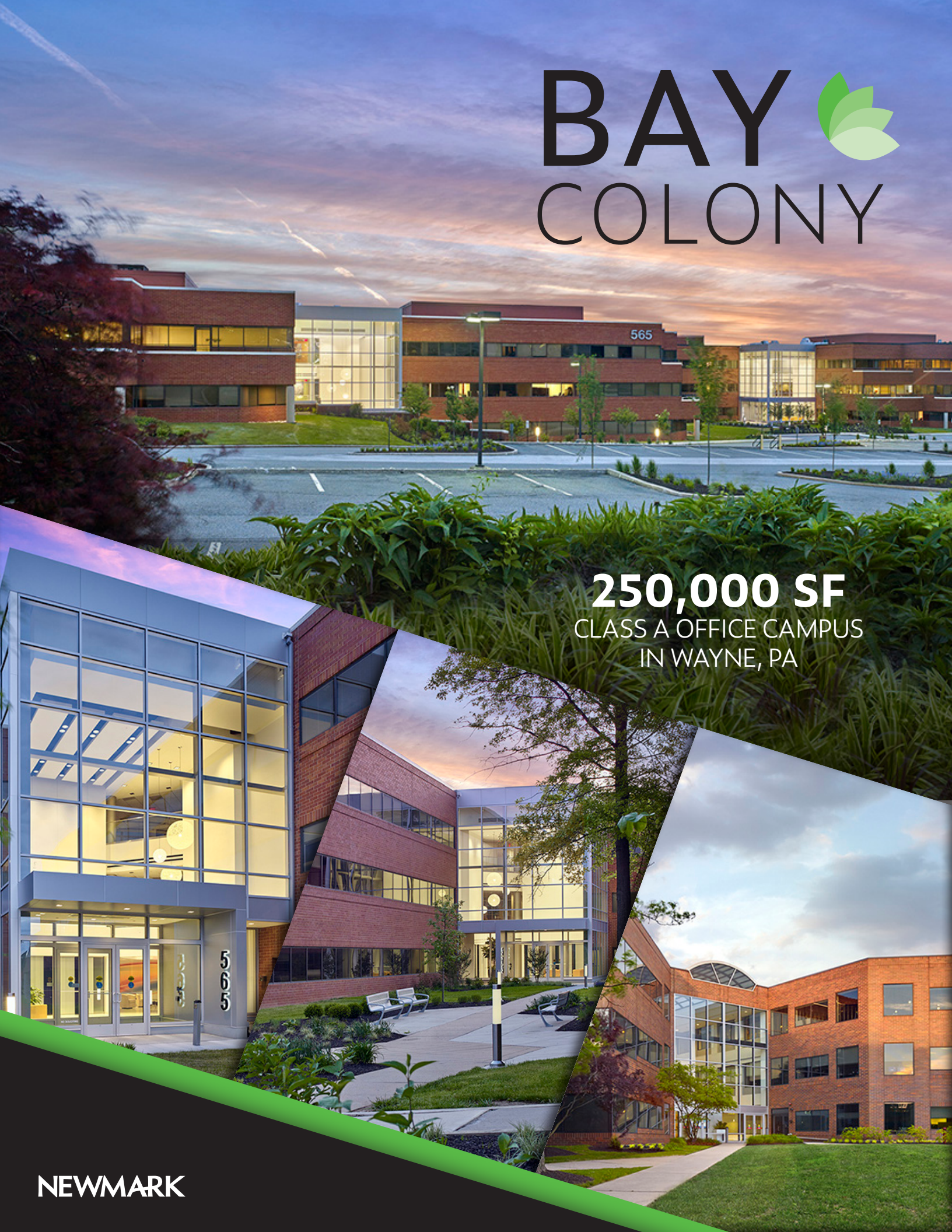


BAY COLONY



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

NEWMARK

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.

