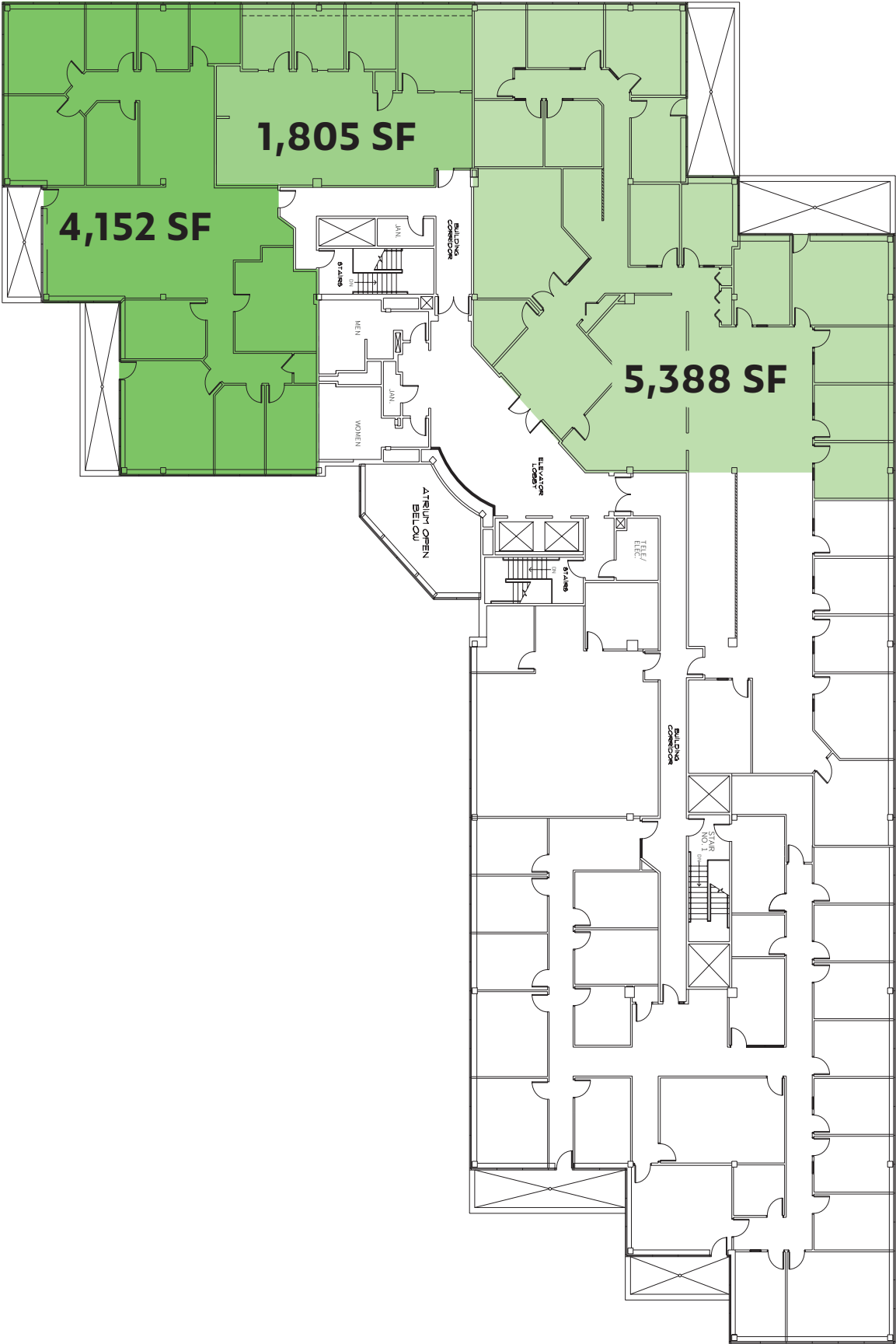
AVAILABILITIES | BUILDING 565

2ND FLOOR - 4,409 SF 4,144 SF 3,876 SF



