

THE AIRE™

THE NEW STANDARD FOR HEALTHY SPACE

UP TO 750,000 SF OF HEALTHY, TROPHY WORKSPACES COMING TO MALVERN, PA
PLANNED WELL V2™, FITWELL & RESET CERTIFICATIONS

B L E N D I N G OUTDOORS WITH INTERIOR SPACES

NEW WALKING TRAILS WITH ACCESS TO VALLEY CREEK PARK

SPACIOUS OUTSIDE COLLABORATION AREAS

PREMIUM OUTDOOR EXERCISE SPACE

NORR



THE AIRE @ 6 GREAT VALLEY

NORR



THE AIRE @ 1300 ATWATER

NORR



THE AIRE @ 1500 ATWATER

Discover the western suburbs new healthy building gold standard, **THE AIRE™**. From the developers who built the first Platinum LEED certified Class A office building in PA, PSDC is bringing to the Malvern market +750,000 SF of the healthiest trophy offices in the region. **THE AIRE** has state-of-the-art building systems, lush indoor greenscaping and abundant natural light. **THE AIRE** will provide new healthy building standards and protocols such as state of the art HVAC with industry leading fresh air intake and filtration, enhanced janitorial protocols, touch free entry and common area access, individual tenant entry points with vertical stairway access and spacious private tenant balconies. **THE AIRE** fosters a first-class workplace environment that optimizes occupant health.

WHAT IS TODAY'S H E A L T H Y S P A C E ?

THE ANSWER: We understand the relationship between the physical environment and human health as it's more important now than ever before. PSDC has partnered with the highly respected NORESO consultants to create spaces that optimize occupant well-being and health with planned WELL v2™, Fitwell and RESET certifications.



WELL v2™

The WELL Building Standard™ version 2 (WELL v2™) is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. WELL v2 includes a set of strategies—backed by the latest scientific research—that aim to advance human health through design interventions and operational protocols and policies and foster a culture of health and wellness.

Fitwell

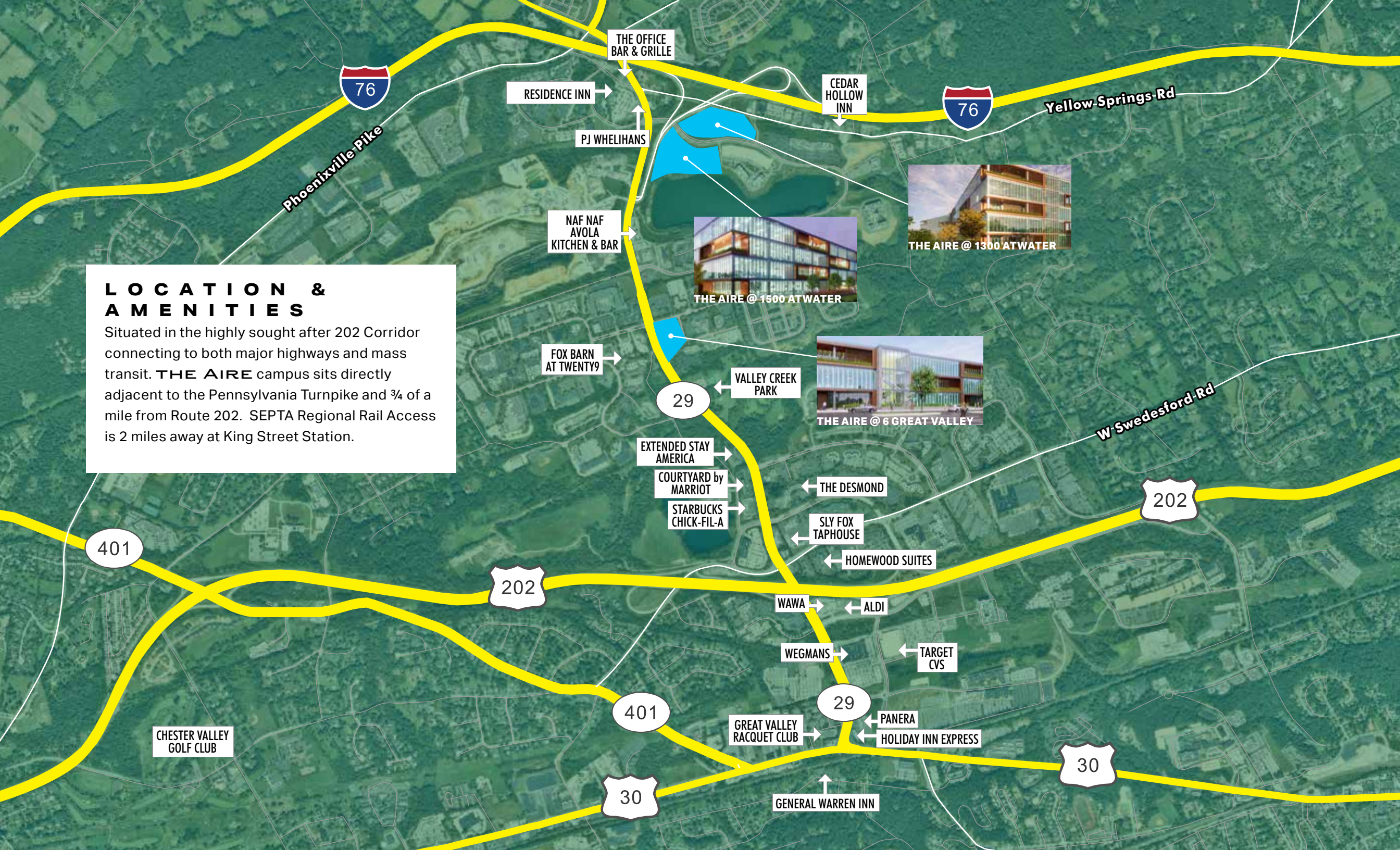
Fitwell is the world's leading certification system and committed to building health for all®. Generated by expert analysis of 5,600+ academic research studies, Fitwell is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being.

