

LEADING THE WAY TO

The Premier

CORPORATE ENVIRONMENT

VALLEY
CREEK



CORPORATE CENTER

at Exton Park

THE RUBENSTEIN COMPANY, L.P.

"The Rubenstein Company was founded over thirty years ago. Today our private firm and its affiliates have a combined value of approximately one billion dollars.

This has been achieved through the powerful combination of technical knowledge, market and financial sophistication, and a steadfast commitment to deliver reliable and economical services to our tenants.

We have a proud tradition of developing and operating successful, well-positioned commercial real estate, and are pleased to announce the development of **Valley Creek Corporate Center**, at *Exton Park*, in Chester County, Pennsylvania. Our development encompasses 1,750,000 square feet of Class A suburban office buildings.

Evident in all of our developments is the belief that a building can have a striking design and appearance and still be both cost effective and practical. We seek to provide our tenants with the most efficient and flexible floor designs possible. At the same time, our broad experience in property management enables us to design buildings with the most technically effective, economical and durable systems available.

You will find **Valley Creek Corporate Center** at *Exton Park* a fine reflection of our outstanding tradition and a viable alternative for your real estate needs."

- **Mark E. Rubenstein**
The Rubenstein Company, L.P.

OUR VISION



ACCESSIBILITY, AMENITIES & EXCEPTIONAL CORPORATE QUALITY

This beautiful tract of land has long been coveted by developers due to its superior location, access and amenities. In pursuing this opportunity, we are firm in our commitment to maintain a long term perspective – to do what is best for the project, its tenants and its neighbors – for years to come.

In each of our development endeavors, we strive to seek out properties with inherent natural advantages. At Valley Creek Corporate Center at *Exton Park*, these advantages are bountiful.

- Our property is surrounded by excellent neighbors.
- The campus enjoys outstanding access from all directions.
- The amenities in the surrounding community are virtually unparalleled.
- Electricity will be supplied by PECO's superior Planebrook substation.
- The property is naturally beautiful.

