

CORPORATE PROFILE

LOCATION: CONSHOHOCKEN, PA

MARKETS SERVED: MARKETS WITHIN A 300 MILE RADIUS OF PHILADELPHIA, PA

SPECIALTY AREAS: OFFICE, INDUSTRIAL, LAB AND FLEX PROPERTIES

DATE ESTABLISHED: 2008

WEBSITE: WWW.MAGUIREHAYDEN.COM

PHONE: 484-362-2929

ADDRESS: 300 FOUR FALLS CORPORATE CENTER
300 CONSHOHOCKEN STATE ROAD, SUITE 200
WEST CONSHOHOCKEN, PA 19428

LEADERSHIP:

TONY HAYDEN, JR., CEO



ABOUT THE COMPANY

Maguire Hayden Real Estate Company is a fully integrated commercial real estate investment and operating firm that primarily acquires, repositions and manages office, industrial and flex properties in the Mid-Atlantic region. Properties under ownership include 3.5 million square feet of office, flex and industrial space within a 300 mile radius of Conshohocken, PA.

Our long-standing relationships within the commercial real estate and financing industry allow us to identify, evaluate and execute value-add acquisition and disposition opportunities, targeting attractive risk-adjusted returns to our investors. Leveraging Hayden's 40+ year knowledge of the Mid-Atlantic's submarkets and Maguire's impeccable investment expertise and track record, Maguire Hayden is uniquely positioned to effectively capitalize on regional real estate market volatility.

Maguire Hayden Real Estate Company

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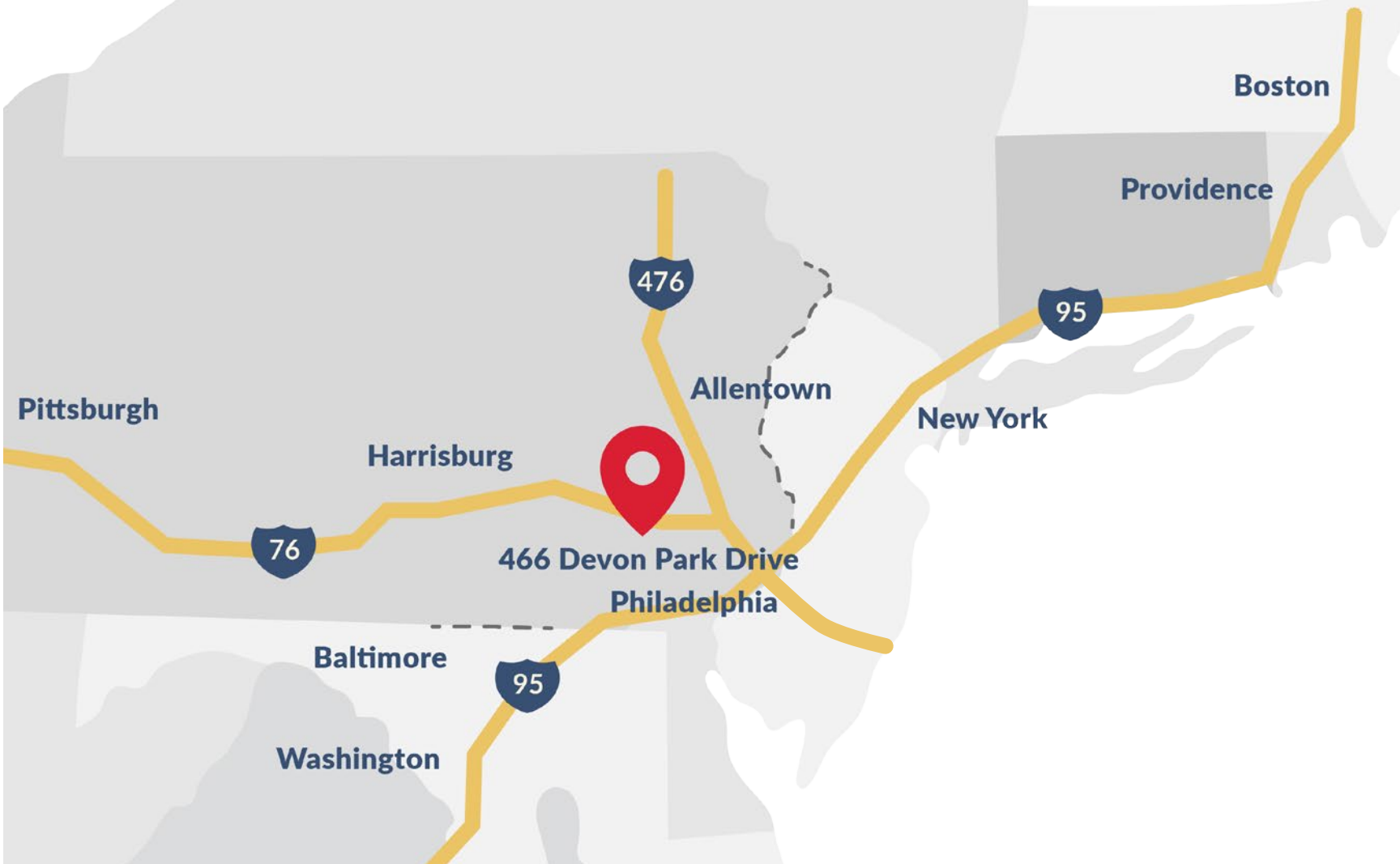


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TURN-KEY READY LIFE SCIENCES FACILITY

Up to 155,200 SF of Space Available

Local lifestyle amenities are unmatched.

This property is located in the thriving area of Wayne/King of Prussia. More than 28,000 residents in the township, enjoying the lowest real estate tax rate in the entire County. The region is a thriving commercial center, with the largest employment, dining, hospitality, and, of course, retail opportunities in the entire Philadelphia region.

The King of Prussia Mall is only five minutes away, the newly-developed Village at Valley Forge and King of Prussia Town Center is across Swedesford Road (about 90 seconds), a newly-constructed Lifetime Fitness Center is adjacent from the property (about 30 seconds).

In addition to the lifestyle amenities, this location has nearby universities to support life-science users. Villanova University, Cabrini College, Haverford College and Saint Joseph's University share locations along the Main Line, all within 20 minutes of this location. Center City Philadelphia universities, like the University of Pennsylvania, are all under 30 minutes away!





Unbelievable location in Suburban Philadelphia

10 Minute Commute

- Devon • Paoli
- Conshohocken

20 Minute Commute

- Malvern • Phoenixville • Exton
- Villanova • Bryn Mawr

30 Minute Commute

- Philadelphia • West Chester
- Fort Washington • Pottstown

50 Minute Commute

- Reading

90 Minute Commute

- York • Lehigh Valley

