SALE OR LEASE +/- 32,000 SF OFFICE BUILDING

367 EAGLEVIEW BLVD., EXTON, PA

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC

PROPERTY FEATURES

- +/- 32,000 SF 2-story office building located in Eagleview Corporate Center available for sale or lease.
- Prime professional office building featuring brick façade with continuous glass window lines, double-height atrium entrance, controlled building access, abundance of parking, 24/7 property management, and backup generator.
- +/- 15,000 SF available for lease on the first floor with reasonable subdivisions considered.
- The second floor is recently fit out with modern office design consisting of private offices, conference rooms, break rooms, kitchen, and bullpen areas.
- The entire building could be made available for sale or lease, or the Owner may consider a sale/leaseback of the occupied second-floor space at negotiable rate and term.
- Surrounded by luxury apartments and many retail, entertainment and restaurant options, including Eagleview Town Center.
- Convenient accessibility to the PA Turnpike, Rts. 100, 113, 202, 30

CONTACT INFORMATION

For more information on this property or to schedule an appointment, please contact:

Tom Taylor

Senior Vice President

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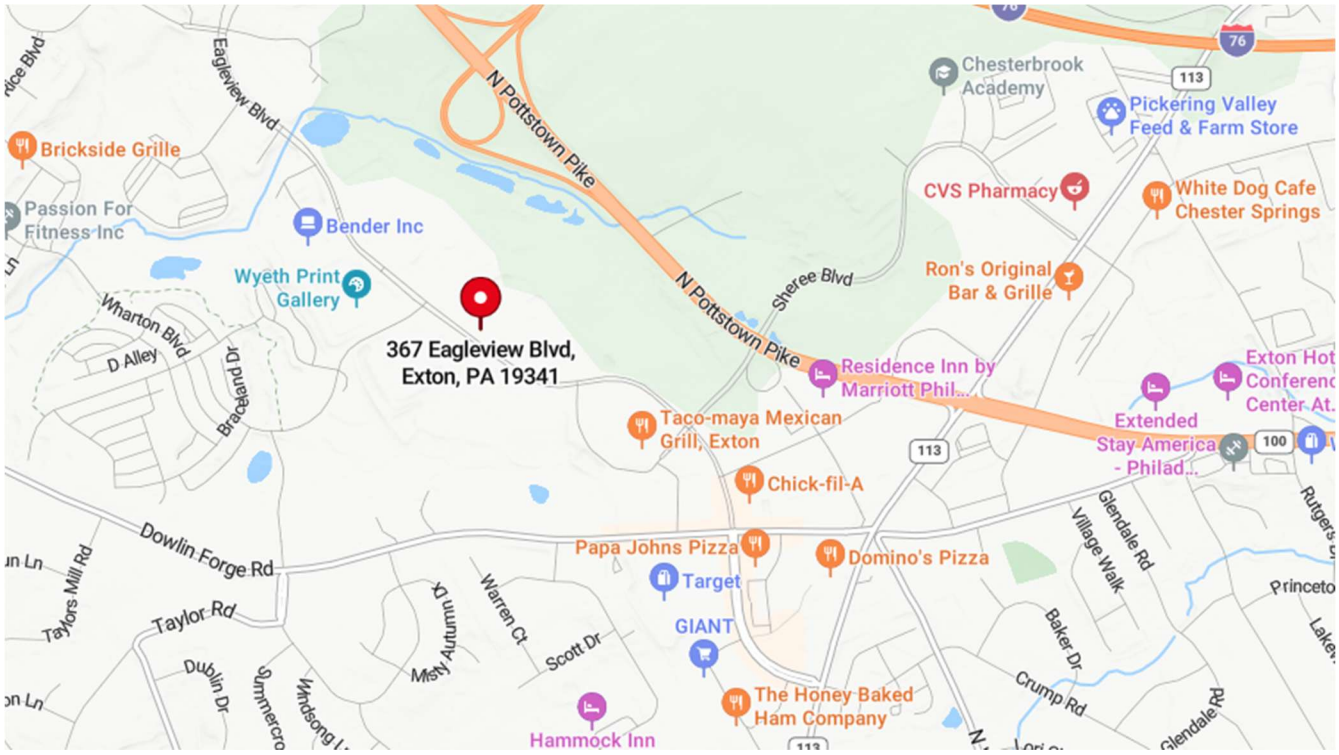
Email: ttaylor@briterealty.com

