

FLEX

AT CHESTERBROOK

Located inside The Circuit

851 Duportail Rd
2nd Floor
Chesterbrook, PA 19087

Turnkey private office and configurable workplace options for 1-25+ people readily available for an immediate start.



EARN 10% COMMISSION FOR YOUR FLEX REFERRALS

Amenities



Fully
furnished



Free
Parking



24 - hour
access



Meeting room
access



High quality
acoustics



Super fast
WiFi

Property highlights

- Flex at Chesterbrook, the region's newest flexible office and coworking space, situated in the heart of bustling Chesterbrook Campus
- Conveniently located off of US Route 202 & accessible via car or mass transit
- Proximity to fine dining, shopping and retail all within a few miles
- Dedicated onsite team with highest client to staff ratio
- Sound masking technology helping you stay focused on the task at hand
- Access to walking trails around Chesterbrook's Campus and outdoor seating area located at the center

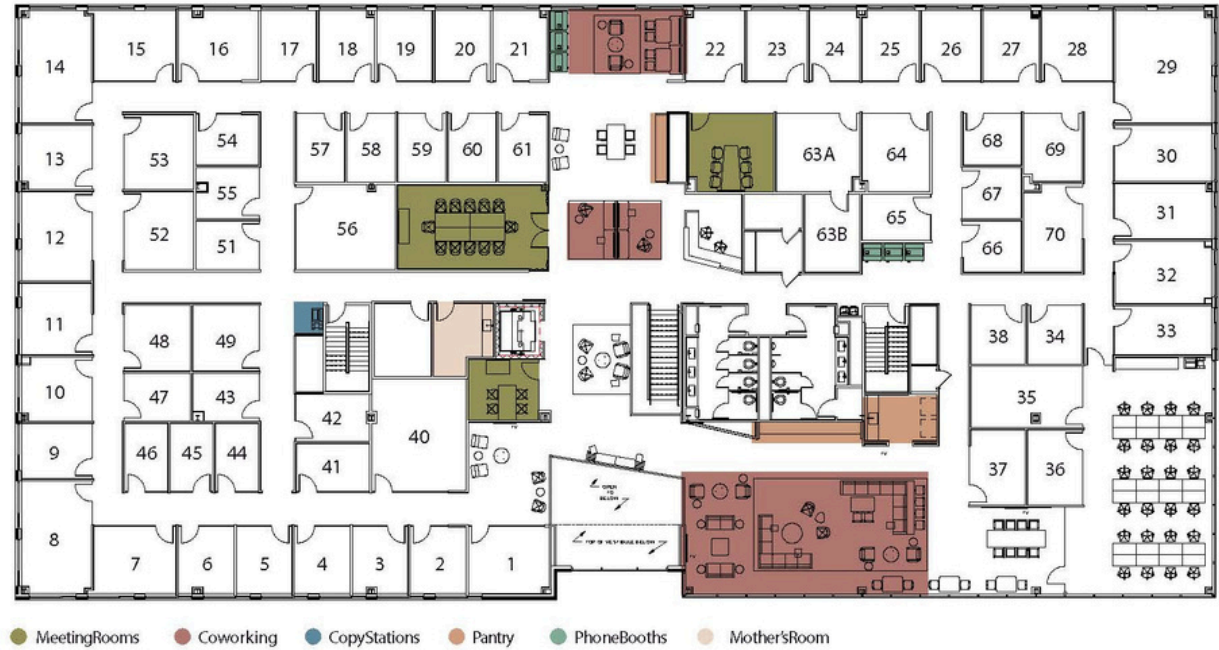
Broker Commission Potential: \$177,312.1

Turnkey options available from \$896-\$4,180/month

- 10% first 12 months (calculated on rental only)
- 5% renewal of the space if broker is involved after the initial 12-months
- 5% expansion during first 12 months

Membership inclusions:

- Monthly allowance for meeting rooms and guest passes
- Use of center address for your business
- Complimentary Wi-Fi with access to dedicated VLAN
- Dedicated team for mail redirection and secretarial services
- Complimentary LaColombe Coffee and Brandywine Tea
- Campus amenities, including fitness center, on-site cafe, outdoor patio, walking trails, and more



Area daytime business population:

(15-mile radius)

735,481

Source: ESRI, 2022

Now available - Private offices

| | | |
|------------|------------------|-------------------|
| 1-2 person | 88-133 sq. ft. | \$896 - \$2,480 |
| 3-4 person | 151-203 sq. ft. | \$2,250 - \$3,040 |
| 6+ person | 324 & up sq. ft. | \$3,950 + |