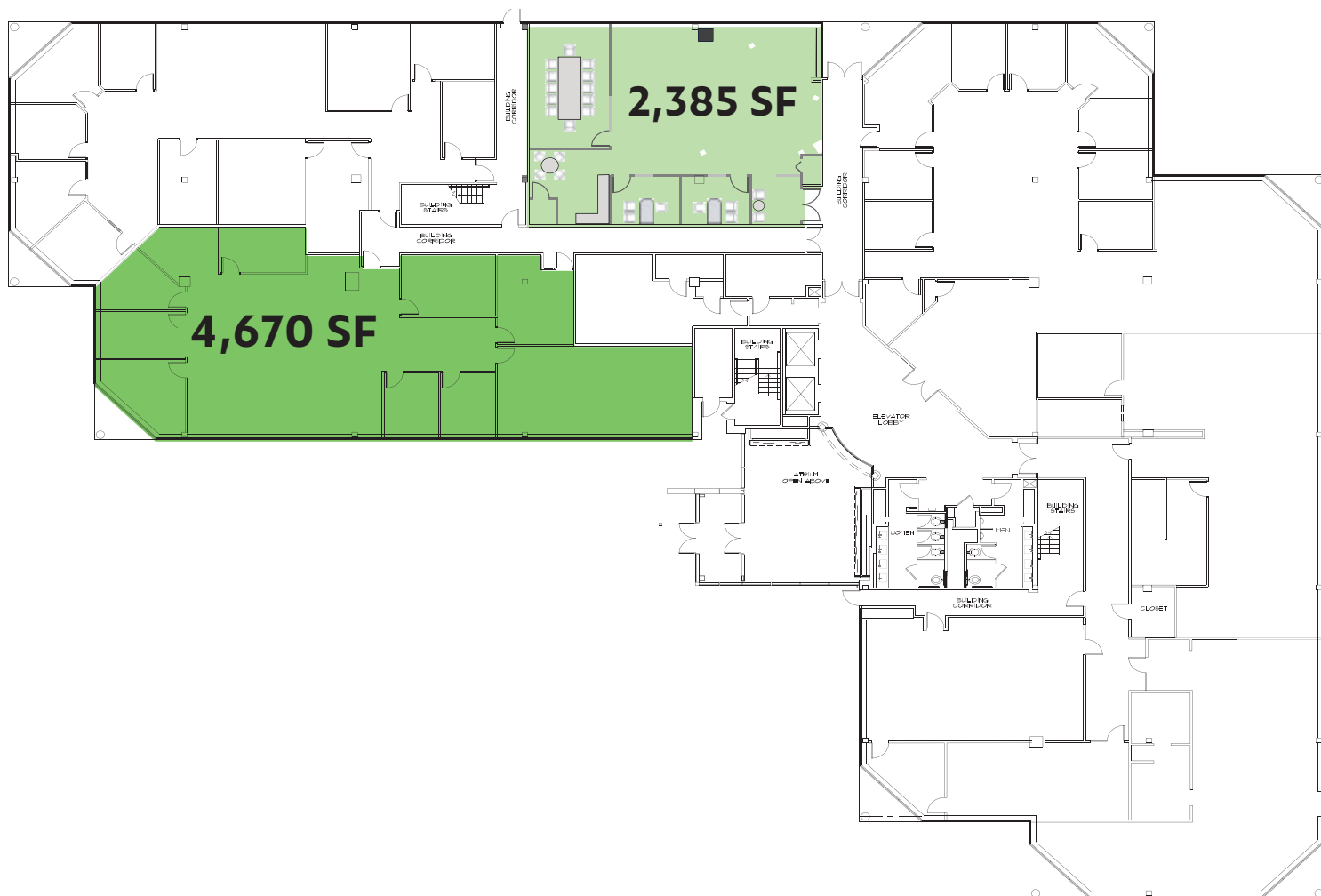
AVAILABILITIES | BUILDING 565

3RD FLOOR - 11,345 SF (5,388 SF, 4,152 SF, 1,805 SF)



