

ArborRidge

A three-building Class A
campus in Malvern, PA

2,242 RSF Ready to Go Medical Suite -
Includes MRI Machine at
ArborRidge I

www.arborridgecampus.com



ArborRidge I

70 E Swedesford Road, Malvern PA 19355



Medical Suite Highlights

- Dedicated vestibule entrance from parking area
- In-suite men's and women's bathrooms
- Easy access to brand new Amenity Center and Fitness Center located next door in ArborRidge II, 72 Swedesford Road.
- Fitness Center with lockers and showers, state of the art equipment in ArborRidge II
- Amenity center features:
 - Collaborative seating
 - Grab and go cafe
 - Public WiFi
 - Presentation stage—town hall capacity
 - Eight-person shared conference room

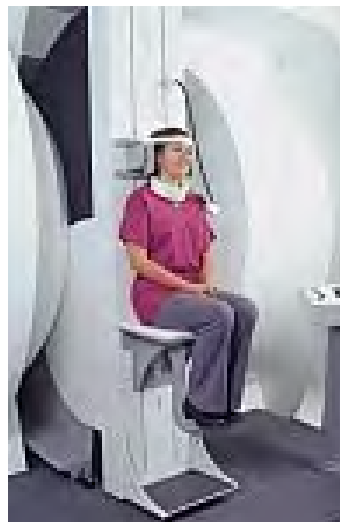
MRI Machine Details

FONAR UPRIGHT® WEIGHT-BEARING MRI

The UPRIGHT® MRI is the only MRI scanner than can scan patients in any position, including sitting, standing, bending (for flexion and extension) or lying down.

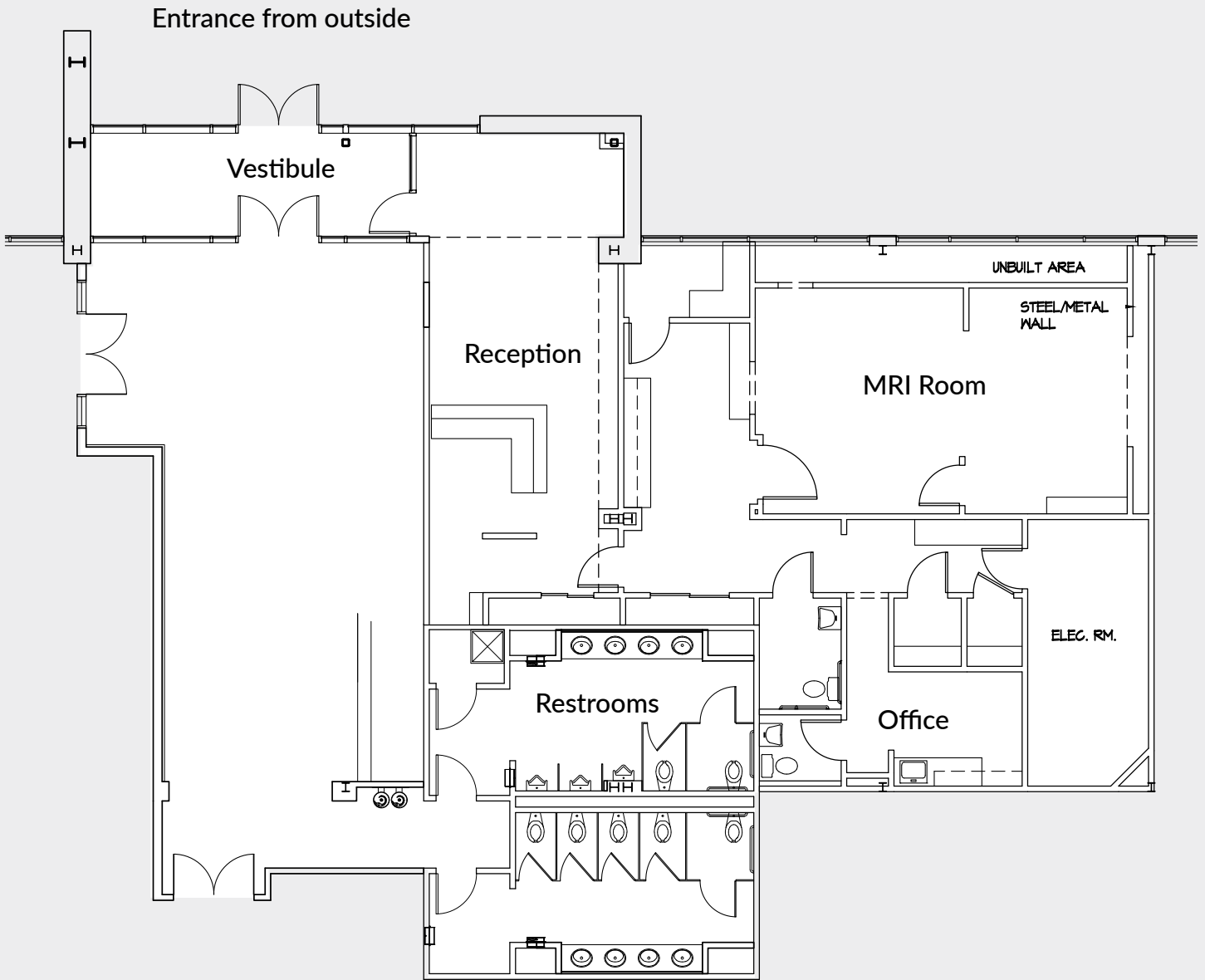
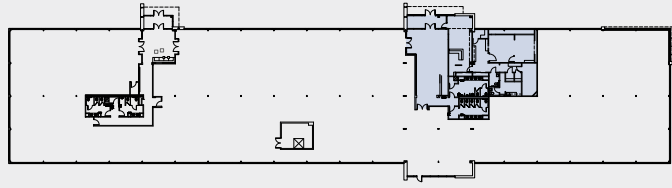
- Rotates patients from recumbent to upright
- Comparative scans in both Upright and Recumbent positions
- Flexion, Extension, Standing, Sitting and Lateral Bending positions
- Scans patients in their position of symptoms
- Ideal for anxious and claustrophobic patients
- The only choice for patients that cannot lie down
- Water-cooled 0.6 Tesla iron-frame electromagnet

