

MASS TIMBER

AT

Ellis Preserve
at NEWTOWN SQUARE



UP TO 30,000 SF OF RETAIL/OFFICE SPACE AVAILABLE

MSC + EQUUS
CAPITAL PARTNERS, LTD.



ELLIS PRESERVE

Newtown Square, PA

218-acre master planned mixed use community in the heart of
Newtown Square, Pennsylvania



Designed in a rustic and contemporary look, and intended to feel like a
walkable suburban downtown



More than 75,000 SF of destination dining and entertainment venues, an
18,000 SF wedding and conference center, a 140 room Marriott AC hotel,
200 additional Madison Ellis Preserve luxury apartments, 64 'Urban Style'
Townhomes and a unique 105,000 SF, 5 story Mass Timber office building.



Steps from a permanently preserved 13-acre open space known as the Charles
Ellis Green, The Village at Ellis Preserve will mark the completion of Delaware
County's only Live-Work-Play destination that began as a big idea more than
15 years ago.

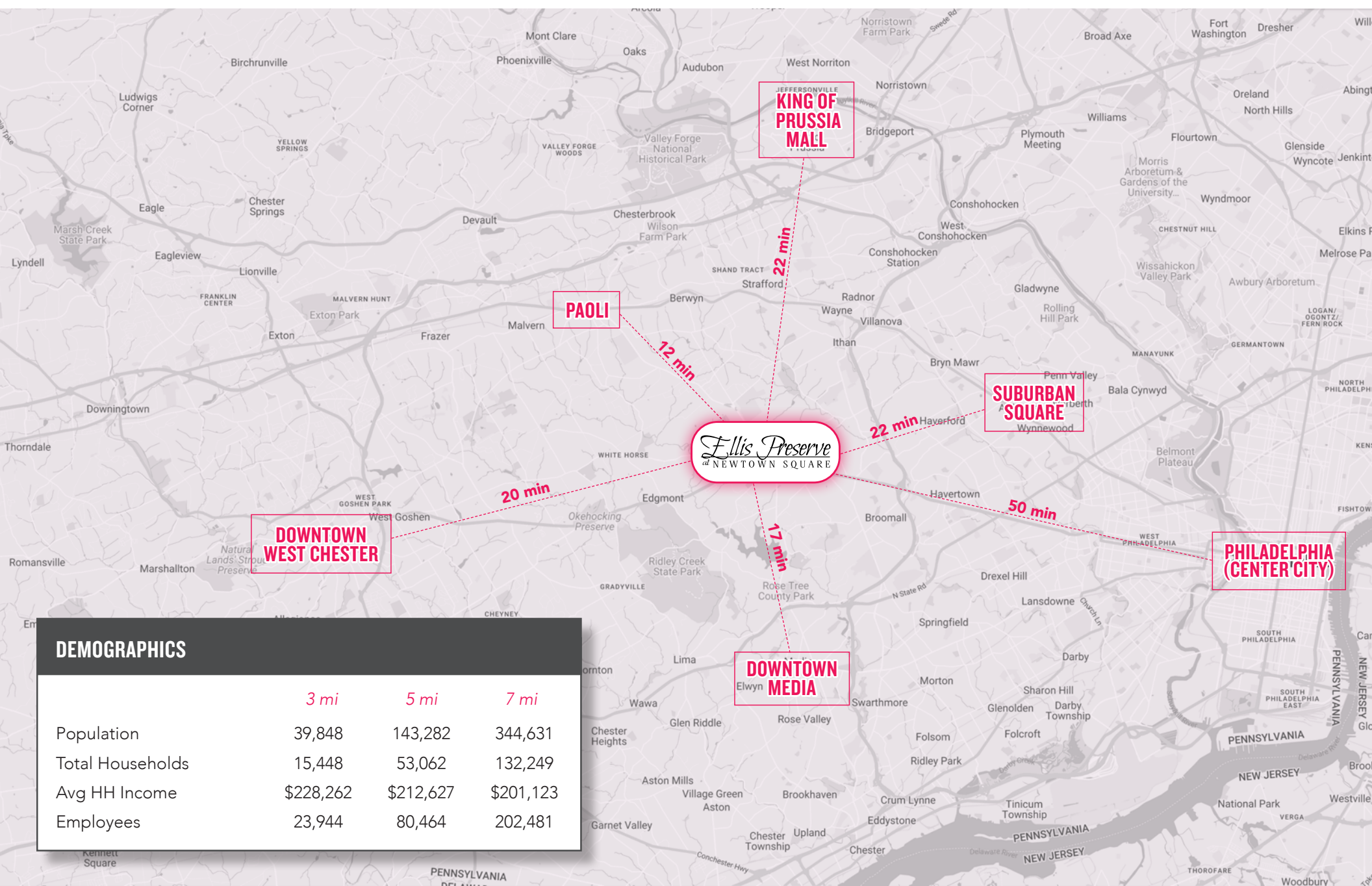
JOIN THESE TENANTS IN PHASE II



JOIN THESE TENANTS IN PHASE I



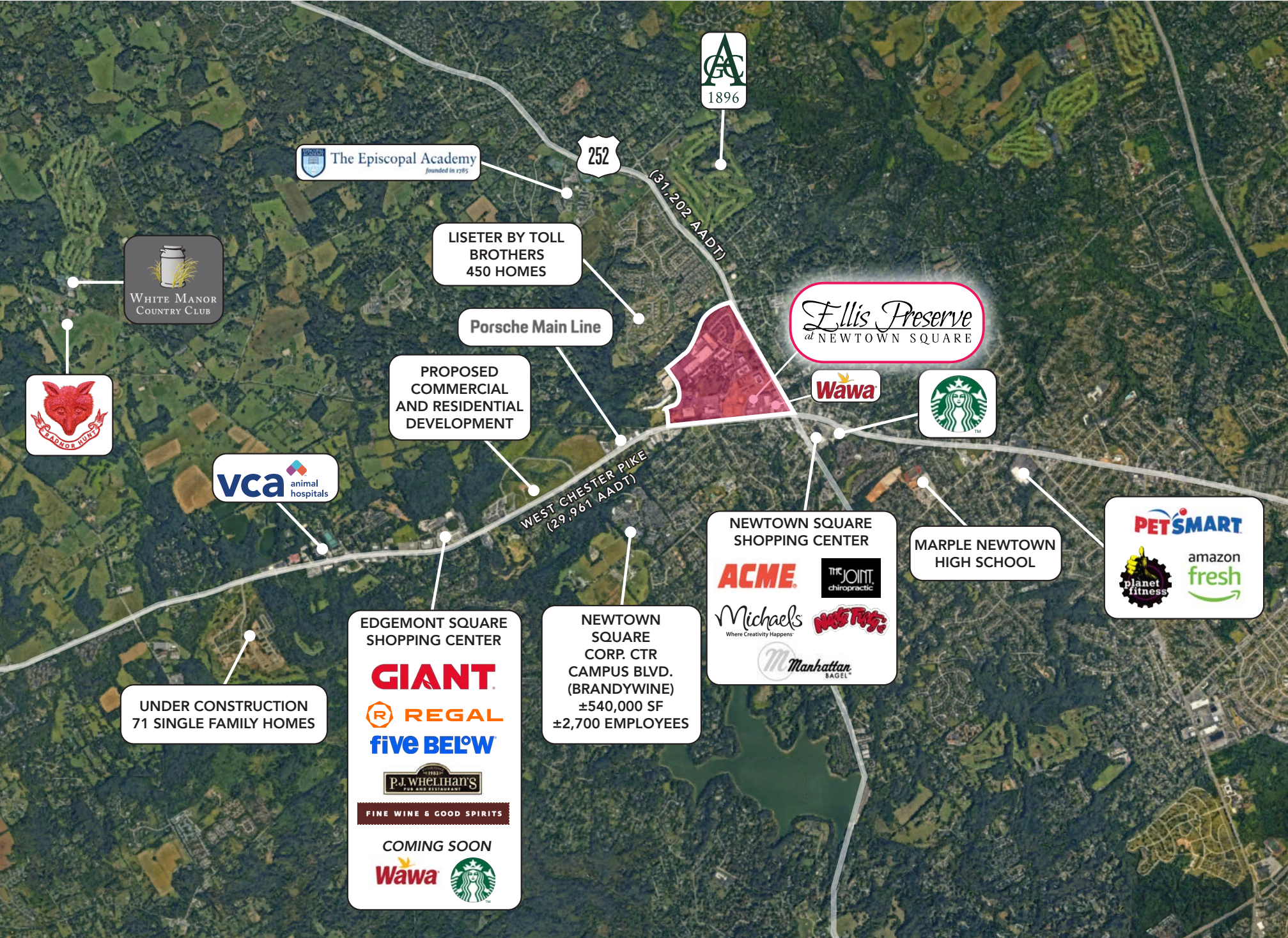
REGIONAL OVERVIEW & DEMOGRAPHICS



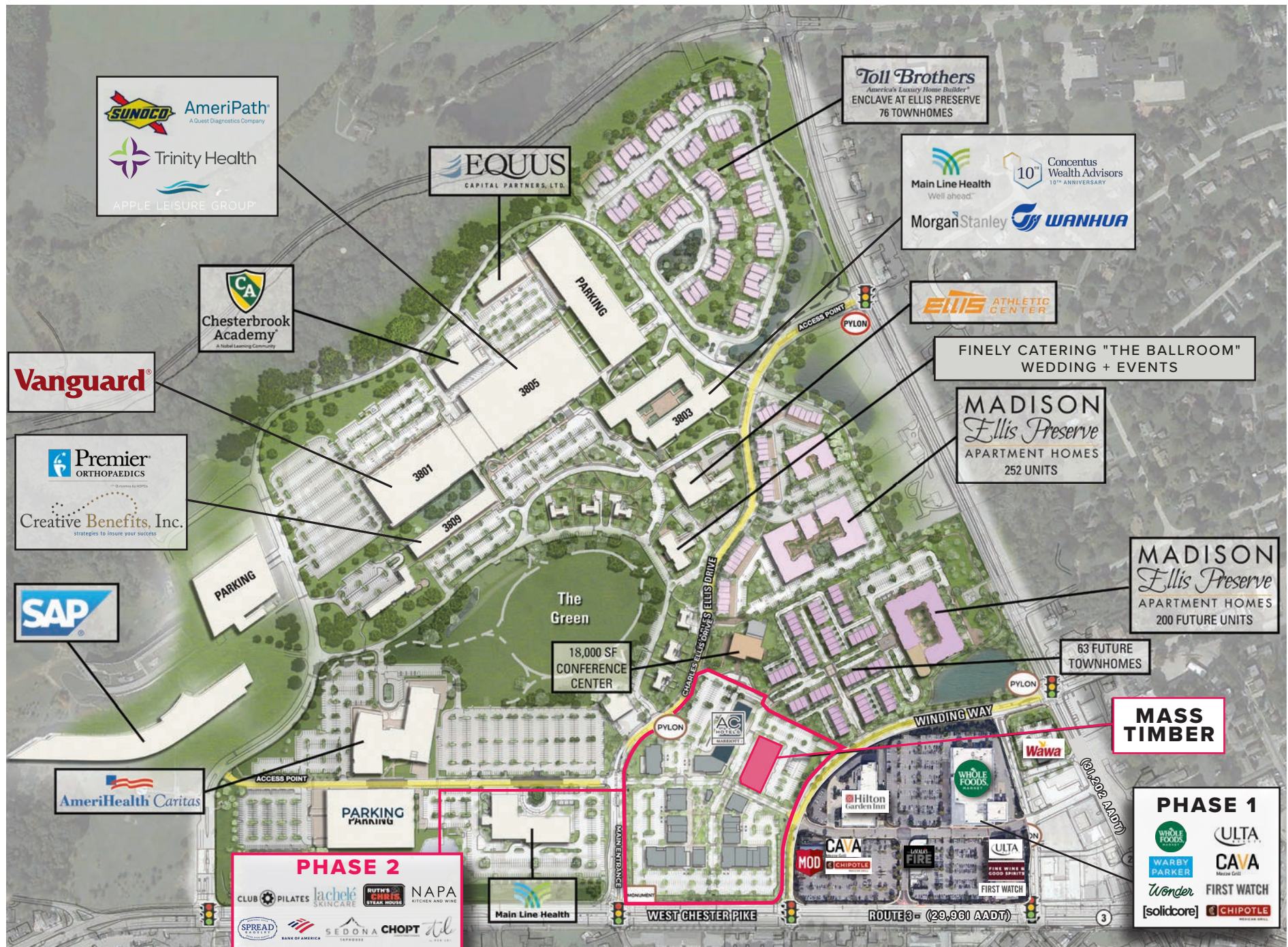
DEMOGRAPHICS

	3 mi	5 mi	7 mi
Population	39,848	143,282	344,631
Total Households	15,448	53,062	132,249
Avg HH Income	\$228,262	\$212,627	\$201,123
Employees	23,944	80,464	202,481