AVAILABILITIES | BUILDING 575

1ST FLOOR - 4,670 SF 2,385 SF



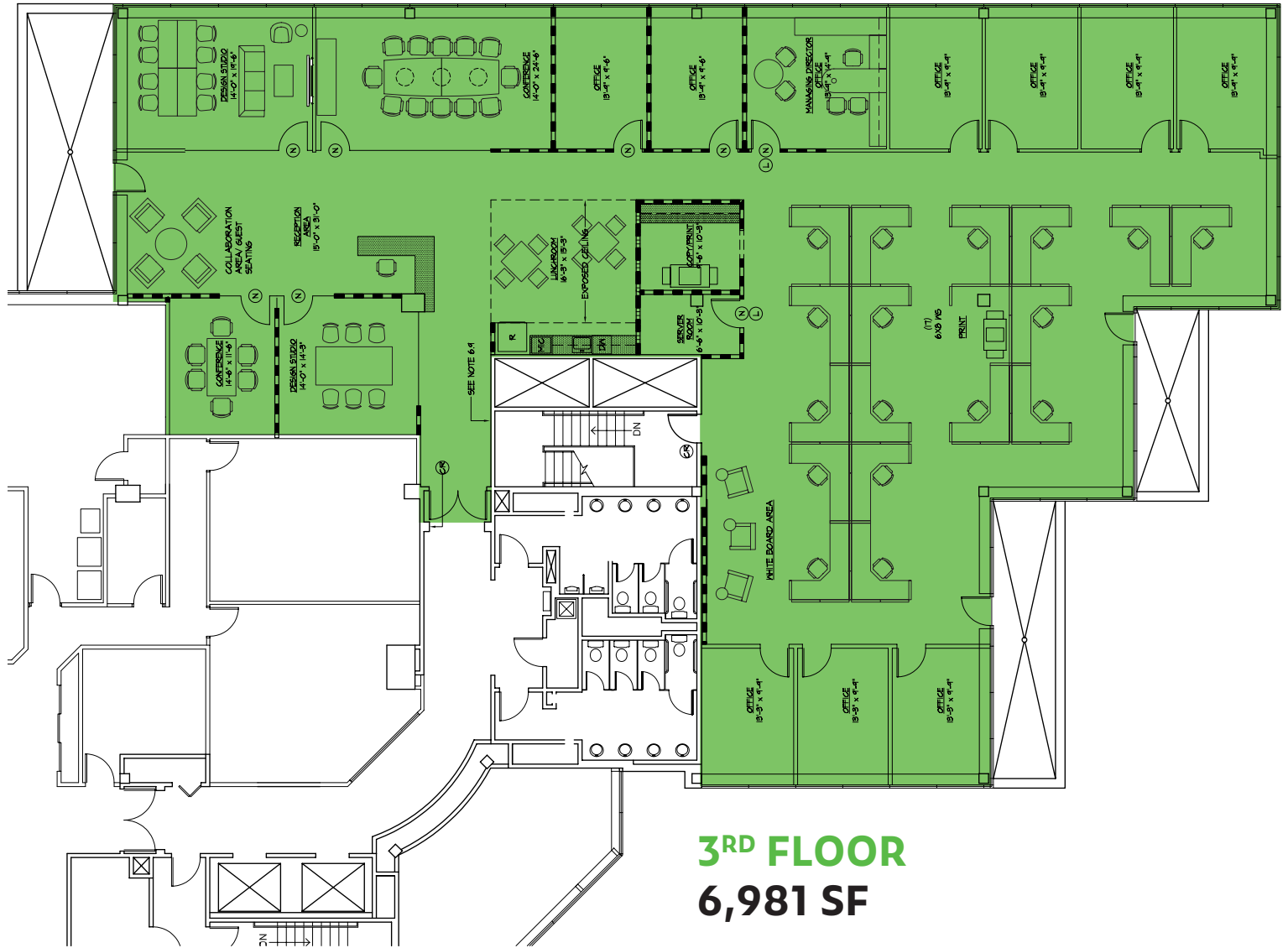
AVAILABILITIES | BUILDING 575

