



FLEX

AT CHESTERBROOK

WHERE YOUR BUSINESS LIVES

Adaptable office solutions that grow with your business



IT'S ALL HERE

Located in the heart of the Chesterbrook Campus

Flex at Chesterbrook offers a variety of shared workspace solutions that are beautifully designed with functionality in mind. Located within the vibrant Philadelphia suburbs, it is the home to great shopping, restaurants, and land preserves. Choose from a selection of turnkey private offices and suites, coworking memberships, and meeting rooms, all without the high costs of a long-term agreement. Each space is fully furnished and includes state-of-the-art technology so you can move in and get down to business. Whether you are looking for a private spot to champion a project, a vibrant atmosphere to network with like-minded professionals, or an impressive meeting room to host clients, Flex is where your business lives.

MORE THAN JUST AN OFFICE

Situated above the new amenities hub, The Circuit, members can access the food hall, game room, and indoor/outdoor lounge area, as well as a new fitness center for an affordable monthly fee, making Flex so much more than a place where you get your work done. Everything you need and more is at your fingertips so you can come to work and then be present at home.

CAMPUS HIGHLIGHTS

Flex is at the heart of the Chesterbrook Campus

Access endless walking, hiking, and running trails in the bordering Valley Forge National Park

Walking distance to Wilson Farm Park

Paved walkways to Chesterbrook Shopping Center



— — Campus Trail System





THE CIRCUIT

The Chesterbrook amenities hub, The Circuit, was thoughtfully designed to bring you work/life balance in style. Pay a small monthly fee to access the state-of-the-art gym and wellness center, which will include weekly fitness classes taught by certified fitness instructors. Locker rooms include showers, lockers, and changing stalls so you can squeeze in a workout whenever it's convenient.

Enjoy sit-down or cafeteria dining options or grab a to-go coffee to enjoy in the indoor or outdoor lounge space. If you need to clear your mind, play a game of pool or shuffleboard in the game room. There is always something to do at The Circuit!



NEARBY DINING

HG Coal Fired Pizza 2 MIN
Diane's Sidewalk Deli 2 MIN
Black Powder Tavern 5 MIN
Nudy's Café 5 MIN
Founding Farmers 8 MIN
Honeygrow 8 MIN
Pizzeria Vetri 8 MIN
LaCabra Taphouse 8 MIN
Nectar 8 MIN
Terrain Café at Devon Yards 10 MIN

NEARBY RETAIL

Trader Joe's 8 MIN
Wegman's 8 MIN
Apple 8 MIN
REI Outfitters 8 MIN
Anthropologie 8 MIN
The King of Prussia Mall 8 MIN
Kimberton Whole Foods 10 MIN

NEARBY COMMUTES

Paoli Train Station (SEPTA/Amtrak) 6 MIN
Berwyn Train Station (SEPTA) 8 MIN
Valley Forge 8 MIN
King of Prussia 8 MIN
Malvern 10 MIN
Conshohocken 15 MIN
Philadelphia 30 MIN

THE LOCAL LANDSCAPE

Flex at Chesterbrook brings you efficiency beyond work. Take advantage of local shopping, grocery stores, and delicious restaurants all within a quick drive. Get the benefits of being in one of the most desirable suburbs of Philadelphia.

AREA HIGHLIGHTS

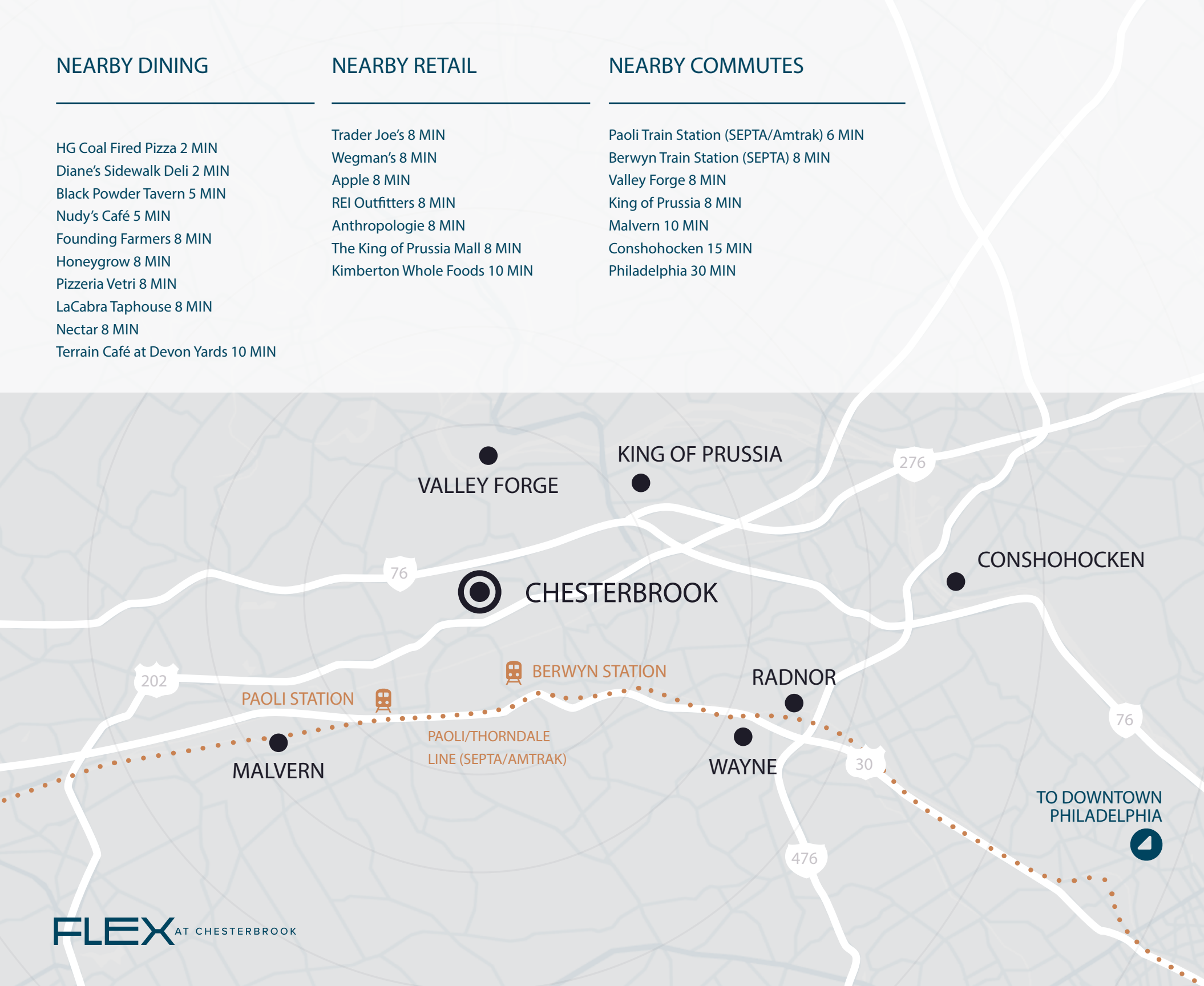
At Flex you get the benefits of being in the suburbs with the convenience of easy and affordable city access.

