

OFFERING MEMORANDUM

Exceptional Class A Office Space

ONE SUMMIT SQUARE

Langhorne, PA 19047

PRESENTED BY:

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

MONIKA POLAKEVIC, CCIM
O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807



EXCLUSIVELY MARKETED BY:



CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.50 SF/yr (MG)
BUILDING SIZE:	68,392 SF±
AVAILABLE SF:	11,102 RSF± (divisible)
YEAR BUILT:	1985
ZONING:	CS
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	45,226 VPD

PROPERTY OVERVIEW

SVN is pleased to present One Summit Square, a four story landmark office building offering a professional, corporate work environment in a highly visible and accessible location. This exceptional property demonstrates thoughtfulness in design, construction and character. The steel frame and block construction is appointed with glass on all sides, ensuring an abundance of natural light throughout the building. The total gross leasable area of 11,102 RSF ± is currently allocated into two separate available suites, creating an opportunity for a multitude of possible office configurations and uses. The available space is comprised of large, wide open floor plans offering a significant degree of flexibility in accommodating any space needs. The property is minutes to historic Newtown Borough and within immediate proximity of several highway access points. The property rests in a densely populated trade area, adjacent to a diverse platform of destinations and convenience oriented retailers. The building is elevator served and offers ample parking.

LOCATION OVERVIEW

One Summit Square is located at the signalized intersection of Newtown Bypass (PA Rt. 332) and PA Rt. 413, immediately adjacent to Summit Square Shopping Center in Middletown Township. Bucks County, Pennsylvania. The site is only minutes to Newtown Borough and located three (3) miles to/from the I-95 Yardley Newtown interchange. The property is located in immediate proximity to extensive area amenities, including retail, restaurants, hotels, fitness and commuting routes, offering convenient access from/to Philadelphia and Central and Southern New Jersey.

PROPERTY DETAILS

LEASE RATE	\$26.50 SF/YR (MG)
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LOCATION INFORMATION

BUILDING NAME	Exceptional Class "A" Office Space
STREET ADDRESS	One Summit Square
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	PA Rt. 413 & S. State Street
TOWNSHIP	Middletown Twp.
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 -3.2 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 8.4 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CS - Shopping Center District
LOT SIZE	4.723 AC±
APN #	22-005-005-008
TRAFFIC COUNT	45,226 VPD
TRAFFIC COUNT STREET	PA Rt. 332

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	4 / 1,000

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
NUMBER OF ELEVATORS	2
CENTRAL HVAC	Yes

PROPERTY HIGHLIGHTS

- Professional office building
- Class "A" office
- 11,102 RSF available ± (Divisible)
- Custom and turn-key delivery opportunity
- Fully furnished suite available
- Modern and inviting space plan
- Many upgrades throughout
- Abundance of natural light
- Elevator served
- Convenient and accessible location
- Immediately adjacent to Summit Square Shopping Center
- Proximity to Village at Newtown, Newtown Athletic Club, St. Mary's Hospital, George School, and other area's amenities
- Proximity to densely populated residential trade areas
- Quality demographic profile
- Convenient access to I-95, US-1, Rt. 413 and PA / NJ Turnpikes



