

# New Development at Airport Business Center

Lester, Pennsylvania

If your company is looking for premier office space in an unparalleled corporate location, consider Mack-Cali's new development at Airport Business Center. 400 Stevens Drive, a four-story, 132,000 square-foot class A office building, is ideal for businesses looking for an impressive headquarters location or with plans to expand, relocate or consolidate offices. And this quality property can be completed for your business in as little as 10 months.

400 Stevens Drive offers state-of-the-art building systems, an impressive design with abundant windowed offices, high ceilings and large floor plates for maximum flexibility. And since this new development is backed by Mack-Cali's extensive development expertise and solid financial resources, you're assured of the timely and cost-effective completion of the project.

This new property will join three existing class A office buildings at Airport Business Center, considered one of the leading office complexes in suburban Philadelphia and home to an impressive roster of corporate tenants. The visibility and location of Airport Business Center – immediately off of I-95 at Route 291, adjacent to Philadelphia International Airport, and minutes from I-476 (the "Blue Route") – is unmatched. Tenants at Airport Business Center are just 15 minutes from Center City Philadelphia, but they do not need to pay the Philadelphia city wage tax – a significant economic advantage.



*400 Stevens Drive will offer tenants an impressive headquarters site with a strategic location.*

## Impressive features:

- Direct digital control (DDC) system providing tenants with complete control of HVAC systems and monitoring of tenant occupied and unoccupied hours
- Flexible floor plates of +/-33,000 square feet
- Nine-foot ceiling heights
- Ample parking
- State-of-the-art building systems offering full redundancy
- 24-hour card key access
- Abundant windowed and corner offices
- Two-story atrium lobby
- Elegant finishes that include terrazzo floors, granite and wood accents
- A loading dock with direct access to service area/elevator
- Fiber optic capacity for high speed voice and data transmission
- Fire sprinklers throughout the building
- Three passenger elevators servicing the four stories
- Situated on 12 acres of wooded land
- Mack-Cali's vast development expertise
- On-site Mack-Cali management

  
**MACK-CALI™**