MARKET AERIAL



ELLIS PRESERVE CAMPUS OVERVIEW



LEASING PLAN - PHASE 2

MASS TIMBER GROUND FLOOR AVAILABILITIES

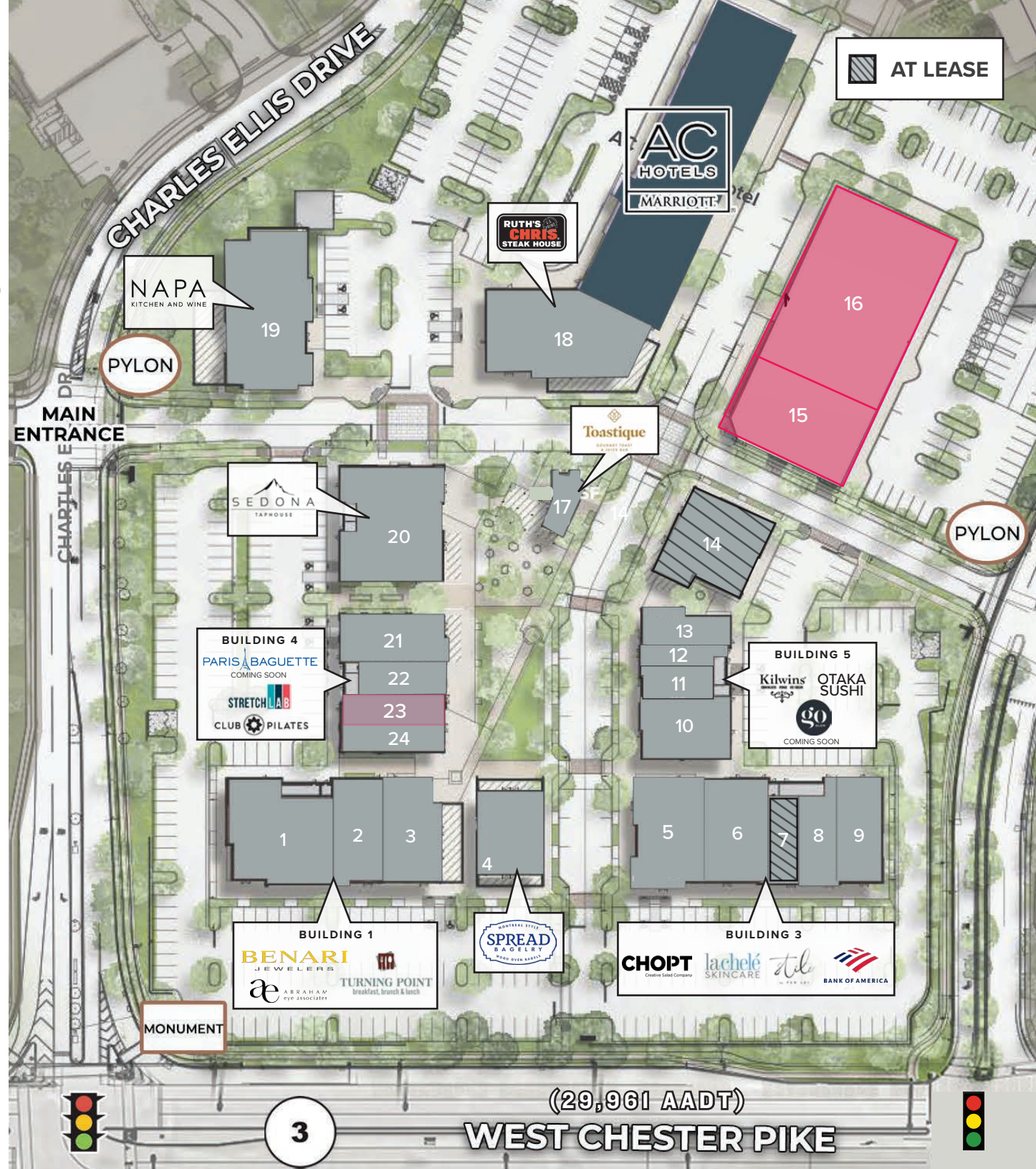