AVAILABILITIES | BUILDING 565

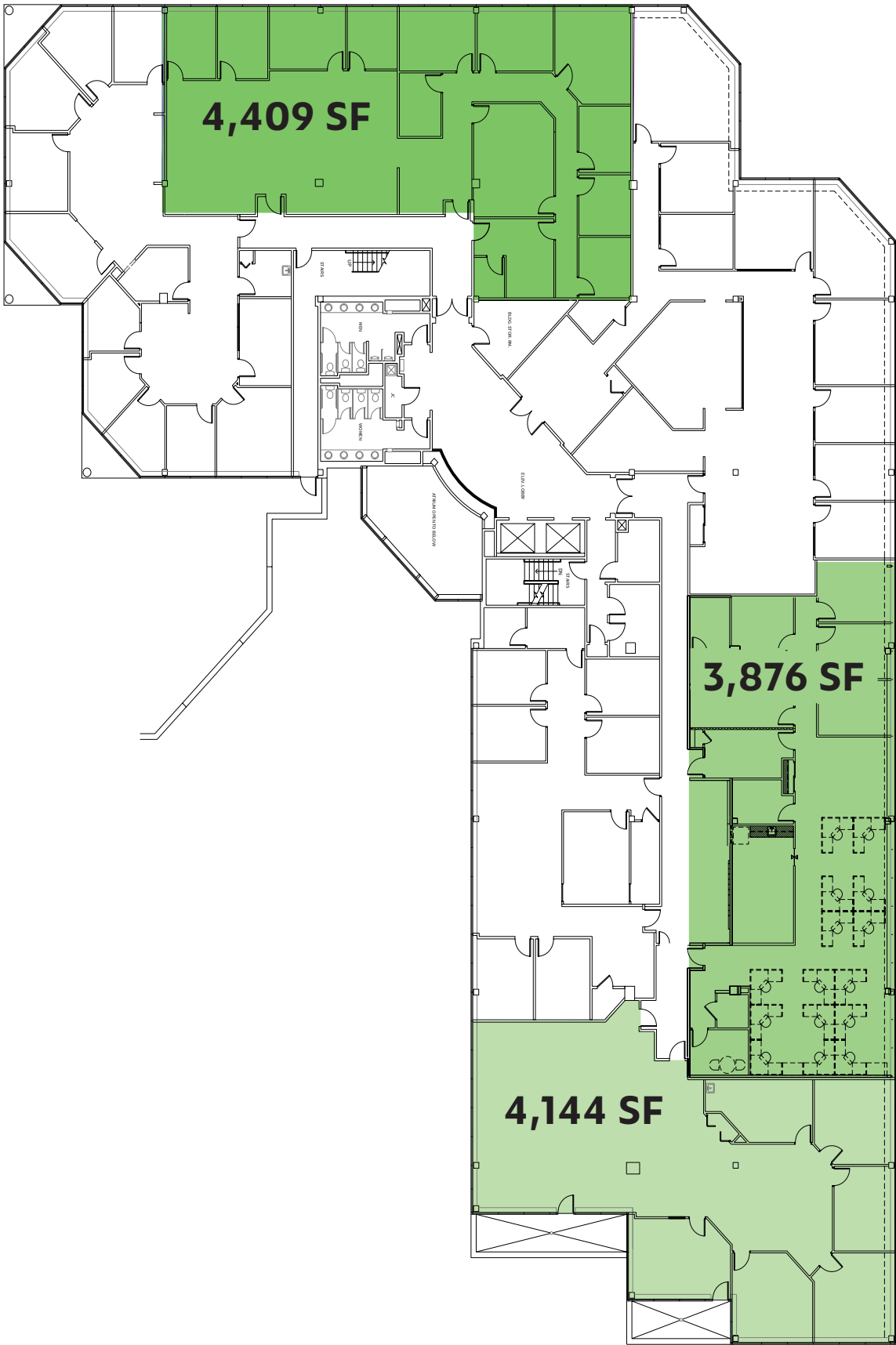
1ST FLOOR - 10,634 SF



AVAILABLE
8/1/2026

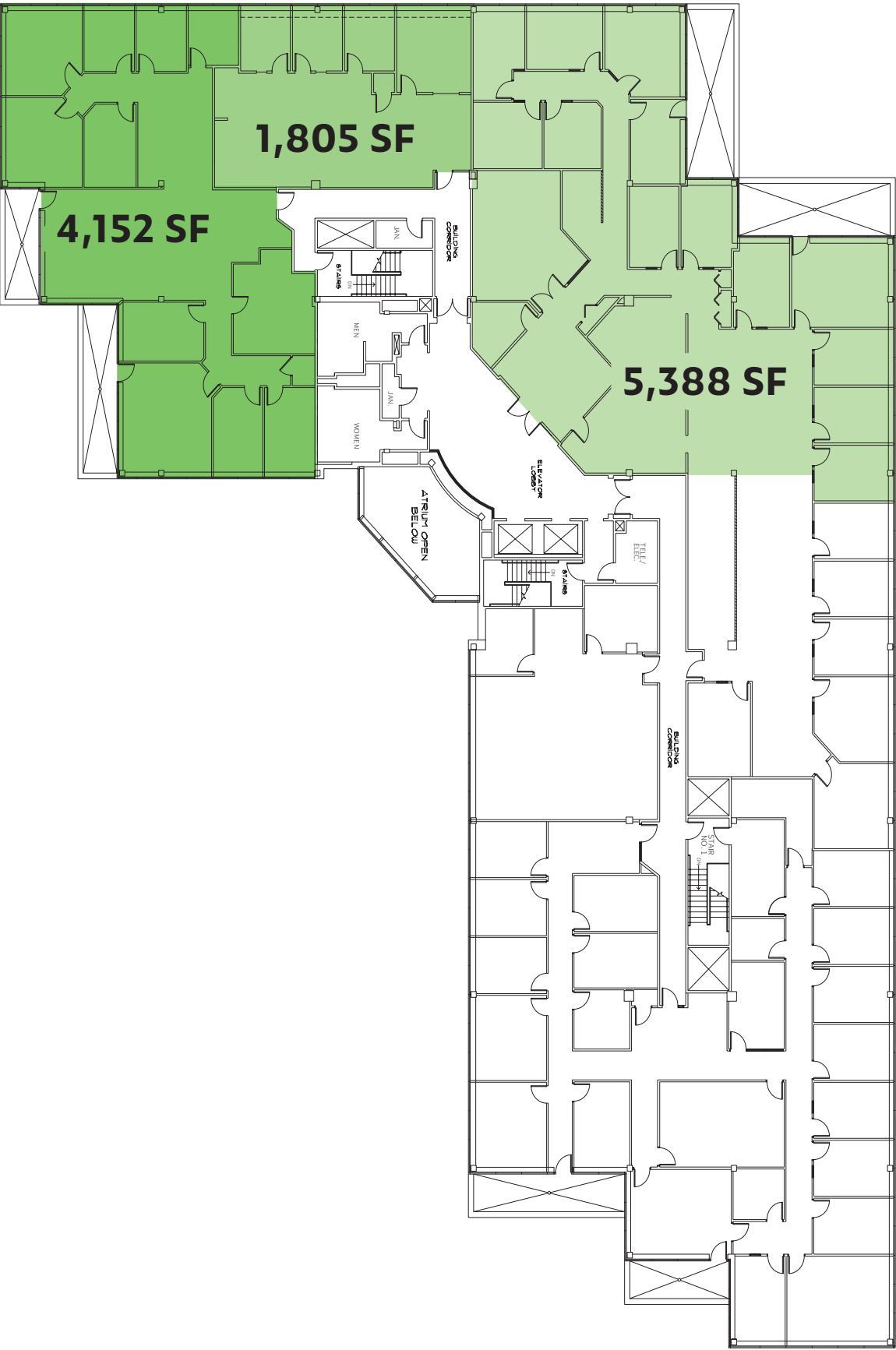
AVAILABILITIES | BUILDING 565