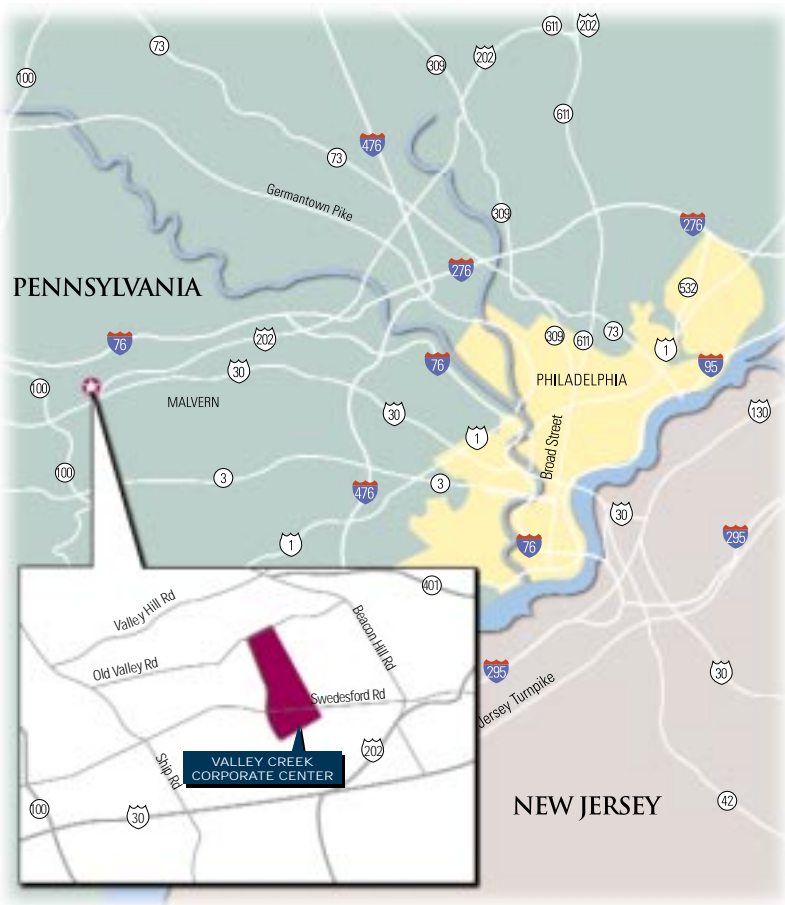
THE NEXT GENERATION OF WORKING

ENVIRONMENT. *Valley Creek Corporate Center has been master-planned from the perspective of long-term ownership. Every aspect of the project, from landscaping and width of parking medians, to height of building and choice of building systems, has been thoroughly considered. The overall design of the Project is intended to be attractive to tenants twenty years from now – not just today.*



DESTINATION





LOCATION

Valley Creek Corporate Center is located approximately 25 miles west of the Philadelphia CBD along the Route 202 West corridor, at its intersection with Route 30 and the Exton bypass. The property is strategically located near the confluence of Route 202, Route 30 and the Pennsylvania Turnpike, which provides the site with easy highway access from Lancaster, Berks, Montgomery, Delaware and Chester Counties.

Business Route 30 is a major East-West thoroughfare along the Main Line, and provides immediate access to the site. The entrance to the property is approximately 200 yards to the west of the Route 202 and Business Route 30 interchange. This full interchange provides high speed on- and off-ramps to both Route 202 and the Exton Bypass.





NEIGHBORS

Valley Creek Corporate Center will enjoy a unique preserved open space setting. A heavily wooded ridge runs immediately north of the property. To the West, the 727 acre *Exton Park* with softball and soccer fields/tennis, basketball and handball courts/hiking, mountain bike and equestrian trails/picnic areas/a golf driving

range with chipping and putting greens/and a fishing pier is in the planning stages.

To the East is a beautiful new residential community. Our entrance from the South is framed by the 141 acre Church Farm School "Campus."



AMENITIES

Valley Creek Corporate Center is a complete working environment, surrounded by casual/formal dining, health/recreation, hotel/conference centers, home and leisure, retail services and megaplex movie theaters. Employees will find a complete variety of food and hotel facilities within a two mile radius.

Exton Park, immediately adjacent to Valley Creek Corporate Center, will give our corporate tenants a unique employee benefit, and a distinct hiring/retention

advantage. In addition, there are complete local business services, including a new U. S. Postal Office, supply stores, copy centers, etc. Main Street at Exton, with its grand opening planned for Fall 2001, will provide an additional 200-room hotel and conference center and 650,000 square feet of specialty retail, restaurants and a health club.

In addition, Exton Mall (at Routes 30 and 100) is home to some of the most desirable retailers in the nation.



Hampton Inn



Outback Steakhouse



Sheraton Hotel



Chester Valley Golf Club

Exit 23/
Pennsylvania
Turnpike



**VALLEY CREEK
CORPORATE CENTER**

Pennsylvania Turnpike

MALVERN



Bailey's Restaurant



Exton Park

Exton Mall

100

401

29

202

15

30

202

Exton Bypass

The Rotisserie

Chi-Chi's Restaurant



11



MASTER PLAN





DEVELOPMENT PHASING SUMMARY*

| PHASE | RENTABLE S.F. |
|--------------|------------------|
| I | 256,981 |
| II | 286,374 |
| III | 346,376* |
| IV | 554,805* |
| V | 307,002* |
| TOTAL | 1,751,538 |

Within each phase, or campus, a mixture of three, four and five-story buildings is typically planned. Floor plate sizes, ranging from 22,000 – 30,000 sq.ft., will provide maximum efficiency in building design, with 30' x 40' bay spacing and 5' tenant planning modules. It should be noted that these general parameters are planned throughout the Project, subject to modification due to the ultimate engineering of the respective phase(s).

*Final square footage will be determined with final land development plan approval.



"I think Mr. Rubenstein is doing a lot of very attractive landscaping that will be very beneficial for this project. We think this will be a real showplace."