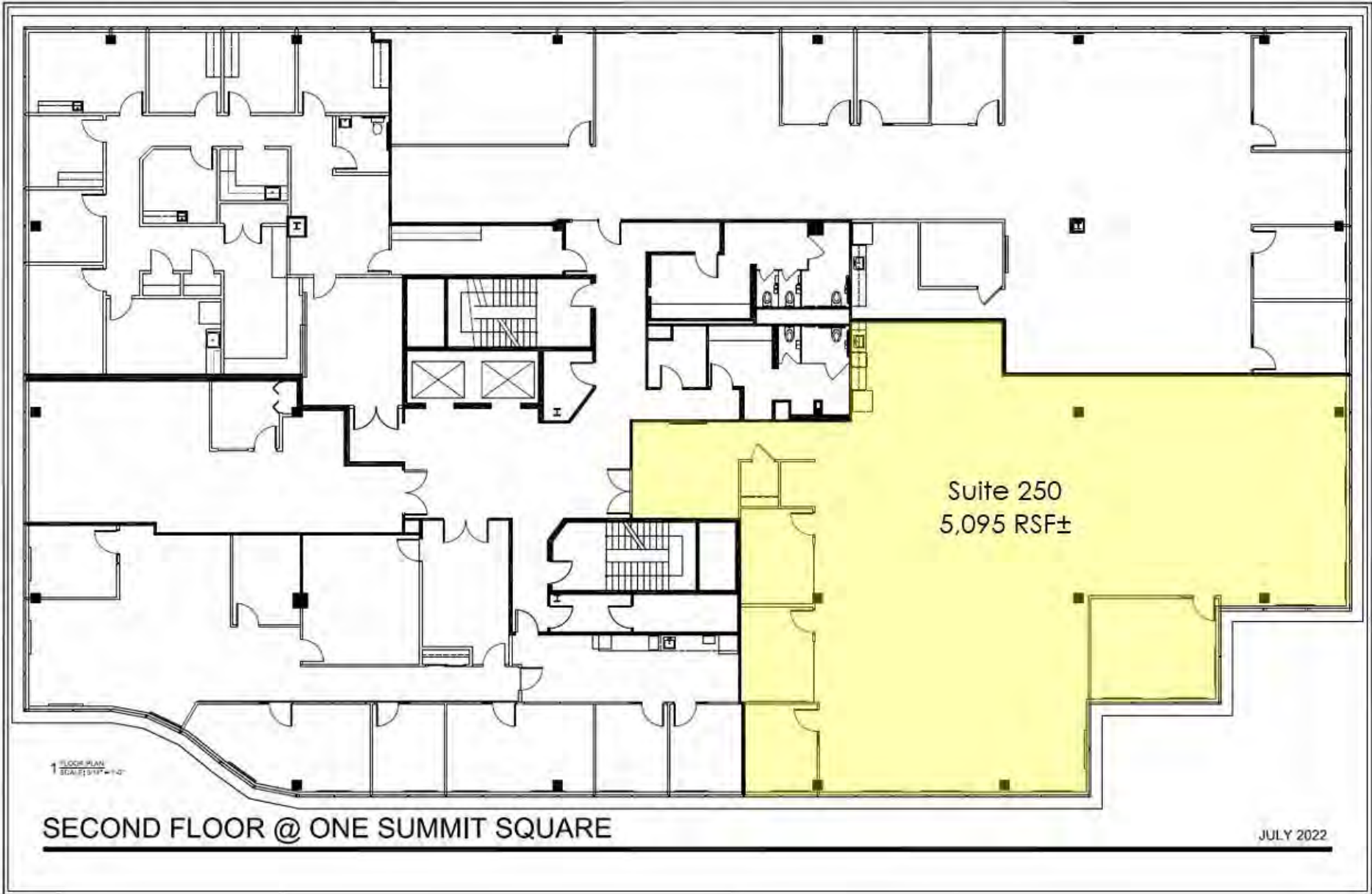
ADDITIONAL PHOTOS



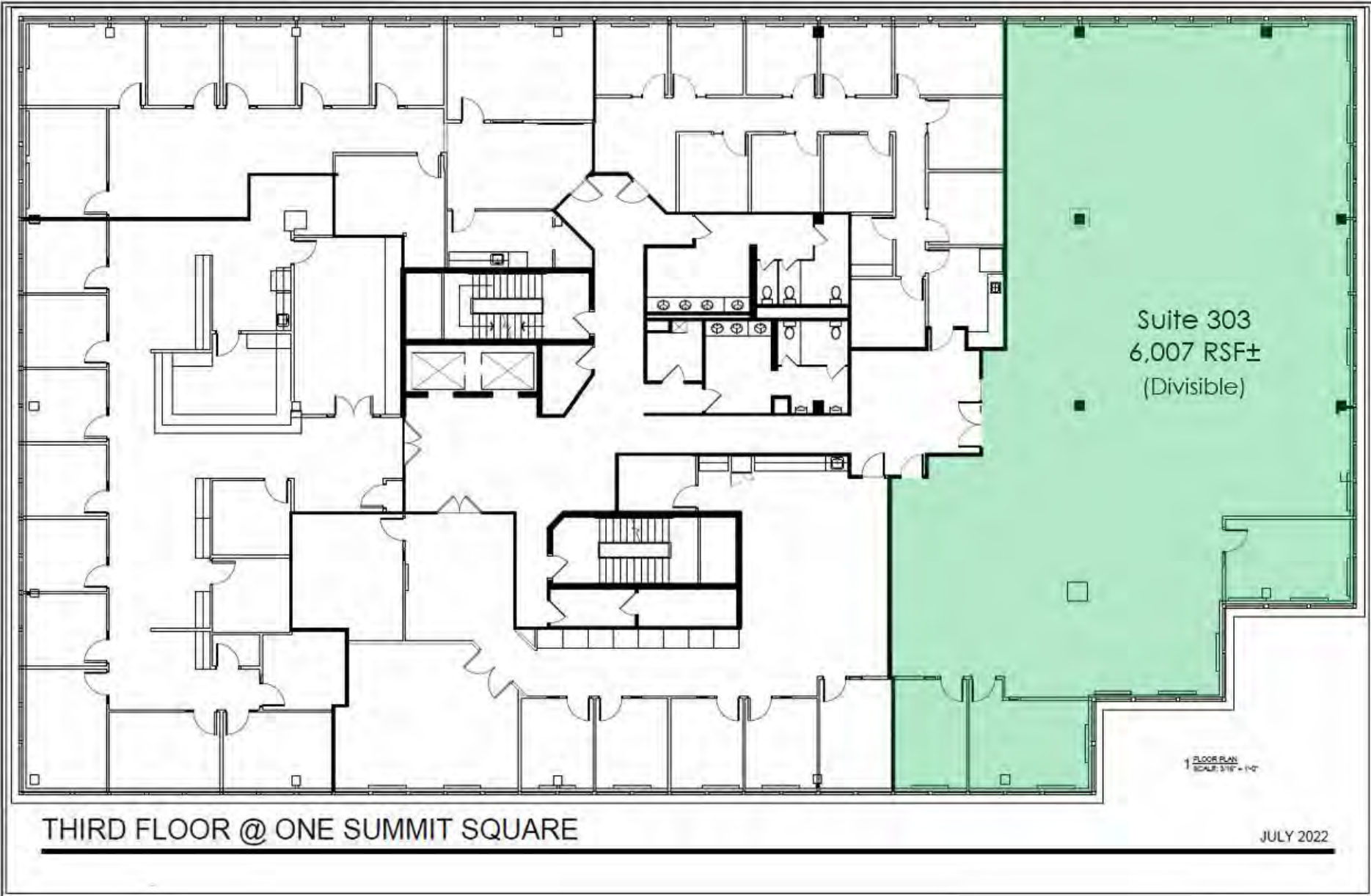
INTERIOR PHOTOS



FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 3RD FLOOR