CELEBRATING 37 YEARS

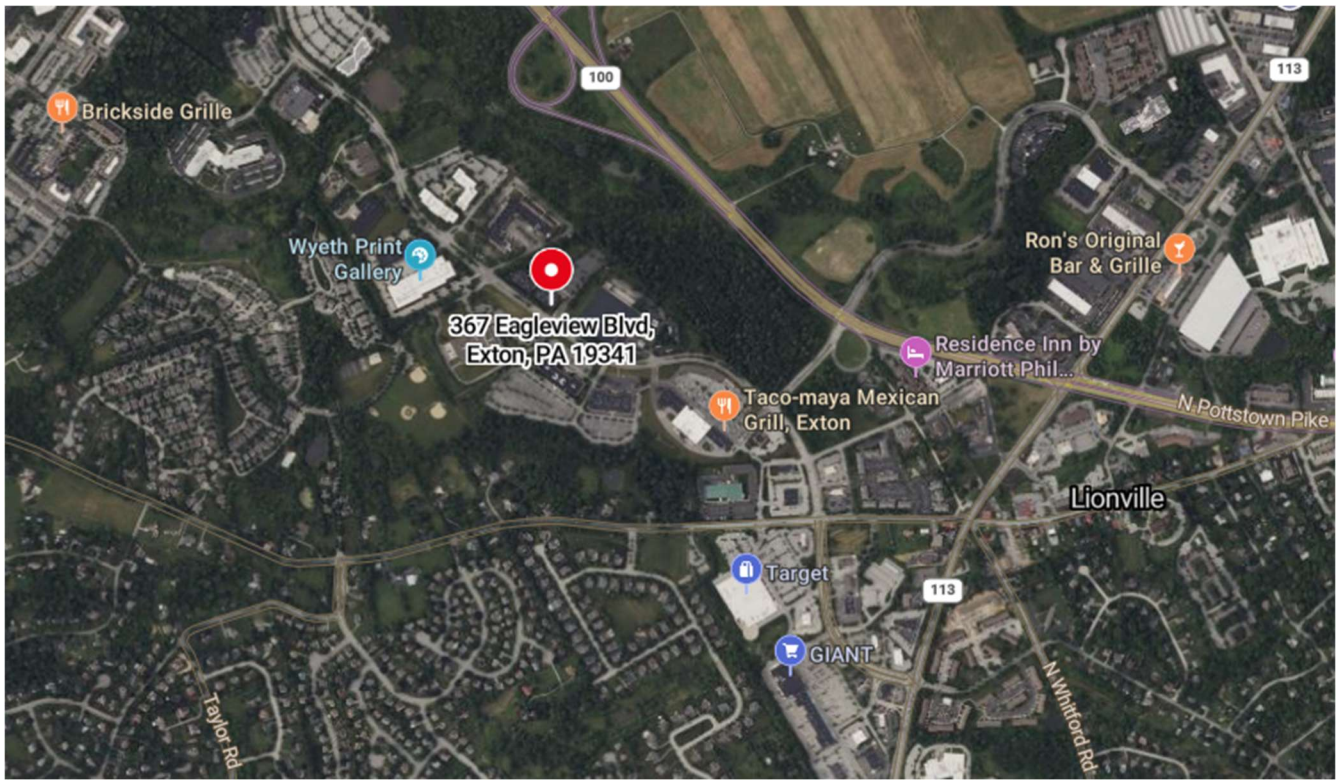
BRITE REALTY SERVICES, INC.

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy, but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