*– Diane Snyder
West Whiteland Township
Supervisor*

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- 200 acres (65 acres left in "green space")
 - 1.75 million square feet
 - Seventeen buildings arranged in five separate campuses.
 - Valley Creek Boulevard will have two lanes in both north and south directions, separated by a landscaped esplanade, 16 feet wide in most locations.
 - Parking medians typically between 15 and 20 feet – the intent being to create "a sea of trees rather than a sea of cars".
 - Conduit – there will be a generous amount of empty conduit among all buildings, permitting future communications flexibility for all our tenants.
-

PHASES I - V





| | FLOORS | RENTABLE S.F. |
|-----------------|--------|----------------|
| PHASE I | | |
| Building 1 | 3 | 76,637 |
| Building 2 | 4 | 90,172 |
| Building 3 | 4 | 90,172 |
| PHASE II | | |
| Building 1 | 3 | 67,477 |
| Building 2 | 4 | 90,172 |
| Building 3 | 5 | 128,725 |
| TOTAL | | 543,355 |



| | FLOORS | RENTABLE S.F. |
|------------------|--------|------------------|
| PHASE III | | |
| Building 1 | 4 | 115,641 |
| Building 2 | 3 | 86,183 |
| Building 3 | 5 | 144,552 |
| PHASE IV | | |
| Building 1 | 3 | 76,637 |
| Building 2 | 4 | 102,334 |
| Building 3 | 4 | 115,641 |
| Building 4 | 4 | 115,641 |
| Building 5 | 5 | 144,552 |
| PHASE V | | |
| Building 1 | 4 | 102,334 |
| Building 2 | 4 | 102,334 |
| Building 3 | 4 | 102,334 |
| TOTAL | | 1,208,183 |

Subject to final land development plan approval.



BUILDINGS





Typical Courtyard

BUILDING SIZES

Three to five stories

STRUCTURE

Steel frame construction with concrete composite slabs;
5 1/2" typical thickness.

PERIMETER

Exposed aggregate precast concrete with ribbon-band window system. Vision glass is 6 1/2' high, above a 2 1/2' knee wall. Mullion spacing is 5' on center. Window blinds are installed as part of Base Building Specifications.

MAIN BUILDING LOBBIES

Dramatic high-ceilinged entry lobbies featuring patterned stone, arched floating panels, wood panel accents and beams and opaque glass walls.

ROOF

60 mil single ply EPDM membrane over 3" poly ISO rigid insulation.

PARKING

4.0 per thousand, surface, free

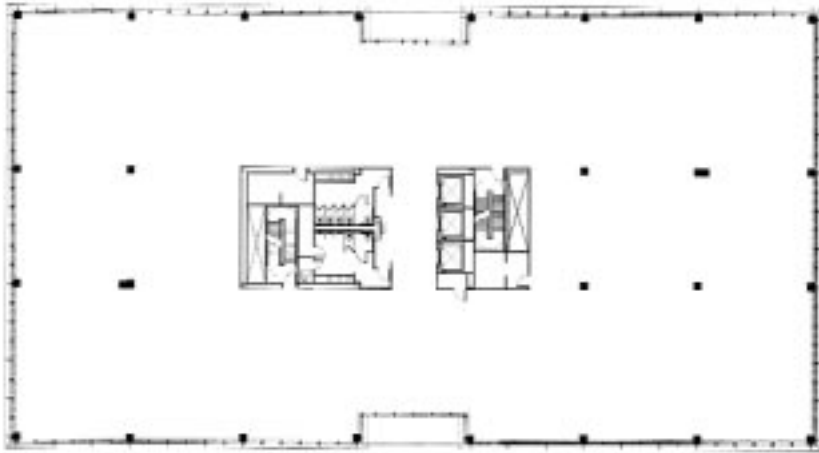
SHIPPING/RECEIVING

Reserved exterior "at-grade" truck loading/unloading area, accessible via first floor service corridor.

SECURITY

Card-key system with 24/7 monitoring for exterior entry points. System adaptable for integration with tenant spaces.