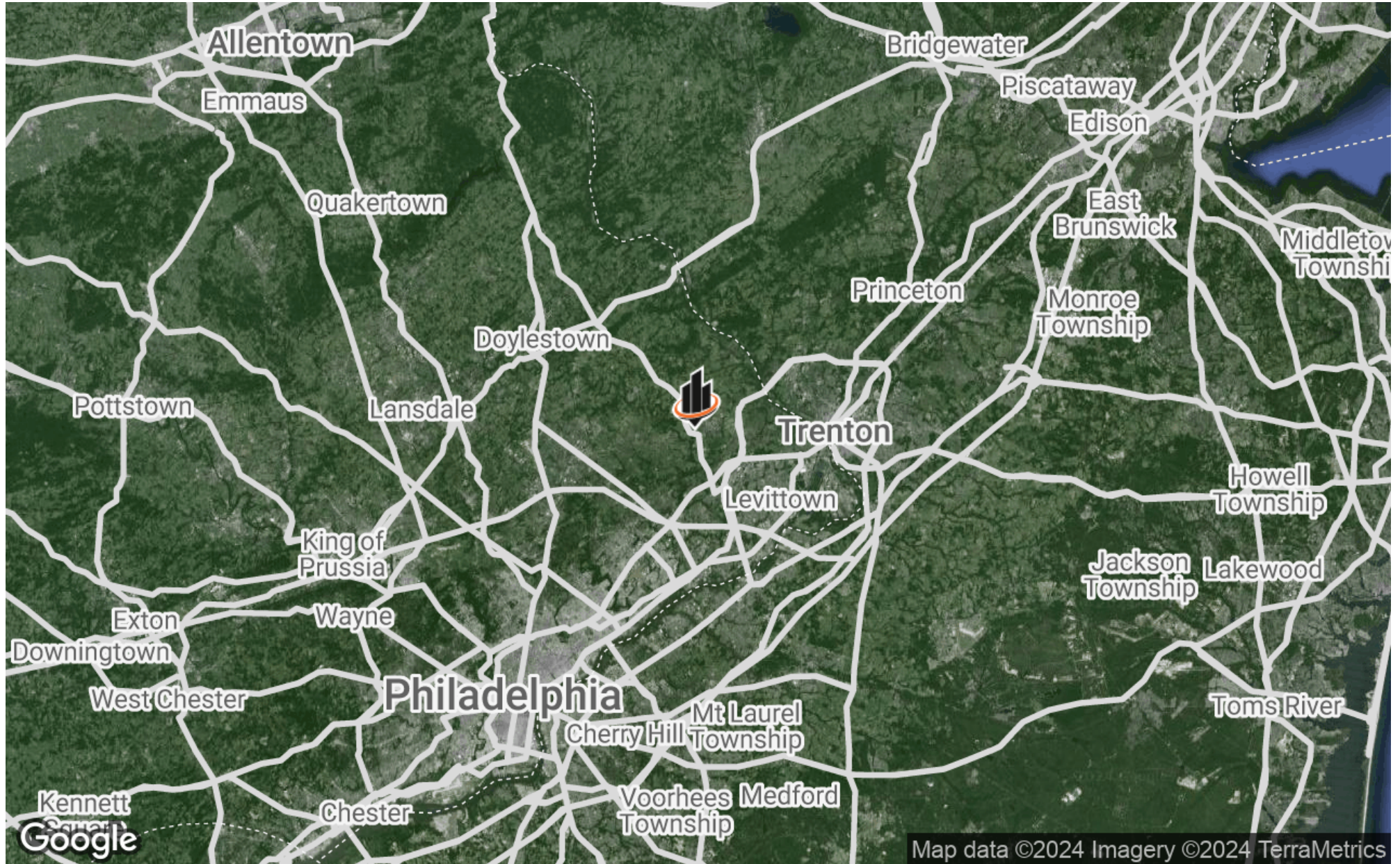


SECTION 2

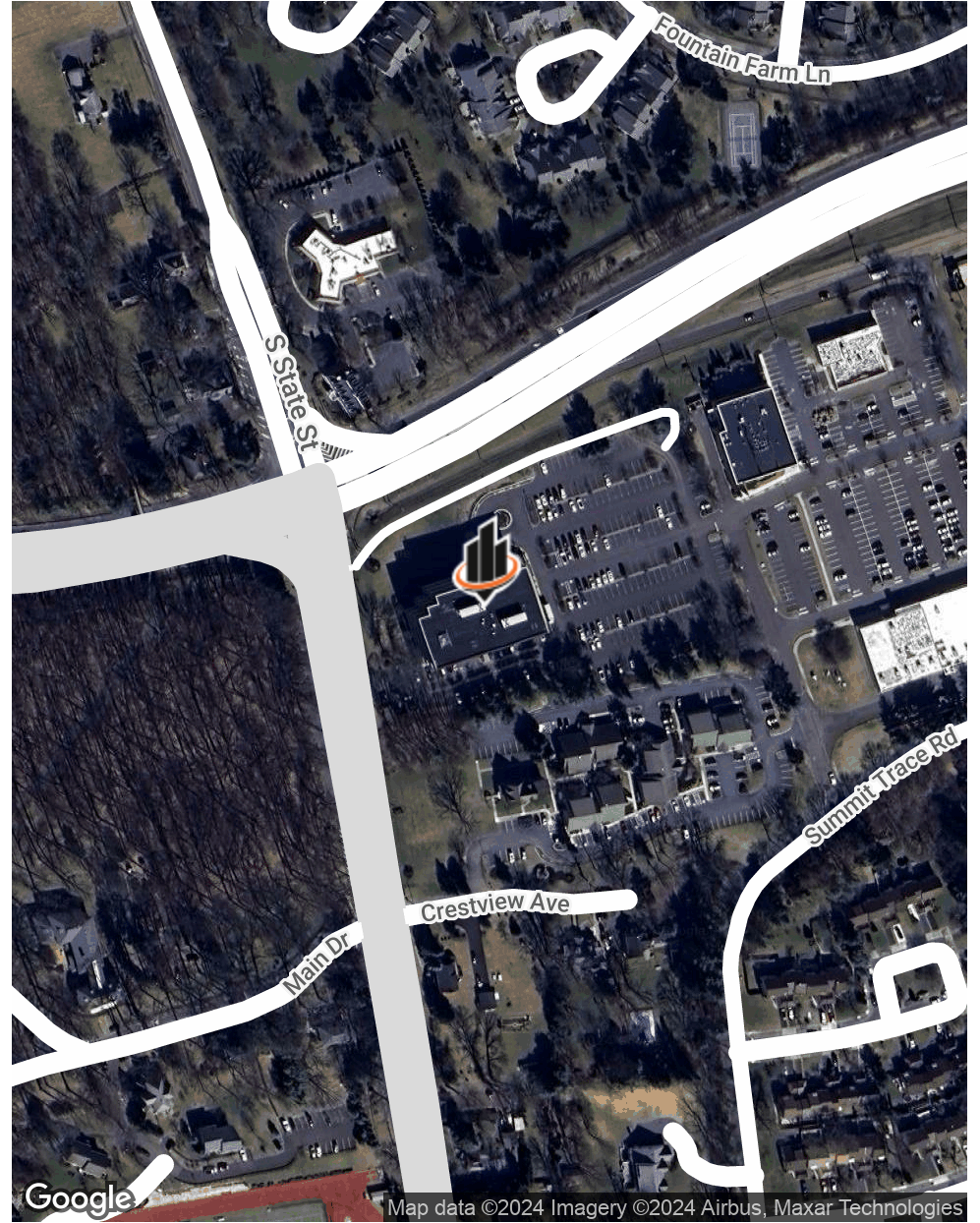
The Location



REGIONAL MAP



LOCATION MAP



RETAILER MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION

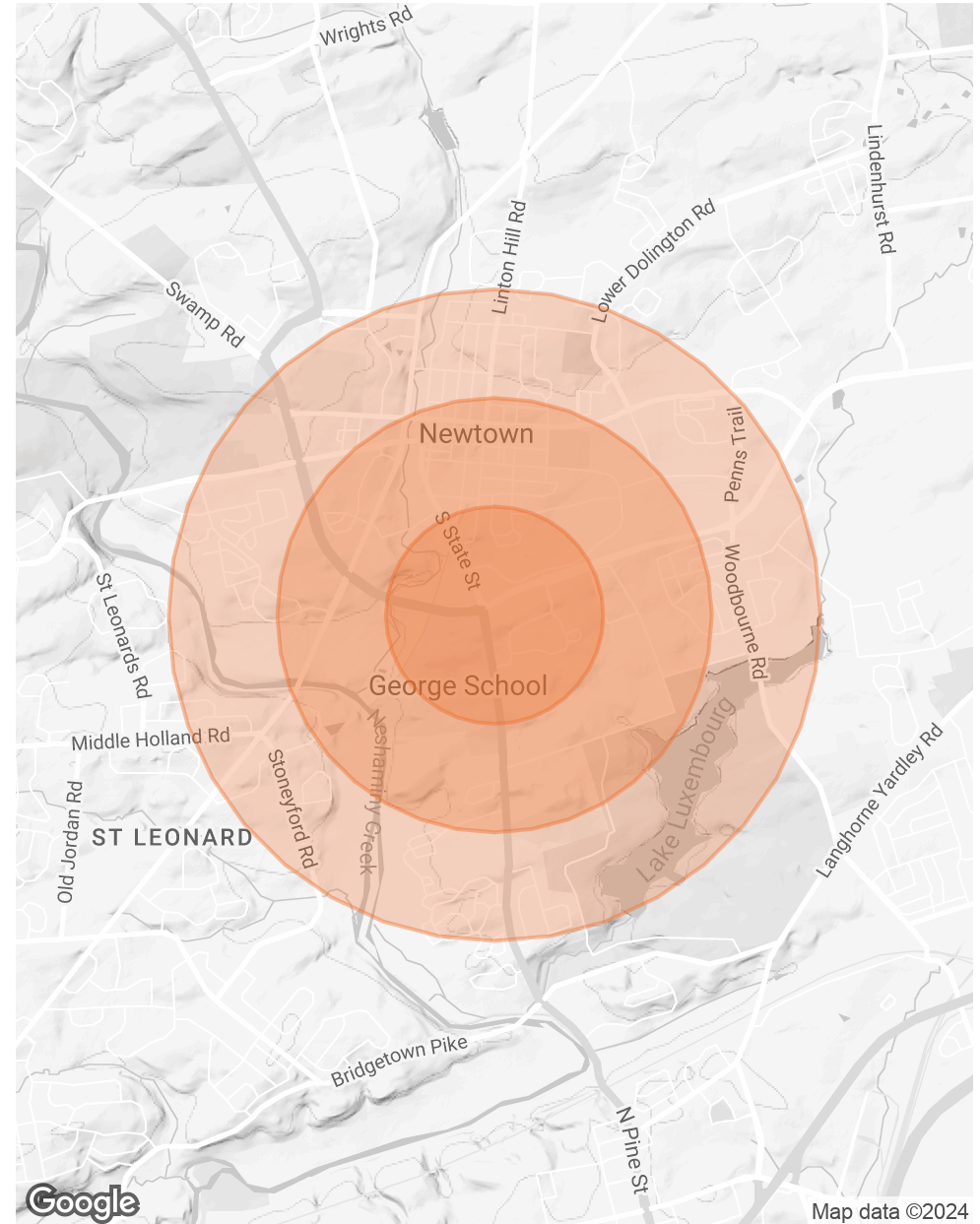
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,142	4,885	13,038
AVERAGE AGE	51.0	51.3	50.8
AVERAGE AGE (MALE)	49.3	50.1	49.5
AVERAGE AGE (FEMALE)	52.2	51.9	52.0

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	435	1,948	5,768
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$146,703	\$147,190	\$130,715
AVERAGE HOUSE VALUE	\$457,955	\$438,100	\$389,874

2020 American Community Survey (ACS)





2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com