Entertain clients at one of the five world-class golf courses just 10 minutes from Flex.

With King of Prussia Mall and Town Center so close by, save time by running errands at lunch or right from work.

Valley Forge boasts 3,500 acres of meadows, woodlands, and monuments so you can stretch your legs while enjoying the rich history of the area.

Within the bustling suburbs of Philadelphia, quickly drive into the city or take advantage of the many nearby public transportation options.



Membership Options

FINDING THE RIGHT FIT JUST GOT EASIER

Flex at Chesterbrook makes it easy to get in and get to work. Take advantage of all-inclusive pricing and turn-key spaces that are move-in ready. Once you've found the space that is right for your team, access concierge and secretarial services as well as built-in IT infrastructure. As your business grows, we adapt to you. Change your membership to suit your needs. At Flex, you won't be bound to long-term agreements.



VIRTUAL ADDRESS

Give your company a professional image without the cost of renting your own space. Use our Chesterbrook address on your business cards and collateral – and enjoy the attentive service of our dedicated team.

VIRTUAL ADDRESS From \$99/month

5 days of coworking per month

Use of the address for your business

Complimentary mail notifications

Dedicated team for mail redirection and administrative services

Complimentary Wi-Fi

Access to networking and community events

Unlimited coffee and tea

VIRTUAL ADDRESS PLUS From \$129/month

10 days of coworking per month

Use of the address for your business

Complimentary mail notifications

Dedicated team for mail redirection and administrative services

Complimentary Wi-Fi

Access to networking and community events

Unlimited coffee and tea

COWORKING

Our coworking space allows for collaborative work and networking with access to meeting rooms and Chesterbrook's top-of-the-line amenities.

FLEX DESK From \$299/month

Access during business hours to open area coworking space

15 meeting room credits per month

Dedicated team for administrative services

Complimentary Wi-Fi

Access to community events

Unlimited coffee and tea

DEDICATED DESK From \$450/month

Dedicated desk in private coworking space

24-hour access

20 meeting room credits per month

Dedicated team for administrative services

Complimentary Wi-Fi

Access to community events

Unlimited coffee and tea





PRIVATE OFFICES & SUITES

As your team grows, choose from one of our fully furnished private offices or suites which are accessible 24/7. While offices comfortably fit up to 6, our custom suites are designed for larger teams, offering a private workspace for up to 30 people. The good news is, with our short-term membership agreements, your space can grow with you.

PRIVATE OFFICE From \$1,200/month

- Fully furnished private office
- 24-hour access
- Use of business address
- Monthly meeting room allotment
- Complimentary Wi-Fi with access to a dedicated VLAN
- Dedicated team for mail redirection and administrative services
- Monthly printing allowance
- Access to networking and community events
- Unlimited coffee and tea

CUSTOM SUITE From \$13,399/month

- Fully furnished customizable team suite
- 24-hour access
- Use of business address
- Monthly meeting room allotment
- Complimentary Wi-Fi with access to a dedicated VLAN
- Dedicated team for mail redirection and administrative services
- Monthly printing allowance
- Access to networking and community events
- Unlimited coffee and tea

MEETING ROOMS

Host your next business pitch, team-building exercise, or client presentation in one of our meeting rooms. Each room features the latest AV equipment and collaborative technology. Reserve online in real-time or through our dedicated service team. With options to rent by the hour or day, you'll never miss an opportunity to make a professional impression!

OPTIONS

PRIVATE OFFICE
for up to 3 people



LARGE CONFERENCE ROOM
holds up to 12 people



SMALL CONFERENCE ROOM
for up to 6 people



Access to additional conferencing
facilities at The Circuit on Level 1

INCLUSIONS



AV
equipment



Screenshare
technology



Whiteboards



Super-fast
Wi-Fi



Video
Conferencing



Polycom



WHY FLEX AT CHESTERBROOK?



Flexible options and short-term membership agreements for the modern workplace



Expert hospitality team providing 5-star service



Secure and reliable, state-of-the-art technology services



Collaborative workspaces and amenity access to promote networking and community building



An environment designed to enhance productivity, personal and business growth



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