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



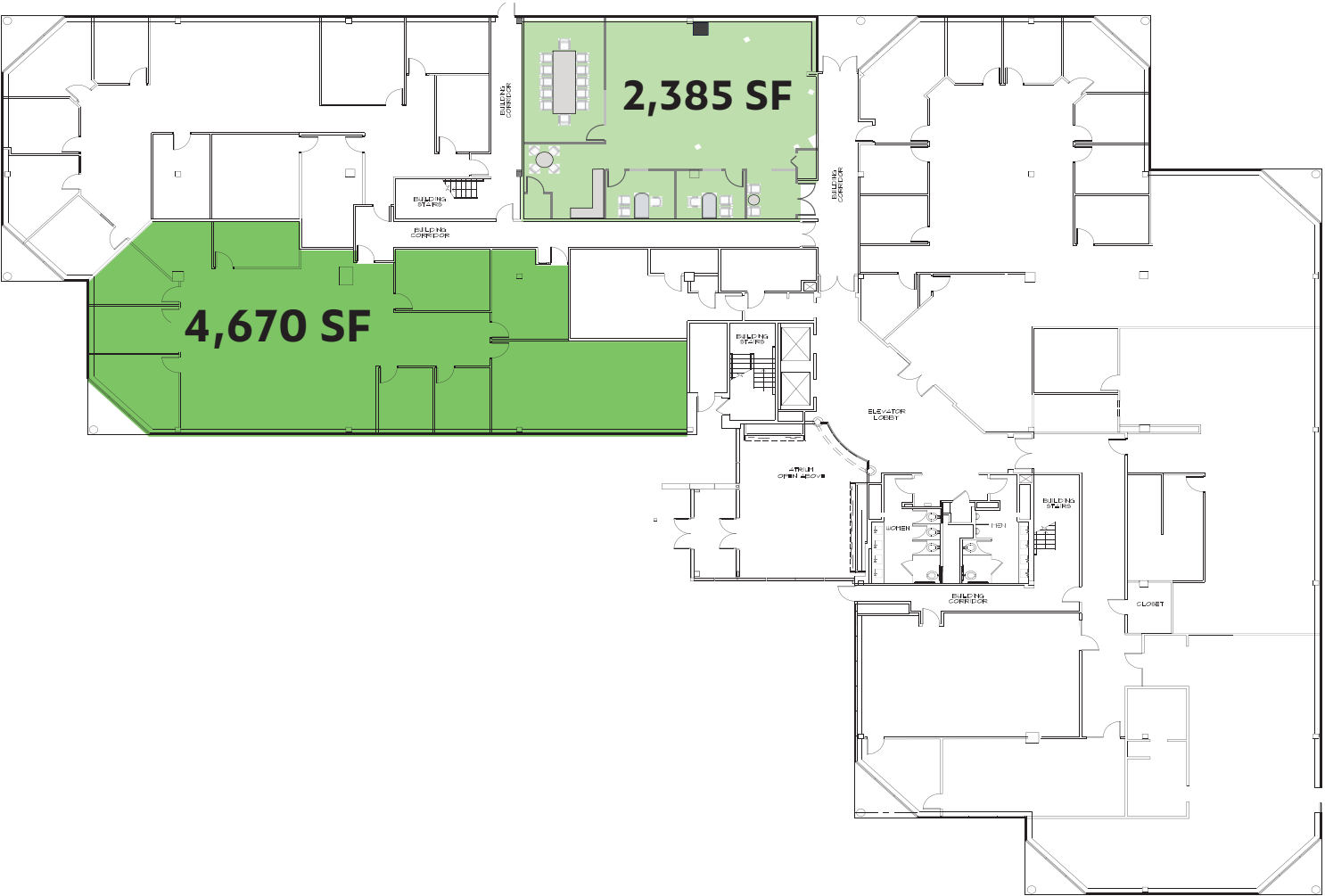
AVAILABILITIES | BUILDING 565

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