More info: fonar.com/standup.htm



Availabilities

ArborRidge I - Medical Office 2,242 r.s.f.



ArborRidge

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- 1/4 Mile to Route 202
- 1/2 Mile to I-76
- 13 Miles to Conshohocken
- 26 Miles to Center City Philadelphia
- 34 Miles to Philadelphia International Airport
- 112 Miles to New York City

Unparalleled access to amenities



RETAIL/FAST FOOD

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- Starbucks
- Chick-fil-A
- Great Valley Automotive
- The Grove
- Wegmans
- Uptown Worthington
- Target
- Chipotle
- Potbelly
- Jamba
- Panera Bread
- Snap Kitchen



RESTAURANTS

- Great Valley Shopping Center
- McDonald's
- **RESTAURANTS**
- Twenty9 Restaurant & Bar
- The Sunset Grill at The Desmond
- Fork & Bottle at The Desmond
- Sutao Cafe
- Tonino's Pizza & Pasta
- Buena Vista Mexican
- Bamboo



SERVICES

- Venice Pizza & Pasta
- General Warren
- Christopher's A Neighborhood Place
- Trattoria San Nicola
- **SERVICES**
- Susquehanna Bank (ATM)
- Equant
- Main Line Gym
- First Priority Bank
- PNC Bank
- Lukoil
- Sunoco
- Citizens Bank (ATM)
- WSFS Bank
- National Bank of Malvern
- Wells Fargo
- US Post Office
- Meridian Bank
- PNC Bank
- PNC Bank (ATM)
- US Post Office
- TD Bank



HOTELS

- **HOTELS**
- Extended Stay America
- Courtyard by Marriott
- Desmond Hotel
- Extended Stay America
- Homewood Suites by Hilton
- Sonesta Suites
- Holiday Inn Express
- General Warren

FOR LEASING INFORMATION

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