2ND FLOOR - 7,542 SF



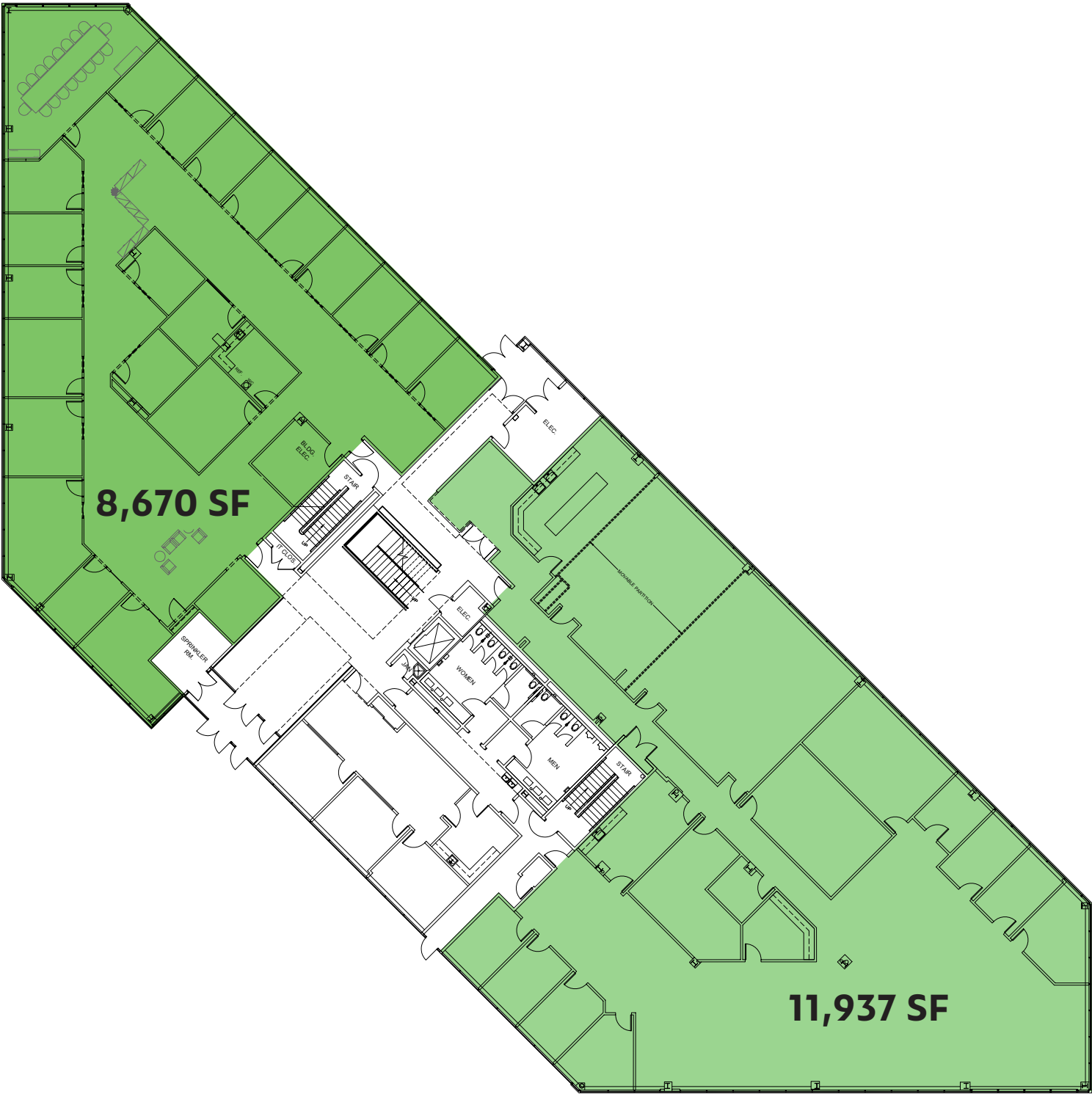
AVAILABILITIES | BUILDING 575

3RD FLOOR - 6,981 SF