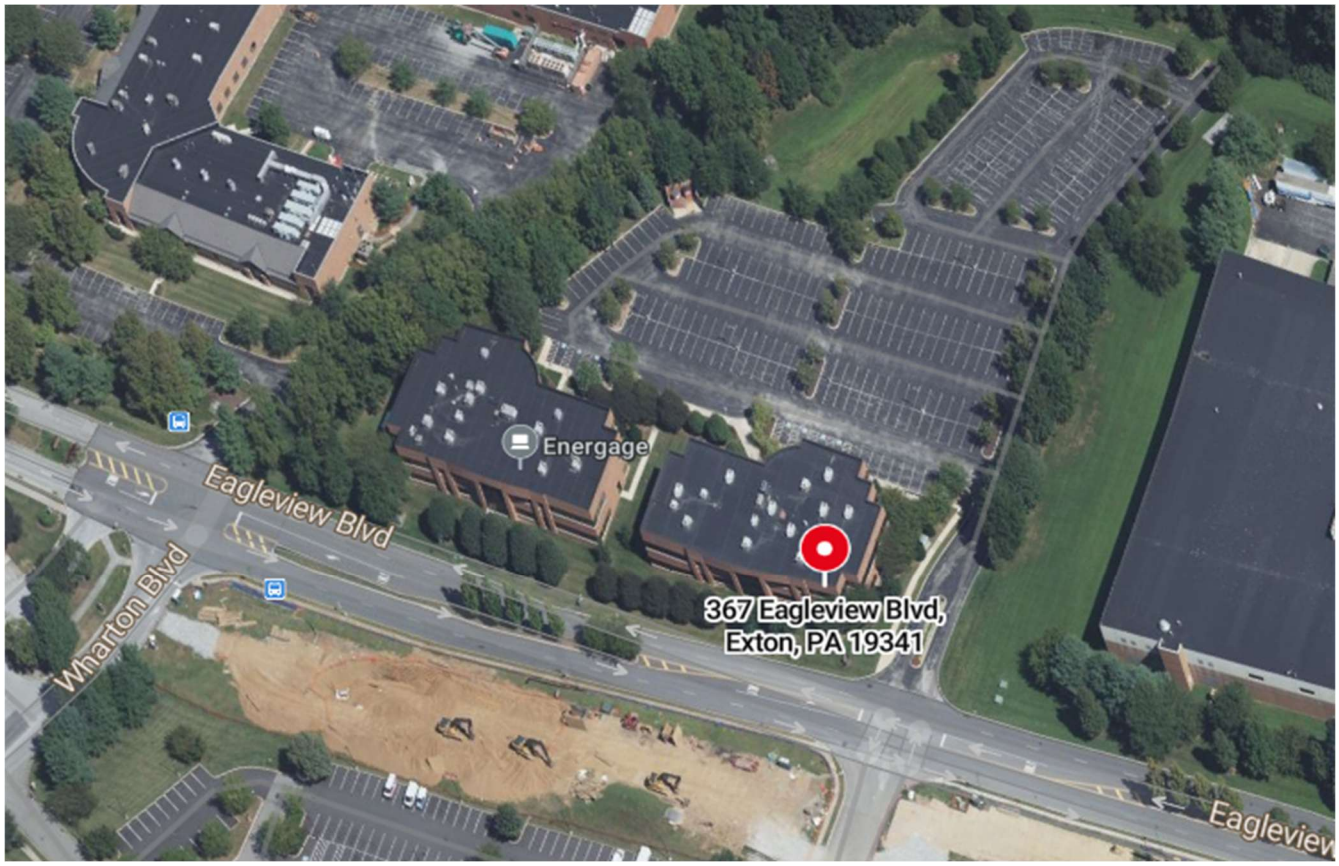
ROAD MAP VIEW



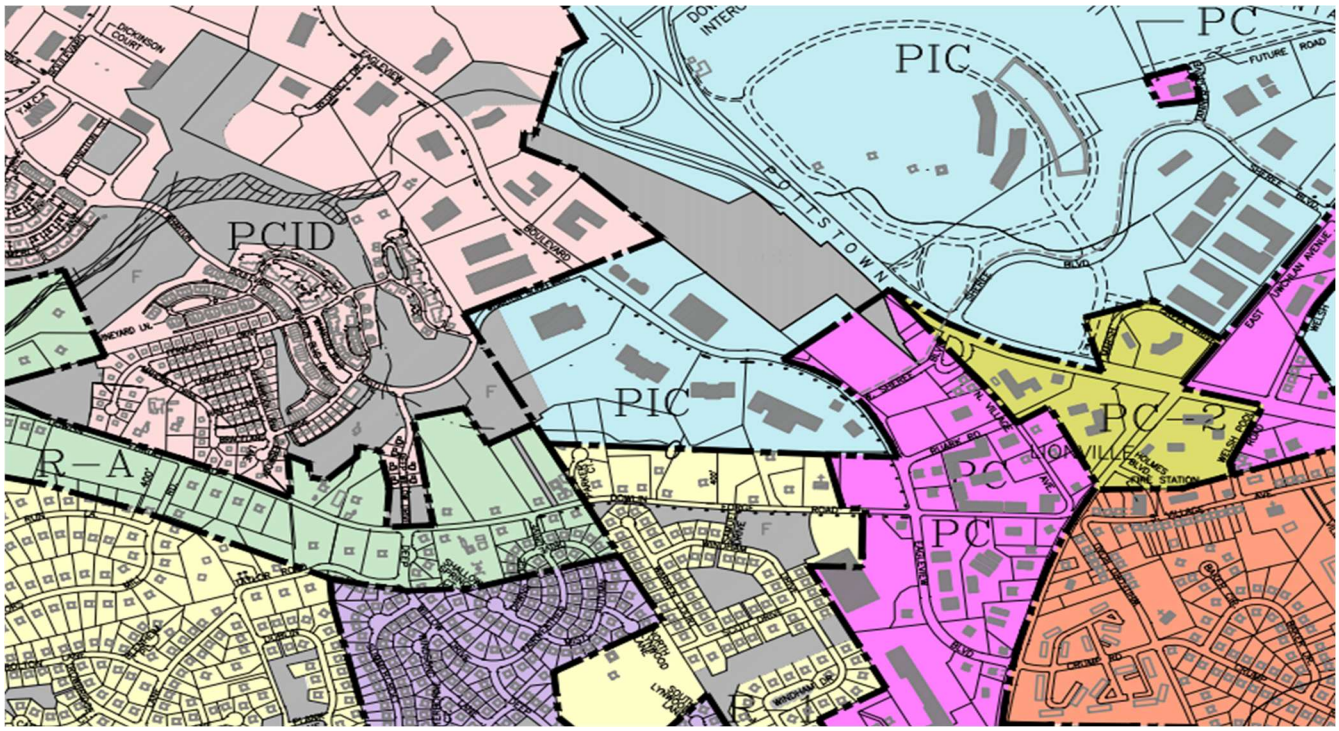
AERIAL VIEW



BIRD'S EYE VIEW



ZONING MAP



ZONING – PIC – PLANNED INDUSTRIAL-COMMERCIAL DISTRICT

507.1 Purpose. The purpose of the PIC Planned Industrial-Commercial District is to provide sufficient space in appropriate locations to meet current and anticipated future regional needs for large-site industrial and commercial development appropriate to the community. It is further intended that the PIC District encourage industrial and commercial development that will benefit the community and the region, both economically and aesthetically, by permitting investment in a planned facility that will provide for the location of several plants and/or commercial establishments to insure efficient integration and consolidation of access to existing and planned future roadways and utilities. The requirement for a plan will provide the Board of Supervisors with a means to review proposals and permit the development of those facilities which, in addition to demonstrating a contribution to the community and the region, would incorporate design innovations in buildings and landscaping that would minimize any adverse impacts on adjacent uses. It is envisioned that these benefits would accrue with the development of a unified tract designed to integrate various, single industrial plants and/or commercial establishments. Any use permitted in this district by right, special exception or condition and described in § 611 of this ordinance is subject to the requirements set forth in § 611.

507.2 Review procedures. Planned Industrial-Commercial developments shall be subject to the procedures for site plan review and approval established by the Township Subdivision and Land Development.

507.3 Permitted uses.

a. Manufacturing, wholesaling, processing, warehousing and distributing, provided that no bulk storage of liquid or gaseous fuels shall be permitted except for consumption on the premises.

b. Laboratory for scientific research and development.

c. Agriculture, except intensive agriculture.

d. Passenger station for public transportation; electric substations; telephone central office.

e. Theater (movie or performing) within a permanent building; library, civic or cultural center.

f. Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service, job printing.

g. Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.

h. Automobile court or motel, bowling lanes or other similar place of indoor recreation.

i. Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.

j. Frozen food lockers, wholesaling, warehousing, distributing, provided that all parking, loading and unloading shall be in the rear of the building and screened from a side street if on a corner lot.

k. Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional service, such as a bank, financial institution, mortician, the sale of real estate and business office, including the showing of samples, sale promotion and demonstration of equipment; provided, however, that no merchandise shall be warehoused on the premises for sale, exchange or delivery thereon, and further provided that nothing

herein preclude sale or manufacturers' representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of PIC Planned Industrial-Commercial District.