Typical Floor Plan

FLOOR SIZES

Ranging from 22,000 to 30,000 rentable square feet and designed to provide nearly column-free space with extremely low "add-on" factors. Typical column bays are 40' by 30'.

CEILING HEIGHT

Our 13'6" slab-to-slab height provides a finished 9' ceiling.

DESIGN CAPACITY

100 lbs./sq. ft.

HVAC

- Each floor has a continuous, constant-sized hard distribution main duct. Any location on any floor can be supplied from any unit at any time. Seven VAV terminals typically installed per floor. Generous Base Building Specifications significantly reduce tenant improvement costs.
- 1 ton per 320 square feet

ELECTRICAL/TELEPHONE

Two sets of electrical & telephone closets per floor for superior distribution and tenant flexibility. Electrical panels and transformers (480-208/120v) are installed as part of the Base Building Specifications to significantly reduce tenant improvement costs.

- **Building Power** – 480/277v, 4 wire, 3 phase service to main distribution panels.
- **Tenant Power** – 6.0 watts per sq. ft. for tenant lights and plugs. Upgradable for almost unlimited power demands.

SHOWER & LOCKER FACILITIES

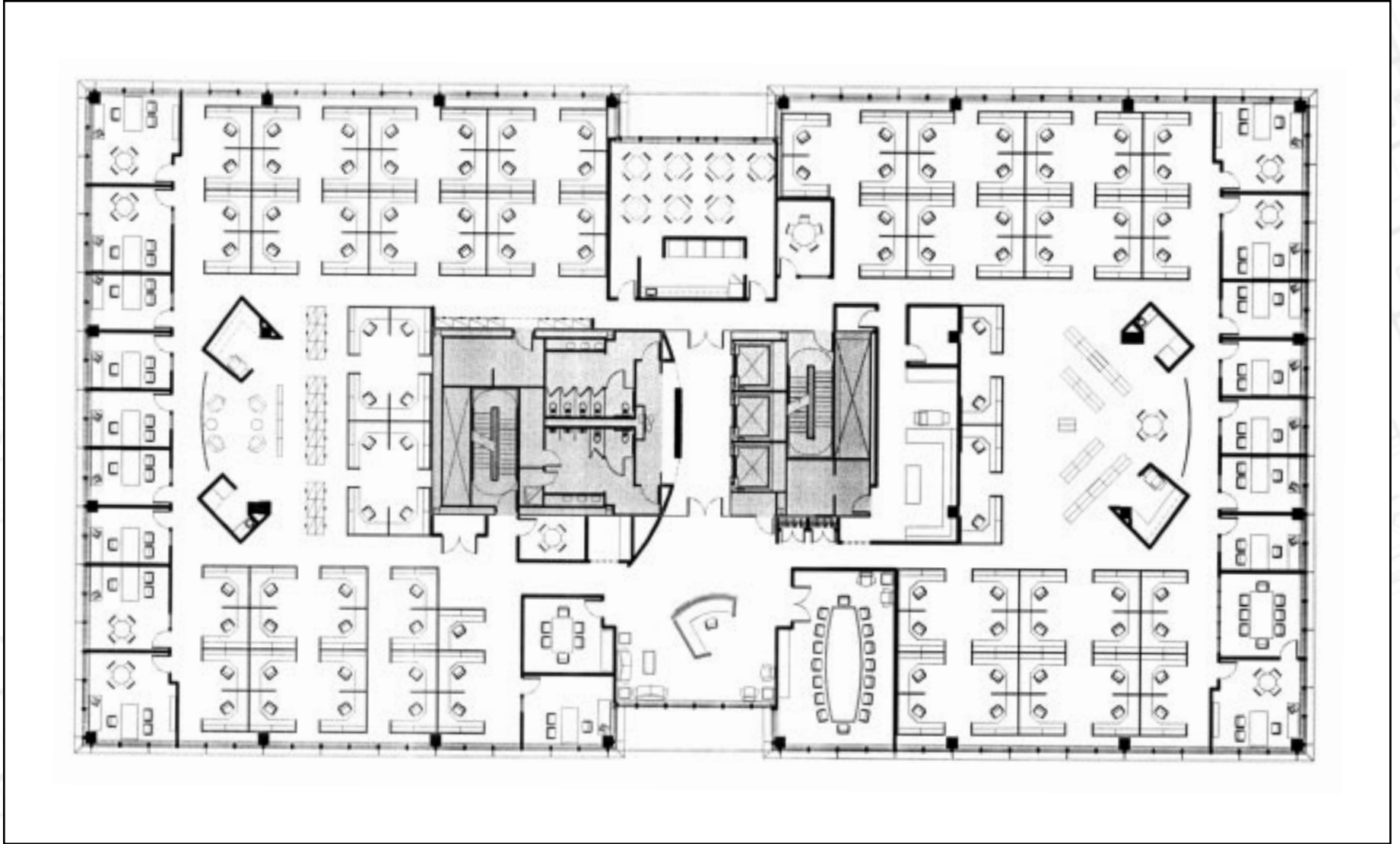
First floor shower and locker facilities, separate for men and women, will be installed within each Phase.