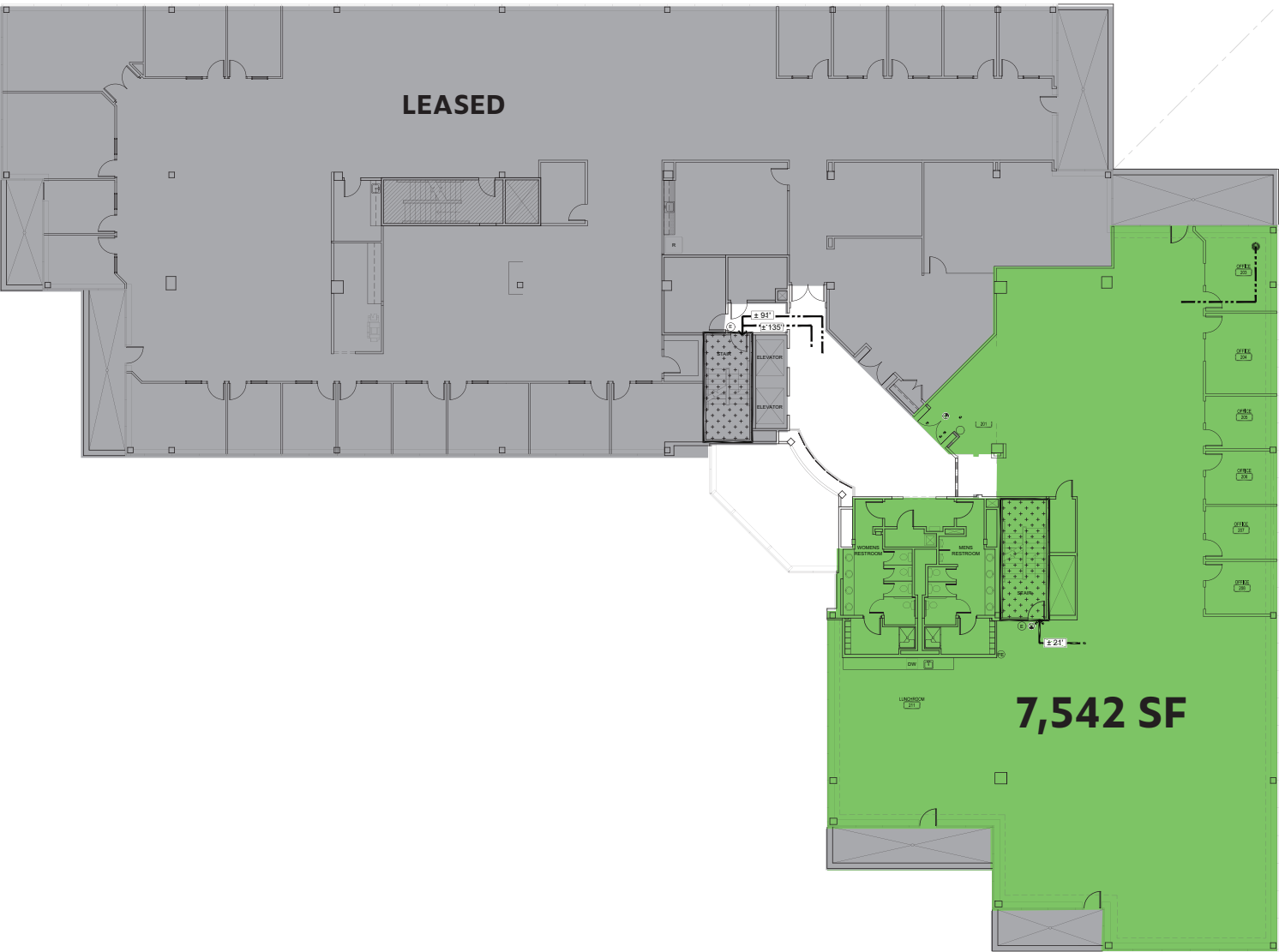
AVAILABILITIES | BUILDING 575

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



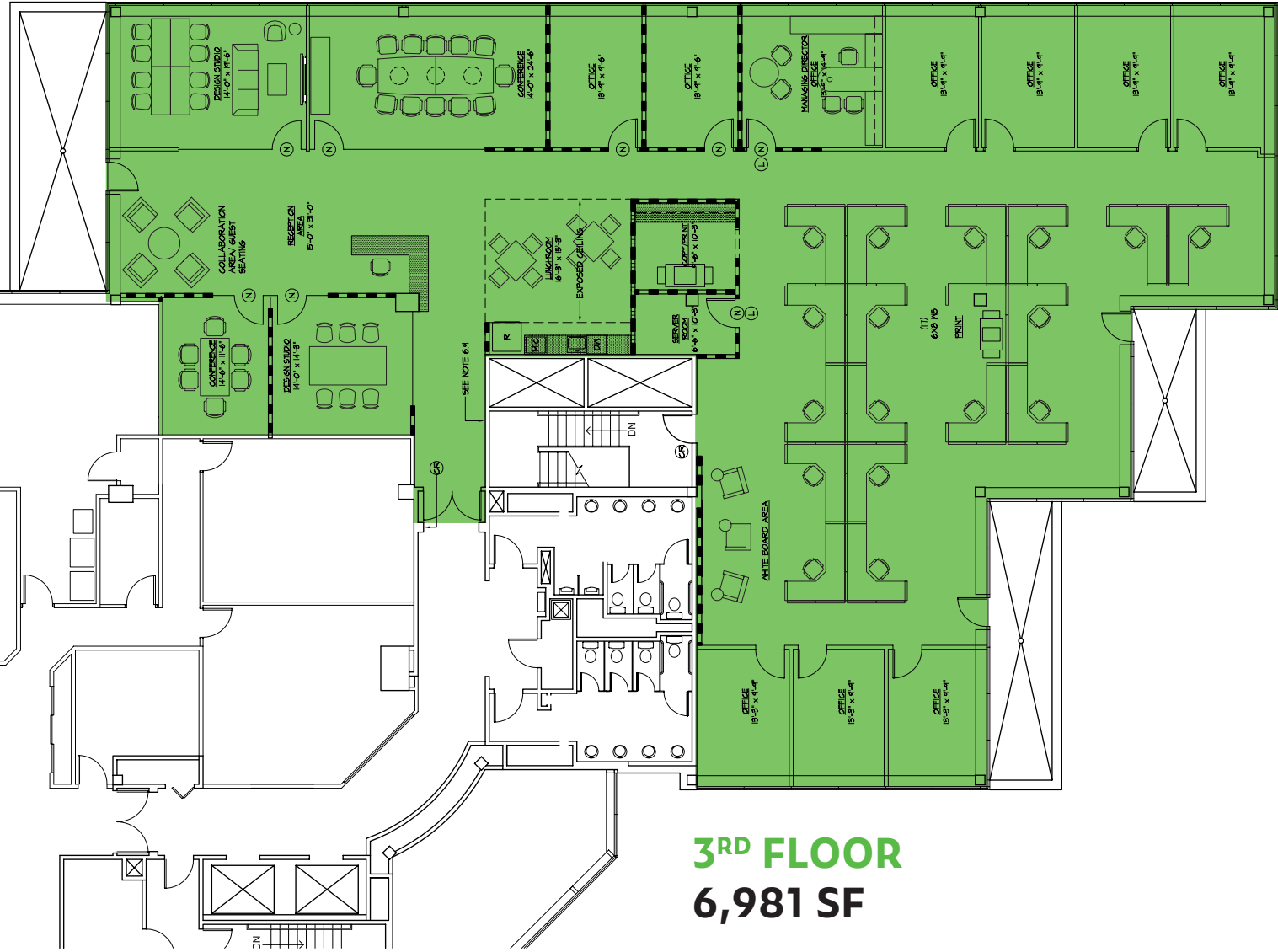
AVAILABILITIES | BUILDING 575