l. Wholesale establishment for the sale and distribution of dry goods, drugs, foods, variety and general merchandise, hardware, household furnishing, electrical appliances and supplies, job printing.

m. Wholesale establishment for the sale of plumbing and heating equipment and supplies, lumberyard, including the customary storage and work yards incidental thereto when screened by a fence, wall or planting screen.

n. Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshal, with regard to compliance with all safety regulations.

o. Churches.

p. Public uses, structures, or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.[1]

[1]*Editor's Note: Former Section 507.3.q, regarding regional shopping centers, added 8-5-1996 by Ord. No. 96-06, which immediately followed this subsection, was deleted at time of adoption of Code (see Ch. **1**, General Provisions, Art. **I**).*

507.4 Permitted accessory uses located on the same lot with the permitted principal uses.

a. Private parking areas pursuant to § 607.

b. Signs pursuant to § 606.

c. Other accessory uses, structures or buildings, provided such are clearly incidental to the principal use.

507.5 Uses permitted by conditional use.

a. Shopping centers pursuant to § 605.

b.

(1) Structures over 2 1/2 stories or 35 feet in height up to 65 feet in height may be permitted, provided they are sprinklered according to the provisions of the Uwchlan Township Fire Code, and provided that for each foot in excess of 35 feet, there shall be a corresponding decrease in both maximum impervious coverage and building coverage by 0.7% and provided such height increase does not impinge on the rights of existing or future residents in the community.

(2) Public and private wireless communication facilities.
[Amended 2-22-1999 by Ord. No. 99-04; 10-22-2009 by Ord. No. 2009-04; 10-14-2014 by Ord. No. 2014-03]

c. Facilities for outdoor recreation, not including shooting or archery ranges, motor vehicle racing or amusement parks.

d. Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.

e. Off-premises outdoor advertising signs, subject to the regulations of § 606.
[Added 1-24-2000 by Ord. No. 2000-01]

f. Hospitals.
[Added 12-9-2013 by Ord. No. 2013-06]

g. Any legitimate use not specifically provided for in any zoning district and which is not inherently objectionable.
[Added 12-9-2013 by Ord. No. 2013-06]

507.6 Uses permitted by special exception.

a. Gasoline service station, provided that no station be located closer than a five-hundred-foot radius from the next nearest gasoline service station property line.

b. Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.

c. Commercial uses or activities which are customarily and directly related to the comfort and convenience of the traveling public, including rest facilities designed and operated exclusively for licensed truckers, when maintained in strict accordance with the regulations of the Pennsylvania Department of Labor and Industry, and any other public agency having jurisdiction.

d. A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in § 610.

e. Accessory uses not located on the same lot with the permitted principal use.

507.7 Minimum lot size.

a. Area: five acres.

b. Width: 200 feet.

507.8 Minimum yard dimensions, setbacks and buffers.
[Amended 8-14-2000 by Ord. No. 2000-09]

a. Front yard: Minimum of 40 feet, except when an agricultural or residential district is adjacent to the front yard, in which case front yard setback shall be 150 feet minimum in conformance with Subsection e, below.

b. Each side yard: Minimum of 15 feet, except when an agricultural or residential district or lot containing an occupied dwelling is adjacent to the side yard, in which case the side yard setback shall be 150 feet in conformance with Subsection e, below, on the side thus abutted. On a corner lot there shall be a side yard of not less than 40 feet.
c. Rear yard: Minimum of 15 feet, except when an agricultural or residential district or lot containing an occupied dwelling unit is adjacent to the rear yard, in which case the rear yard setback shall be 150 feet in conformance with Subsection e, below.

d. By conditional use. Subject to § 806, the setbacks required when a building abuts a residential or agricultural district or a lot containing an occupied dwelling may be reduced from 150 feet to a distance determined by the Board of Supervisors to be sufficient to allow for proper protection of abutting property and its use but in no case to a distance less than the district normally requires.

e. In every instance where a setback of 150 feet is required by this section or a reduced setback is approved by conditional use pursuant to Subsection f, below, the said setback shall be improved as a buffer and shall provide on installation a year-round visual screen by a combination of planted berms, fences, walls, coniferous and deciduous trees, shrubs and other plantings. No other structures or signage (excepting underground utilities) shall be permitted within the setback buffer and no parking shall be there located. Impervious surfaces within the setback buffer shall be limited to necessary access drives designed and located so as to minimize the interruption of the visual screen. The following additional requirements shall also be met:

1. A setback buffer plan prepared and sealed by and over the signature of a registered landscape architect authorized to provide professional services in the Commonwealth of Pennsylvania shall be submitted as an integral component of the application for special exception, conditional use approval, or preliminary subdivision and land development plan approval, whichever is first submitted. The said plan shall comply with the general requirements applicable to preliminary subdivision and land development plan submissions and shall contain sufficient information to determine compliance with this section.