AVAILABILITIES | BUILDING 585

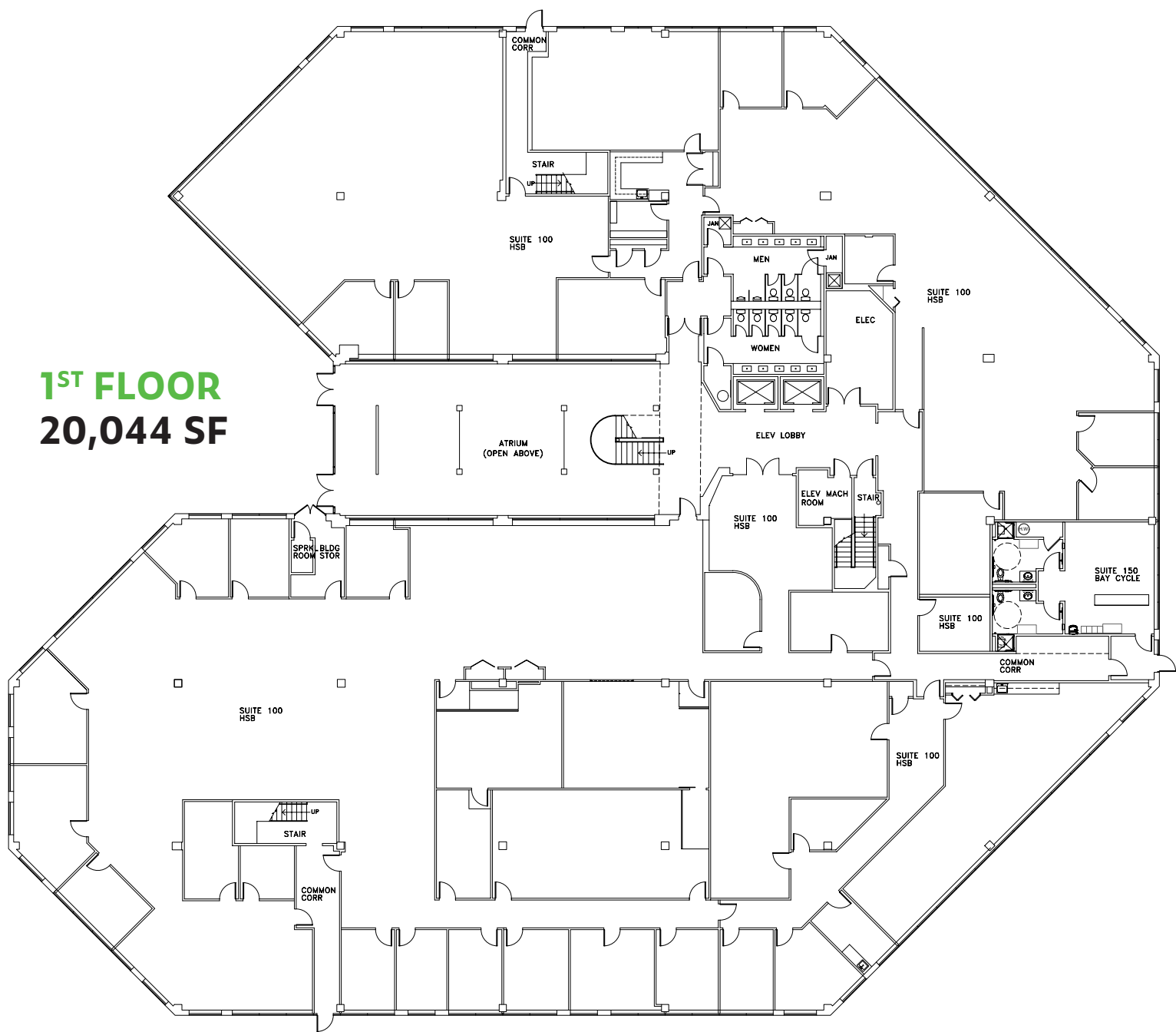
1ST FLOOR - 20,607 SF (11,937 SF & 8,670 SF)