RESET

The RESET Standard is the world's first sensor-based and performance-driven data standard and certification program for the built environment. The RESET Standard creates a structure for data quality, continuous monitoring, and benchmarking. The standard harnesses the power of technology in order to assess the performance of buildings and interior spaces during their operational phase.

LOCATION & AMENITIES

Situated in the highly sought after 202 Corridor connecting to both major highways and mass transit. **THE AIRE** campus sits directly adjacent to the Pennsylvania Turnpike and $\frac{3}{4}$ of a mile from Route 202. SEPTA Regional Rail Access is 2 miles away at King Street Station.



THE OFFICE
BAR & GRILLE

RESIDENCE INN

PJ WHELIHANS

CEDAR
HOLLOW
INN

76

Yellow Springs Rd

NAF NAF
AVOLA
KITCHEN & BAR



THE AIRE @ 1500 AT WATER



THE AIRE @ 1300 AT WATER

FOX BARN
AT TWENTY9

29

VALLEY CREEK
PARK



THE AIRE @ 6 GREAT VALLEY

EXTENDED STAY
AMERICA

COURTYARD by
MARRIOTT

STARBUCKS
CHICK-FIL-A

THE DESMOND

SLY FOX
TAPHOUSE

HOMEWOOD SUITES

202

202

W Swedesford Rd

401

CHESTER VALLEY
GOLF CLUB

WAWA

ALDI

WEGMANS

TARGET
CVS

401

29

GREAT VALLEY
RACQUET CLUB

PANERA

HOLIDAY INN EXPRESS

30

GENERAL WARREN INN

30

TYPICAL UPPER FLOOR PLAN



TYPICAL GROUND FLOOR PLAN

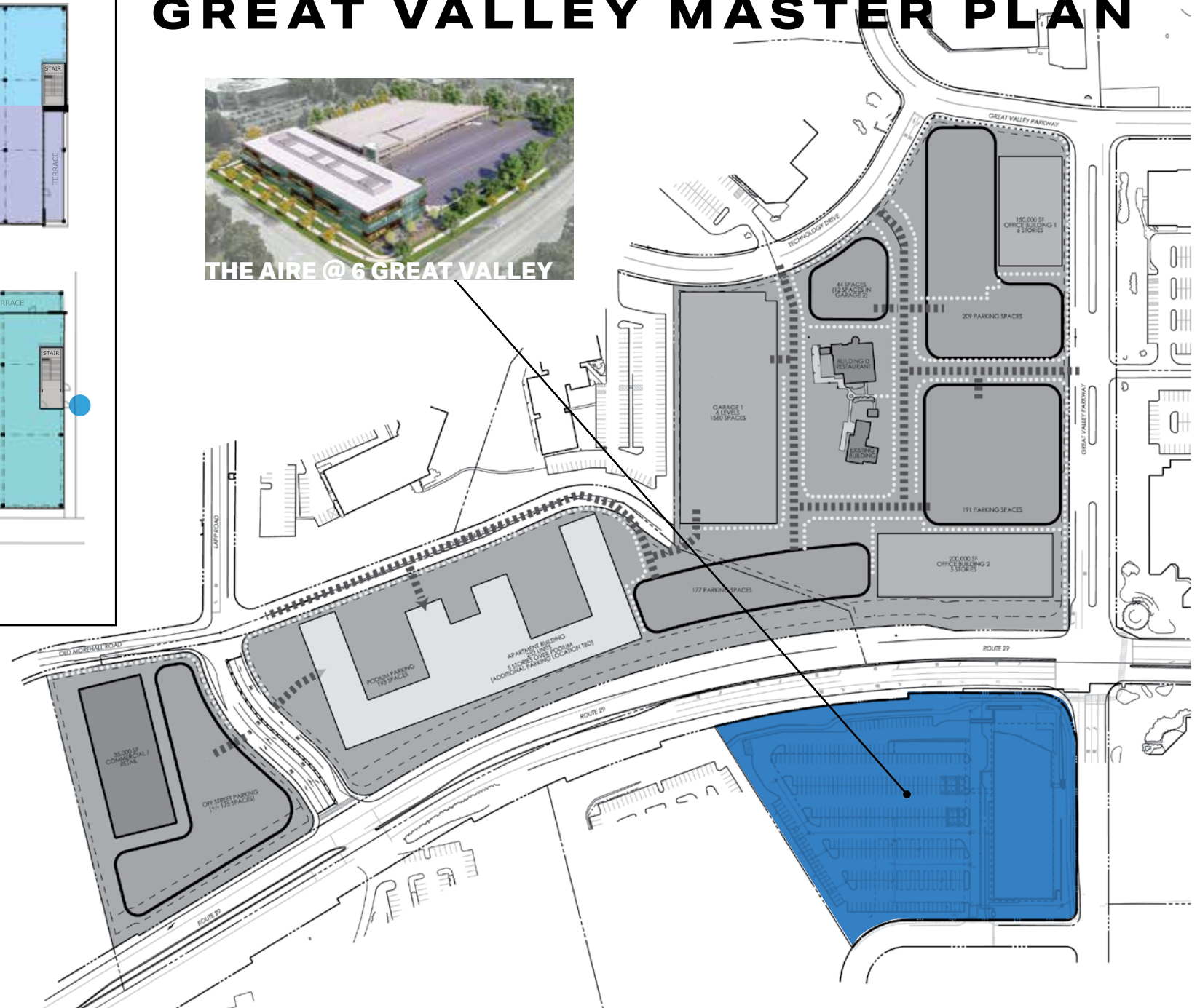


● Entrances

DESIGNED FOR SAFETY

THE AIRE'S workplace design helps reduce density and increases physical division to optimize health and safety. This includes (5) semi-private direct entrances and limited common areas.

PROPOSED GREAT VALLEY MASTER PLAN





THE AIRE™

THE NEW STANDARD FOR HEALTHY SPACE

Developer & Property Management

PSDC

100 Ross Road, Suite 200
King of Prussia, PA, 19406

Architect

NORR

Engineer

**Nave Newell
BOHLER**

Legal Counsel

Riley Riper Hollin & Colagreco

Leasing

CBRE

555 E. Lancaster Avenue, Suite 120
Radnor, PA 19087
Licensed Real Estate Broker

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P·S·D·C
PHILADELPHIA SUBURBAN
DEVELOPMENT CORPORATION

CBRE