



**METROPLEX CORPORATE CENTER**  
Plymouth Meeting, PA



# Shaping the future at Mid-County Interchange

Metroplex Corporate Center is ideally located at the junction of I-476, The Pennsylvania Turnpike & its Northeast Extension, in Plymouth Meeting, Montgomery County. Commonly known as the Mid-County Interchange, it is widely regarded as a key transportation hub in Southeastern, PA



Metroplex Corporate Center's granite and glass-clad buildings are designed to deliver showcase opportunities for tenants.

## Excellence in design

Designed by the award-winning architectural firm of Cope Linder Associates, building features will include:

- Multi-story lobbies accented with granite flooring and plaster walls
- Exquisite common areas
- 9' finished ceilings
- Brandywine's signature European-style bathrooms

For more information:

**(610) 325-5600**

## Ultimate positioning

Metroplex is master-planned to accommodate the needs of businesses that appreciate location as well as convenience. Here, you are at the heart of Montgomery County, the largest suburban employment center in the eight-county Philadelphia metropolitan area. And the distinctive architecture, location and topography of the site means your business gains the utmost in visibility.

- One Metroplex: 5-story, 120,877 SF
- Two Metroplex: 12-story, 336,000 SF



## A smart move

The master-planned 23-acre Metroplex Corporate Center is a smart move for businesses that want convenience and value in their corporate location. It's a location that delivers the best in amenities, labor pool, natural setting and convenience.

- Park-like setting with access to a county bike trail that connects to the adjoining retail center and to Valley Forge and Willow Grove.
- New roadways and signalized intersections offer easy access to the newly revitalized Plymouth Meeting Mall, nearby health clubs, day care centers, hotels, and a variety of restaurants.
- Efficient parking plan incorporates both surface and structured parking to provide a parking ratio of 4.52 spaces per 1,000 RSF.
- A labor pool that is continuously supplemented by recent graduates of such nearby colleges and universities as Villanova University, St. Joseph's University, Chestnut Hill College, Temple University's Ambler Campus, Haverford College, and Bryn Mawr College.

## BUILDING SPECIFICATIONS

**Site:** 23 acres — highly visible from I-476 and the Pennsylvania Turnpike — can build up to 580,000 SF in three buildings.

### Building One:

■ First Floor	21,365 RSF
■ Second Floor	24,625 RSF
■ Third Floor	25,482 RSF
■ Fourth Floor	25,482 RSF
■ Fifth Floor	23,923 RSF

**Exterior walls:** Exterior walls consist of granite and metal panels with glass.

**Interior finish:** Building lobby features a uniquely-shaped two-story entrance with designer finish plaster walls, granite flooring and Brandywine's signature European-style bathrooms.

**Elevators:** Three high-speed traction elevators with one as a swing car for deliveries.

**Parking:** Lighted, paved parking accommodates approximately 472 vehicles with a parking ratio of 4.0/1,000 RSF.

## BUILDING FEATURES & AMENITIES

- Montgomery County walking and biking trail will provide an excellent amenity to tenants.
- Superior building management featuring **G-Tenants**, an exclusive tenant amenity, offering conveniences such as a 24/7 concierge, business providers and local resources.
- Adjacent to Metroplex Shopping Center featuring a variety of retail stores.