2ND FLOOR - 7,542 SF



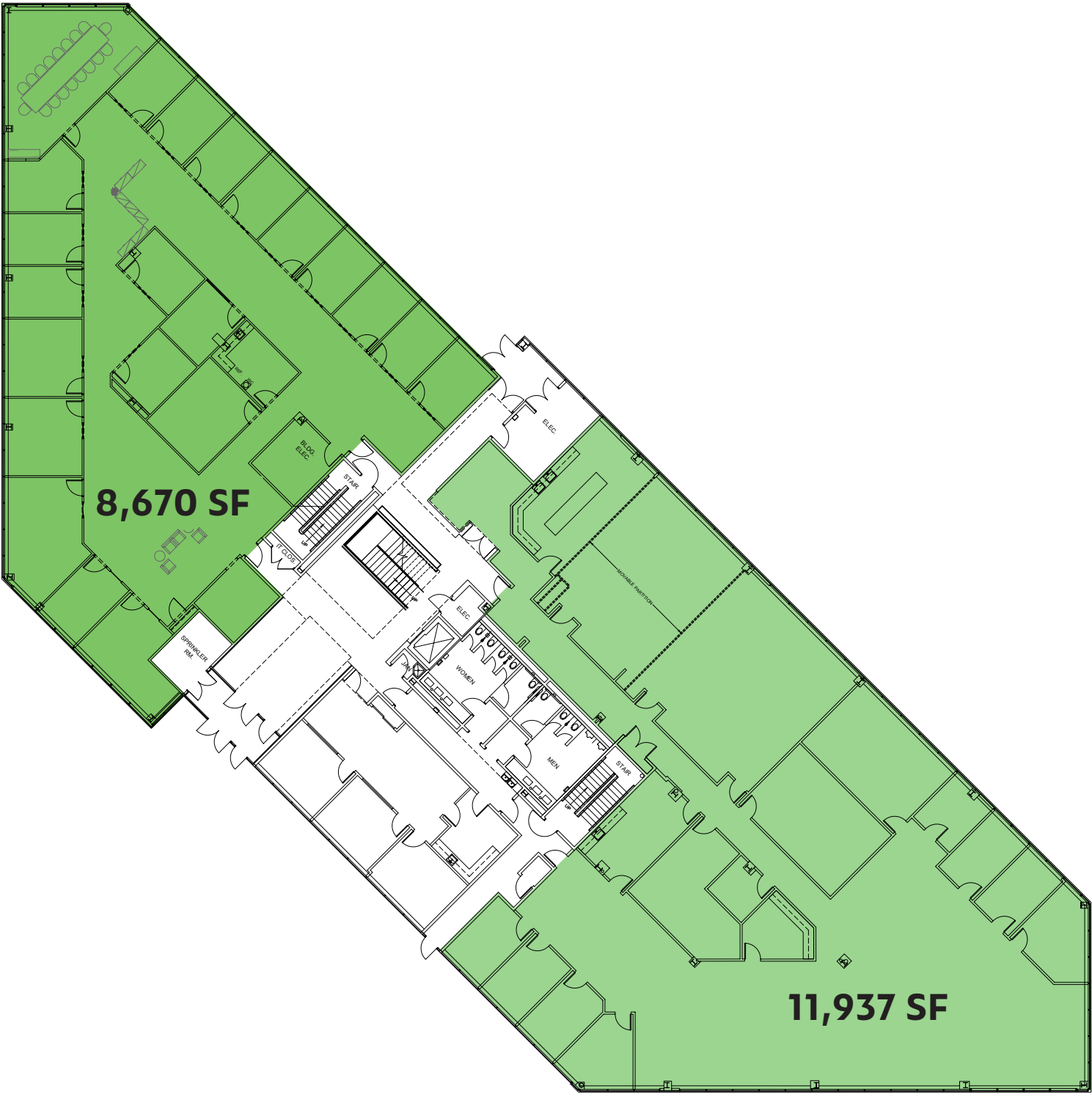
AVAILABILITIES | BUILDING 575

3RD FLOOR - 6,981 SF



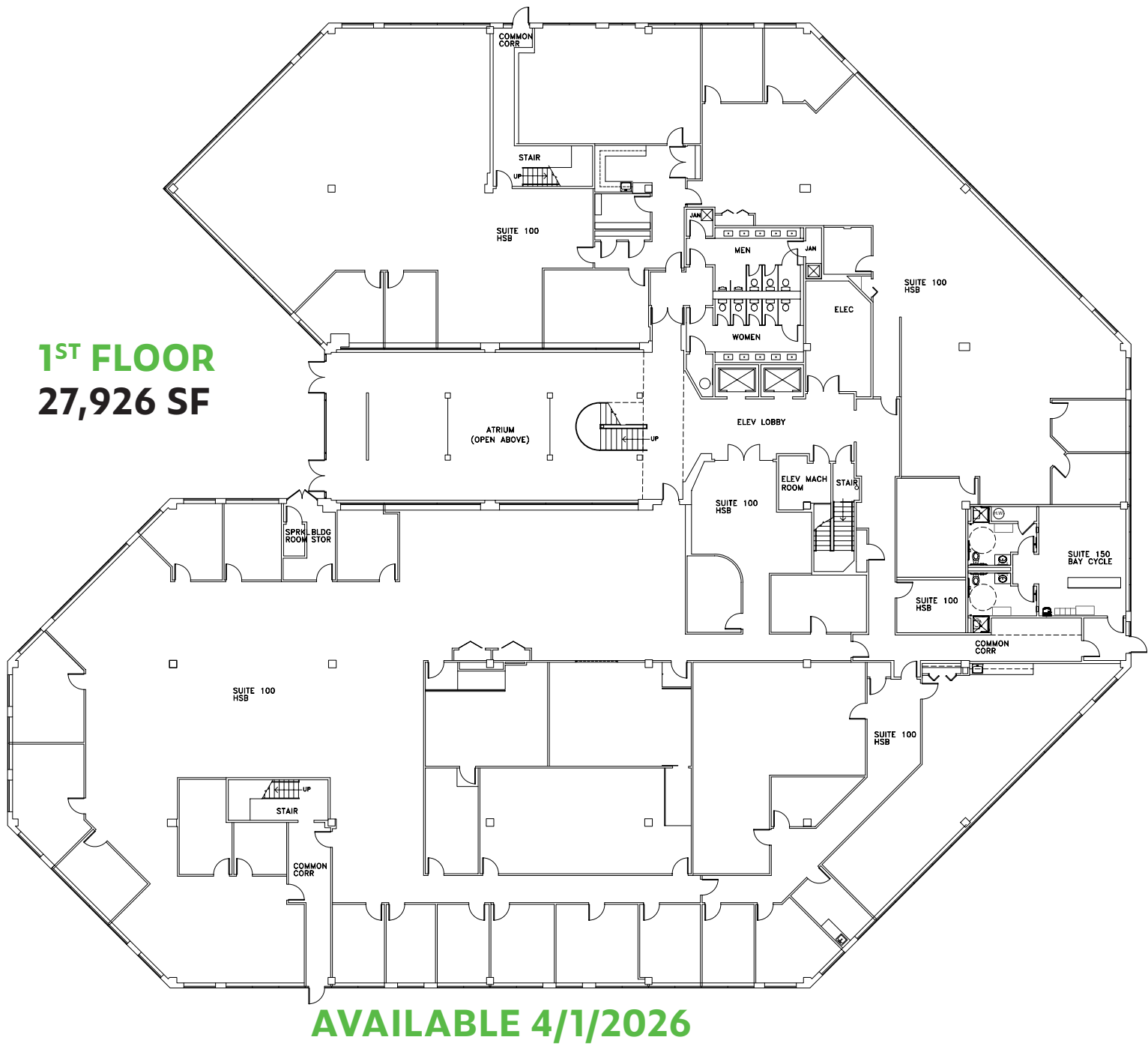
AVAILABILITIES | BUILDING 585