15 5,000 SF

16 10,000 SF

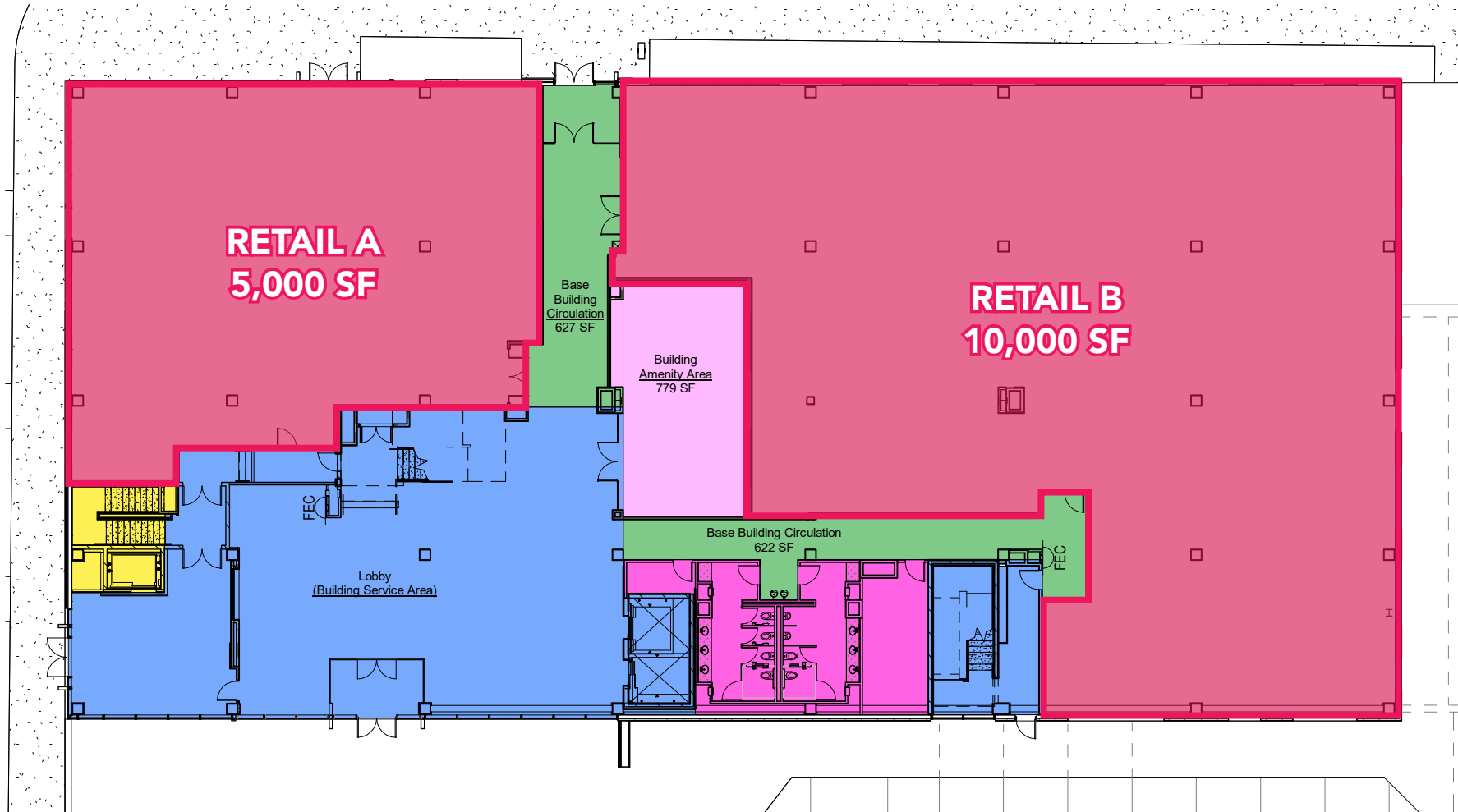
**± 15,000 SF available on the 2nd floor
(spaces can be combined for up to 30,000 SF)*