AVAILABILITIES | BUILDING 595

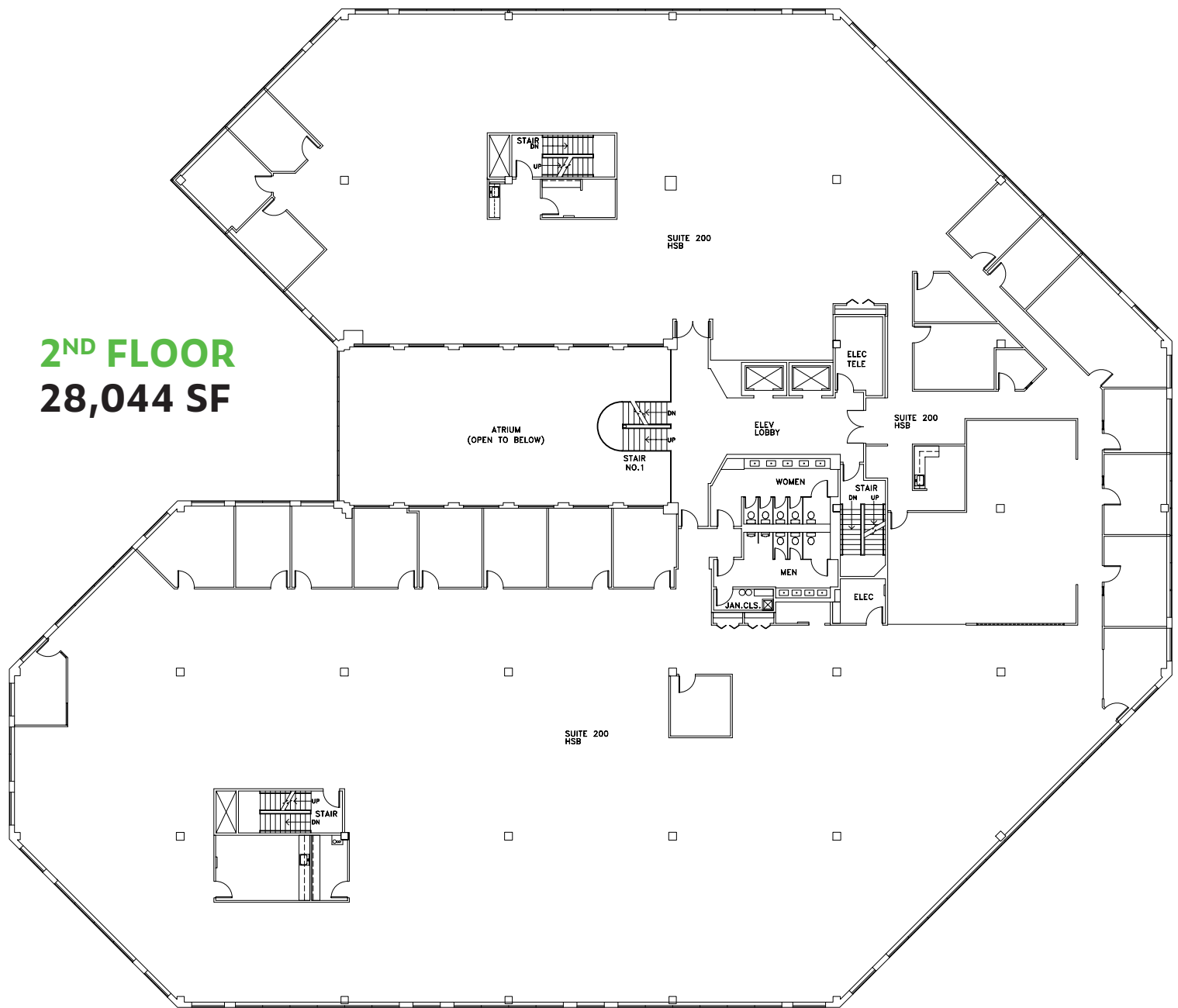
1ST FLOOR - 20,044 SF

1ST FLOOR
20,044 SF



AVAILABILITIES | BUILDING 595

2ND FLOOR - 28,044 SF



2ND FLOOR
28,044 SF

VALLEY FORGE
NATIONAL
HISTORIC PARK

Radisson

422

VALLEY FORGE
CASINO RESORT

Sheraton

276

HYATT

COSTCO
WHOLESALE

76

Creed's
SEAFOOD AND STEAKS

422

76

Wegmans

Walmart

KING OF PRUSSIA
A BIRCH HALL

202

COURTYARD
Marriott

TOWN CENTER

202

RUTH'S
CHRIS
STEAK HOUSE

76

GATEWAY
SHOPPING
CENTER

BAY
COLONY

SWEDSFORD ROAD

202

UNITED STATES
POST OFFICE

LIFETIME
FITNESS

LOCATION HIGHLIGHTS

30
MIN

Philadelphia International Airport

40
MIN

Wilmington, Delaware

25
MIN

Center City Philadelphia

10
MIN

Paoli Train Station

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An Investment of
**BRIDGE
INVESTMENT
GROUP**

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