ELEVATORS

All elevators are rated at 3,500 pounds, 150 feet per minute, front opening.



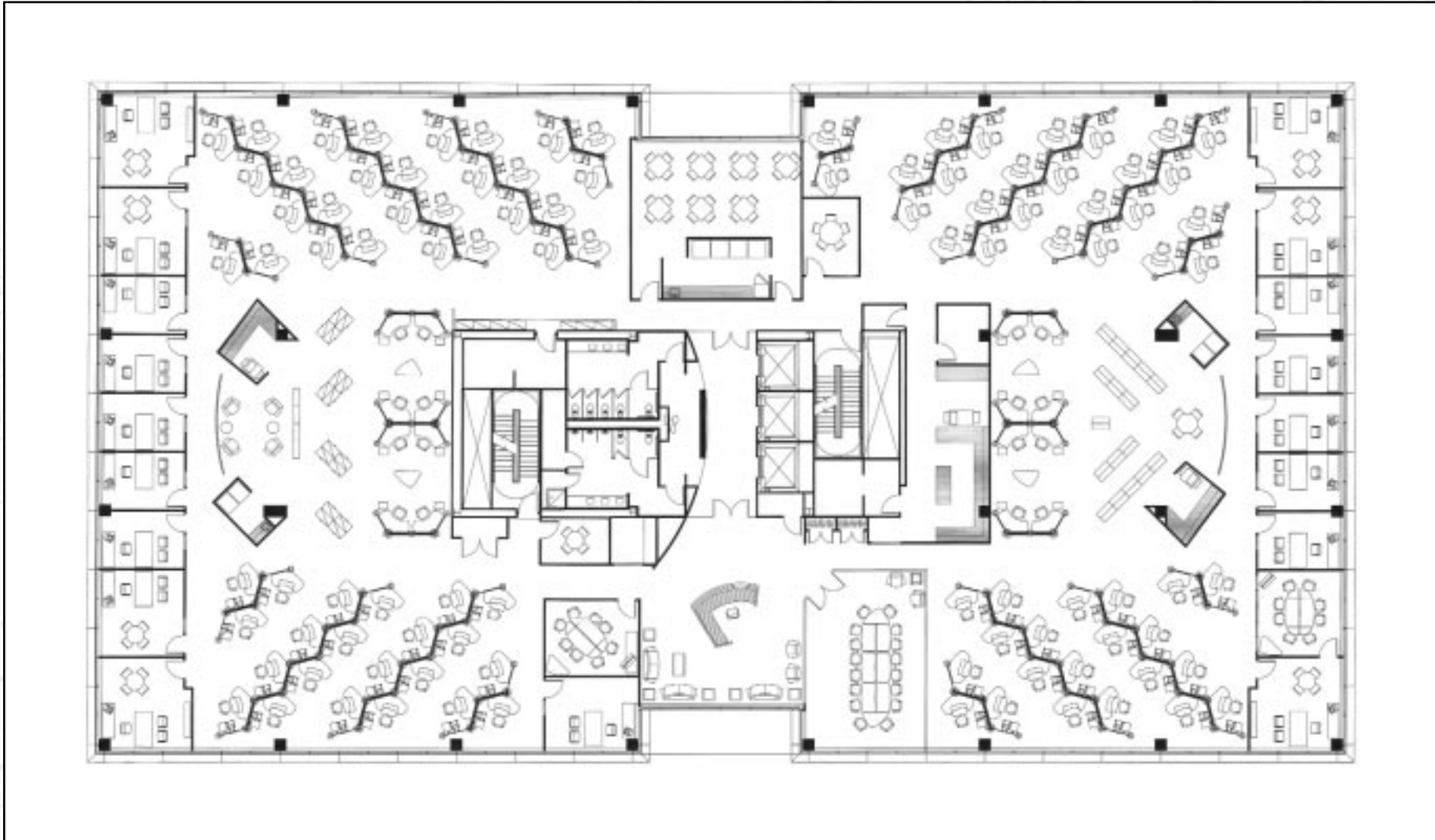




Traditional Single Tenant Test-Fit

Courtesy of Partridge Tackett Architects





High-Tech Single Tenant Test-Fit

Courtesy of Herman Miller/Spectrum
and Partridge Tackett Architects

OUR TEAM



THE RUBENSTEIN COMPANY, L.P.

DEVELOPER

The Rubenstein Company, L.P. has a proud tradition of developing successful, well-positioned commercial real estate. Our development team has extensive experience using the same sound real estate principles we apply throughout all other phases of our business.

Our broad experience in long-term asset management also enables us to design buildings with the most technically effective, economical and durable building systems available. All developments of the firm share features of strategic location, high quality and marketability. This, combined with our full service, leasing, financing and management teams, will ensure a competitive advantage.

WALLACE ROBERTS & TODD

ARCHITECT/LAND PLANNER

Founded in 1963, the firm provides architecture, landscape architecture, urban design and planning services from the largest state and regional scale to individual architecture and landscape design requirements. WRT is headquartered in Philadelphia and maintains offices nationwide.

Public and private clients have retained WRT for projects ranging from the award-winning Inner Harbor in Baltimore, Maryland to the growth management plan for the Florida Keys; from the Master Plan for the United States Capitol to the environmental impact statements for the entire Metrorail system in Washington, DC.

PENNONI ASSOCIATES, INC.

CIVIL ENGINEER

Pennoni Associates, established in 1966, is a multi-disciplined consulting engineering firm that provides personalized services and solutions to meet the needs of their diverse clients. Services are provided to local, state and federal government, private, commercial, industrial and construction clients as well as other professionals.