OTHER TENANTS

- 1 Benari Jewelers
- 2 Abraham Eye Associates
- 3 Turning Point
- 4 Spread Bagelry
- 5 Chopt - Coming Soon
- 6 Lachele Skincare
- 7 **AT LEASE**
- 8 Per Lei
- 9 Bank of America
- 10 Kilwins
- 11 Cleavers - Coming Soon
- 12 goGLOW - Coming Soon
- 13 Otaka Sushi
- 14 **AT LEASE**
- 17 Toastique
- 18 Ruth Chris Steakhouse
- 19 Napa Kitchen & Wine
- 20 Sedona Taphouse
- 21 Paris Baguette - Coming Soon
- 22 Stretch Lab
- 23 Available - 2,079 SF
- 24 Club Pilates



MASS TIMBER - GROUND FLOOR PLAN

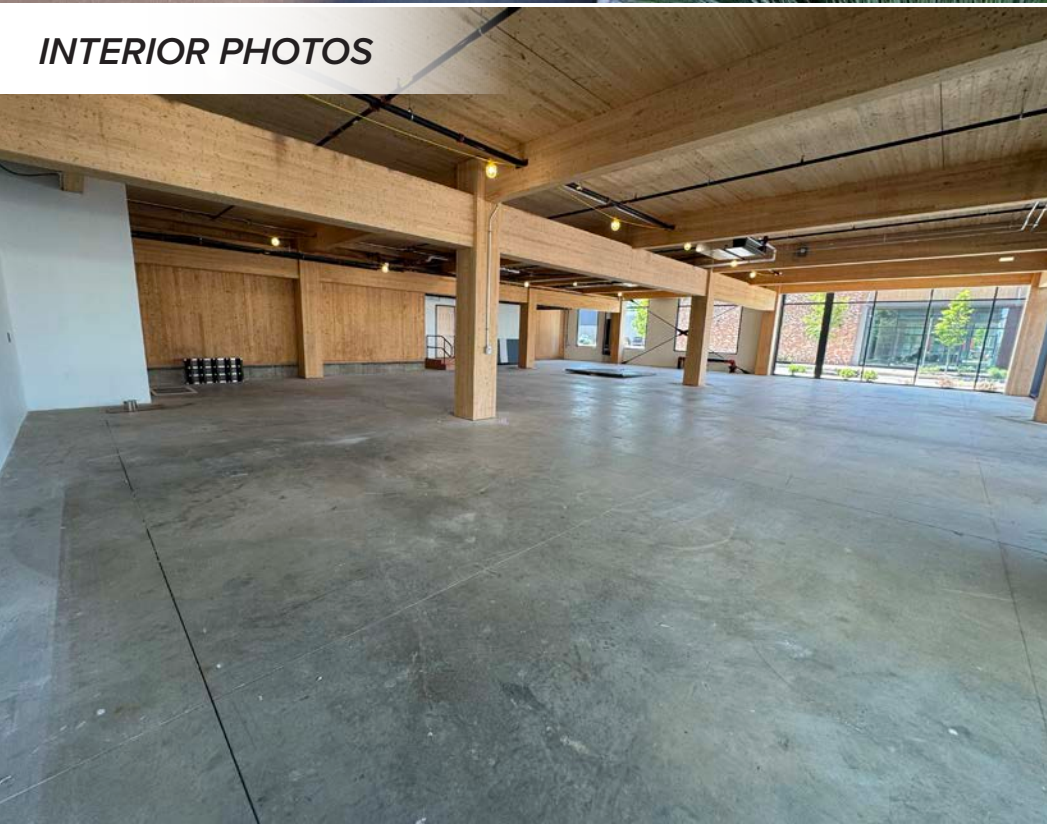


- Two large format ground floor opportunities (up to 15,000 SF).
- Ideal for a furniture showroom, health and wellness, or boutique office tenants.
- Up to 15,000 SF available on the 2nd floor. Can be combined with the ground floor for a flagship presence.
- Available immediately.

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR CONCEPTUAL RENDERINGS



*A Vibrant Live-Work-Play Town Center
in the Heart of Newtown Square*



JOIN THESE INCREDIBLE TENANTS AT ELLIS PRESERVE

Where lifestyle meets daily needs



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at NEWTOWN SQUARE



MSC

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