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



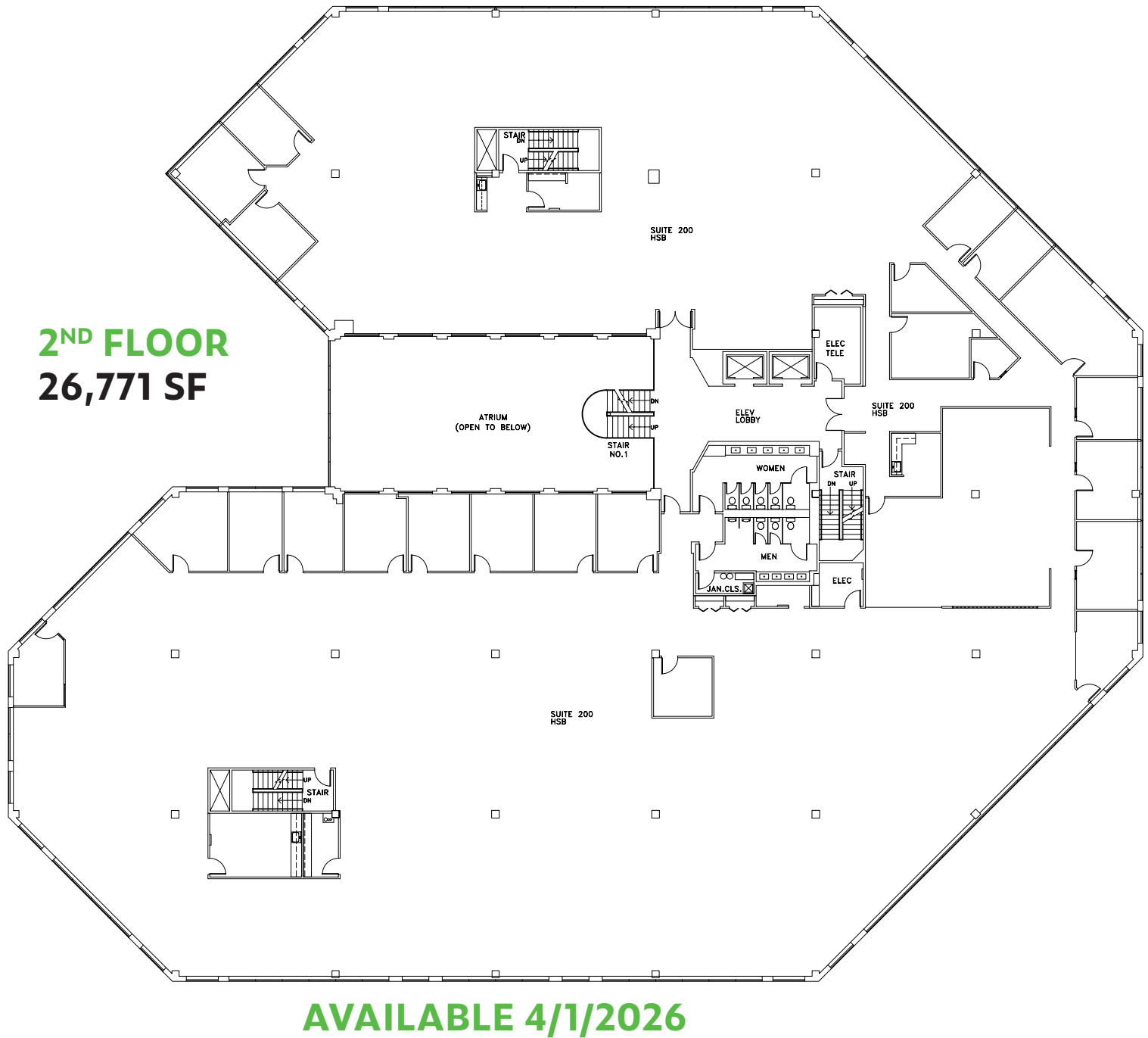
AVAILABILITIES | BUILDING 595

1ST FLOOR - 27,926 SF

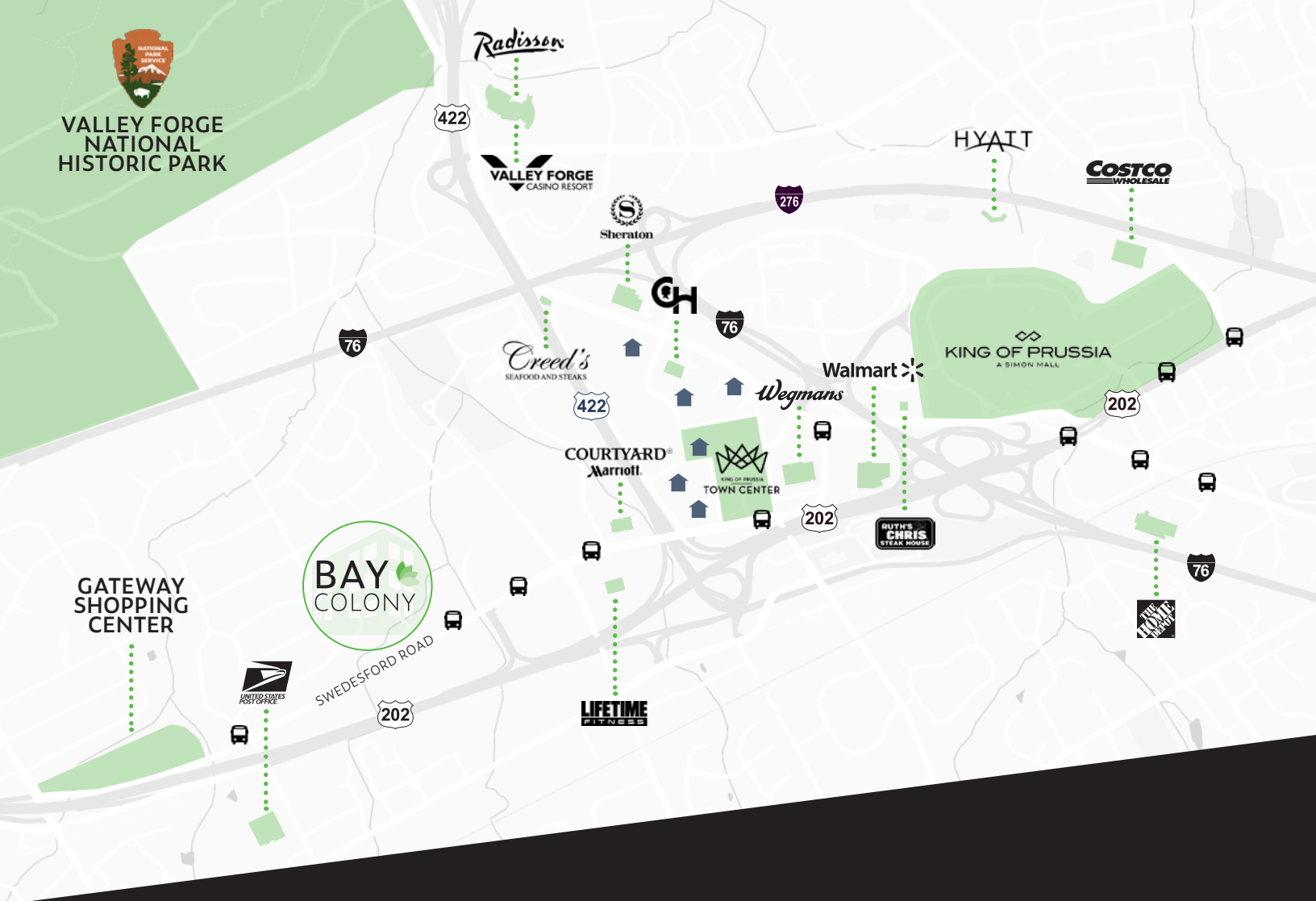


AVAILABILITIES | BUILDING 595

2ND FLOOR - 26,771 SF



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

1000 Continental Drive
Suite 200
King of Prussia, PA 19406
t 610-265-0600
nmrk.com

Licensed in PA as Newmark Real Estate

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**BRIDGE
INVESTMENT
GROUP**

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