2. Berms shall be employed whenever the existing topography permits.

3. Existing mature trees located within the setback buffer shall be preserved using, where necessary, tree wells and/or tree walls and, where preserved, shall be counted toward the satisfaction of the numerical planting requirements of this section.

4. Where fences and walls are employed to create the mandatory visual screen they shall be not less than eight feet in height (except within clear-sight triangles).

5. The type, design, location, configuration, materials, and colors of fences and walls shall be responsive to the visual and aesthetic characteristic of the tract and adjoining lands and uses, shall create visual interest from the perspective of adjoining properties, and shall avoid conflict with the character of adjoining uses.

6. In those areas of the setback buffer improved with an approved fence or wall, there shall additionally be planted on the side of the fence or wall facing the adjoining property: one coniferous tree per 20 lineal feet of buffer, one canopy tree per 30 lineal feet of buffer, one flowering tree per 60 lineal feet of buffer, and one each of deciduous and flowering shrubs (at a ratio of one-to-one) per 30 lineal feet of buffer.

7. In those areas of the setback buffer not proposed to be improved with a fence or wall, there shall be planted: two coniferous trees, one canopy tree, one flowering tree, and one deciduous or one flowering shrub (at a ratio of one-to-one) per 20 lineal feet of buffer planted generally in a double staggered row so as to achieve a naturalistic effect to the maximum extent consistent with the requirement of providing on installation a year-round visual screen.

8. Canopy trees shall be of an approved species and not less than three lineal inches in caliper on installation; coniferous trees shall be of an approved species and not less than eight feet in height on installation; shrubs shall be of an approved species and not less than two feet in height on installation.

9. All plantings shall conform to the most current edition of the "American Standard for Nursery Stock" of the American Association of Nurserymen; shall be typical of their species and variety, have normal growth habits, well developed, densely foliated branches, and vigorous, fibrous root systems; and shall be freshly dug and/or containerized nursery-grown stock, free from defects, injuries, diseases, and pests.

10. The estimated cost of all proposed setback buffer plantings and structures shall be included in the financial security posted in conformance with Section 509 of the Pennsylvania Municipalities Planning Code, 53 P.S § 10509.

11. A two-year maintenance and replacement guarantee for all plantings shall be provided to the Township by the landscaping contractor. Following the expiration of the guarantee, all dead and injured plantings shall be promptly removed and replaced by the landowner. All setback buffer plantings and improvements shall be maintained by the landowner.

f. Notwithstanding the provisions of Subsections 507.8.a through c above, when a lot in the Planned Industrial-Commercial District abuts a lot that is subject to a use or conservation easement or restriction which requires the lot thus abutted to be used for agricultural or open space purposes, the front, rear or side yard buffer setback required by Subsections 507.8.a through c on the side thus abutted may, if approved by conditional use by the Board of Supervisors, be reduced to the greater of 75 feet or three feet for every one foot of building height on the PCID lot (to a maximum setback requirement of 150 feet), even if said agricultural or open space lot contains an occupied dwelling. The provisions of Subsection 507.8.e above shall apply to any front, rear or side yard governed by this Subsection f, but only within the required buffer setback area as approved by conditional use.

507.9 Maximum building coverage and height.

a. Maximum building coverage: 50%.

b. Maximum building coverage: Maximum impervious coverage: no lot three net acres or larger shall be covered by more than 65% of impervious surface, including but not limited to principal and accessory buildings, driveways and walkways, and parking areas. Lots three acres or less may have up to 75% impervious coverage.
[Amended 10-28-1996 by Ord. No. 96-13]

c. Maximum height of buildings: 35 feet (except as provided in § 507.5b) or 2 1/2 stories, whichever is less.[2]
[2]*Editor's Note: Amended at time of adoption of Code (see Ch. **1**, General Provisions, Art. **I**).*