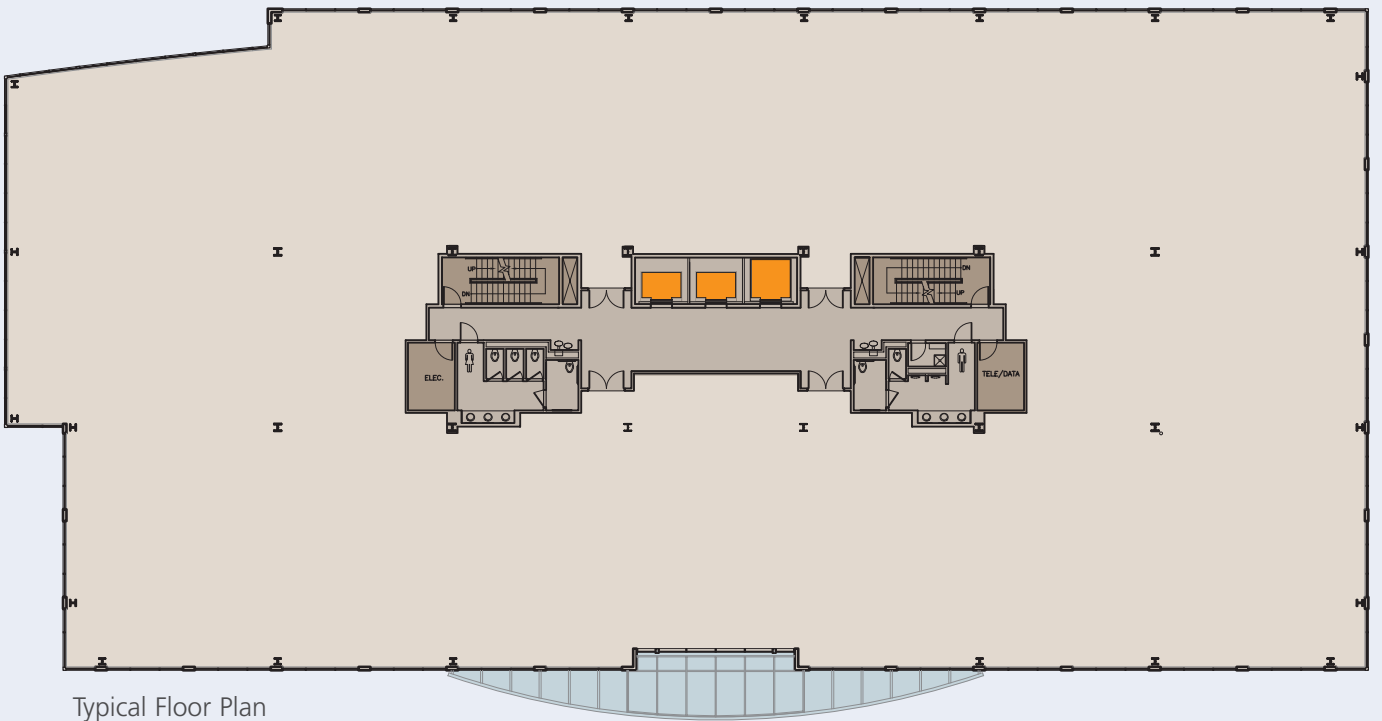
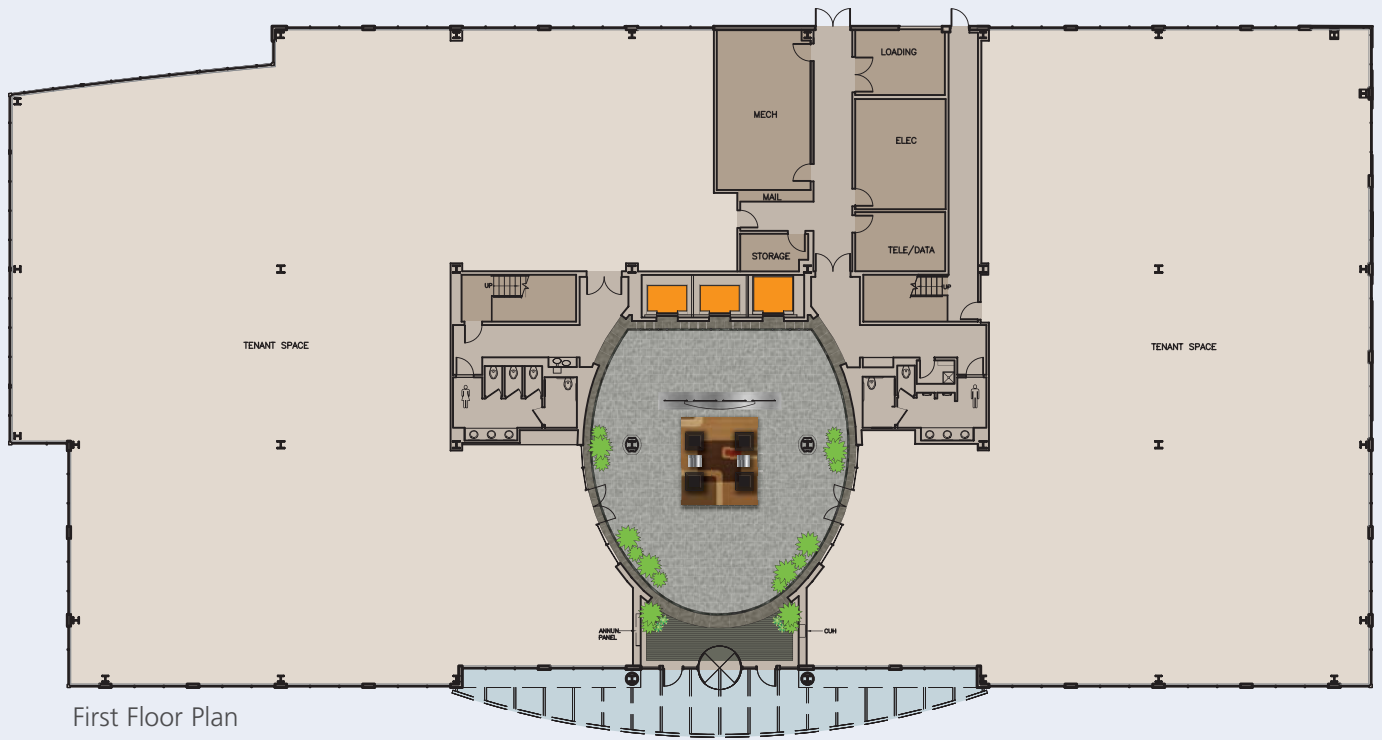
## CONVENIENT LOCATION

- Within minutes of the Plymouth Meeting Mall, hotels, restaurants, health clubs and daycare centers.
- 15 minutes to King of Prussia.
- 20 minutes to center city Philadelphia.
- 30 minutes to Philadelphia International Airport.
- Public transportation via bus on Chemical Road.



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- Flexible floor design providing efficient suites from 2,500 SF
- 9' finished ceilings with expansive floor-to-ceiling glass in select areas
- All suite entrances are located steps from the elevator core



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## A nexus of opportunity

In business, it's all about connection: connection to your customers, your vendors and your employees. Metroplex Corporate Center puts you in the heart of Montgomery County, at the junction of I-476 and the Pennsylvania Turnpike and its Northeast Extension. Take advantage of the convenience of a sophisticated public transportation network — SEPTA's Bus Route 95 and R6 Regional Rail Line directly accessible to the campus.

[www.metroplexcorporatecenter.com](http://www.metroplexcorporatecenter.com)