Pennoni offers services in civil/municipal, electrical, environmental, mechanical, process, structural, transportation, geotechnical and water/wastewater engineering, as well as information systems; construction and materials inspection and testing; site design/landscape architecture and surveying. They keep abreast of rapidly changing technology and apply this knowledge to assist clients in meeting their specific project requirements.

URS CORPORATION

GEOTECHNICAL ENGINEER

From more than 300 offices in 38 countries, URS Corporation provides planning, engineering and architectural design, applied science, and program and construction management services. The company's commitment has always been to provide technical excellence, quality products, outstanding client service within the areas of surface transportation, air transportation, railroads/transit, facilities, water/wastewater, and commercial/industrial markets.

The company has a long history of providing effective solutions to engineering and environmental issues that impact commercial and industrial clients.

BARCLAY WHITE INCORPORATED

GENERAL CONTRACTOR

Founded in 1913, Barclay White Incorporated provides construction management services and general construction of commercial, industrial and institutional projects of all types. The company employs a permanent staff of over 185 people.

Barclay White operates as a group of construction professionals functioning as an extension of the Owner's management team to procure and administer all the services necessary to plan and construct a building. Their basic philosophy is to represent the client as the construction professional dedicated to the control of cost and time in today's cost intensive and highly complex building construction environment. Over 75% of Barclay White's work comes from repeat clients.





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