

FLEX

AT CHESTERBROOK

Flex at Chesterbrook

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.

Amenities



Fully
furnished



Free
Parking



24-hour
access



Meeting room
access



High quality
acoustics



Super fast
WiFi



EARN 10% COMMISSION FOR YOUR FLEX REFERRALS

Property highlights

- Flex at Chesterbrook, the region's newest flexible office and coworking space, situated in the heart of bustling Chesterbrook Campus
- Accessible via car or mass transit, dedicated Chesterbrook Shuttle to/from the Paoli Train Station
- 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: \$177,312 12-month potential commission available

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

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

Membership inclusions:

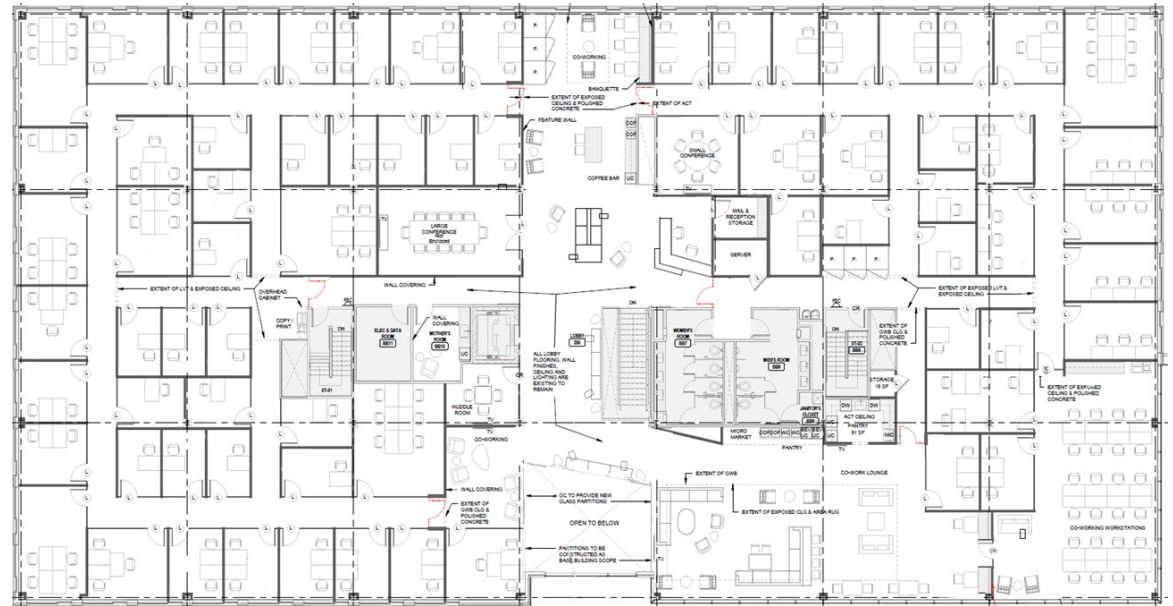
- Monthly allowance for meeting rooms and guest coworking
- Use of center address for your business
- Complimentary Wi-Fi with access to dedicated VLAN
- Dedicated team for mail redirection and secretarial services
- Micromarket, Premium coffee and tea
- Campus amenities, including new fitness center, food hall, outdoor lounge areas, 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 +

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.