

2500
York Road
Jamison, PA
BUCKS COUNTY

FOR SALE OR LEASE

1,000 - 41,000 SF AVAILABLE

Class A Building in Attractive Location

CBRE

PROPERTY OVERVIEW



Located in the heart of Bucks County, 2500 York Road is a quality Class A office building available for sale or lease, with close proximity to major thoroughfares including Routes 611 and 202. The building features thoughtfully designed space with ample natural light, creating a comfortable and productive work environment, ideal for medical or professional office users. Its central suburban location provides easy connectivity and convenient access to a wide array of nearby dining, retail, and service options, including The Bucks Club golf course.

 **2500**
York Road

BUILDING HIGHLIGHTS

2500
York Road



BEAUTIFUL CLASS A BUILDING

Two-story atrium, large windows for ample light, and outdoor seating



FLEXIBLE SPACE OPTIONS

A range of suites available for medical or office customization



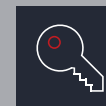
STRATEGIC BUCKS COUNTY LOCATION

Convenient access to Almshouse Road, Easton Road, Bristol Road, Street Road, and Route 202



WALKABLE NEARBY AMENITIES

Adjacent to Outback Steakhouse and neighboring Warwick Square shopping center



PROFESSIONAL MANAGEMENT

Strong ownership committed to exceeding tenant expectations



ONSITE PARKING

Abundant onsite parking for employees and visitors at 4.7 spaces per 1,000



WARWICK SQUARE

planet fitness
WILD GINGER
FINE WINE & GOOD SPIRITS

Randazzo's Pizzeria
GROCERY OUTLET

GIOVANNI'S
POUR HOUSE
CVS pharmacy

Walgreens



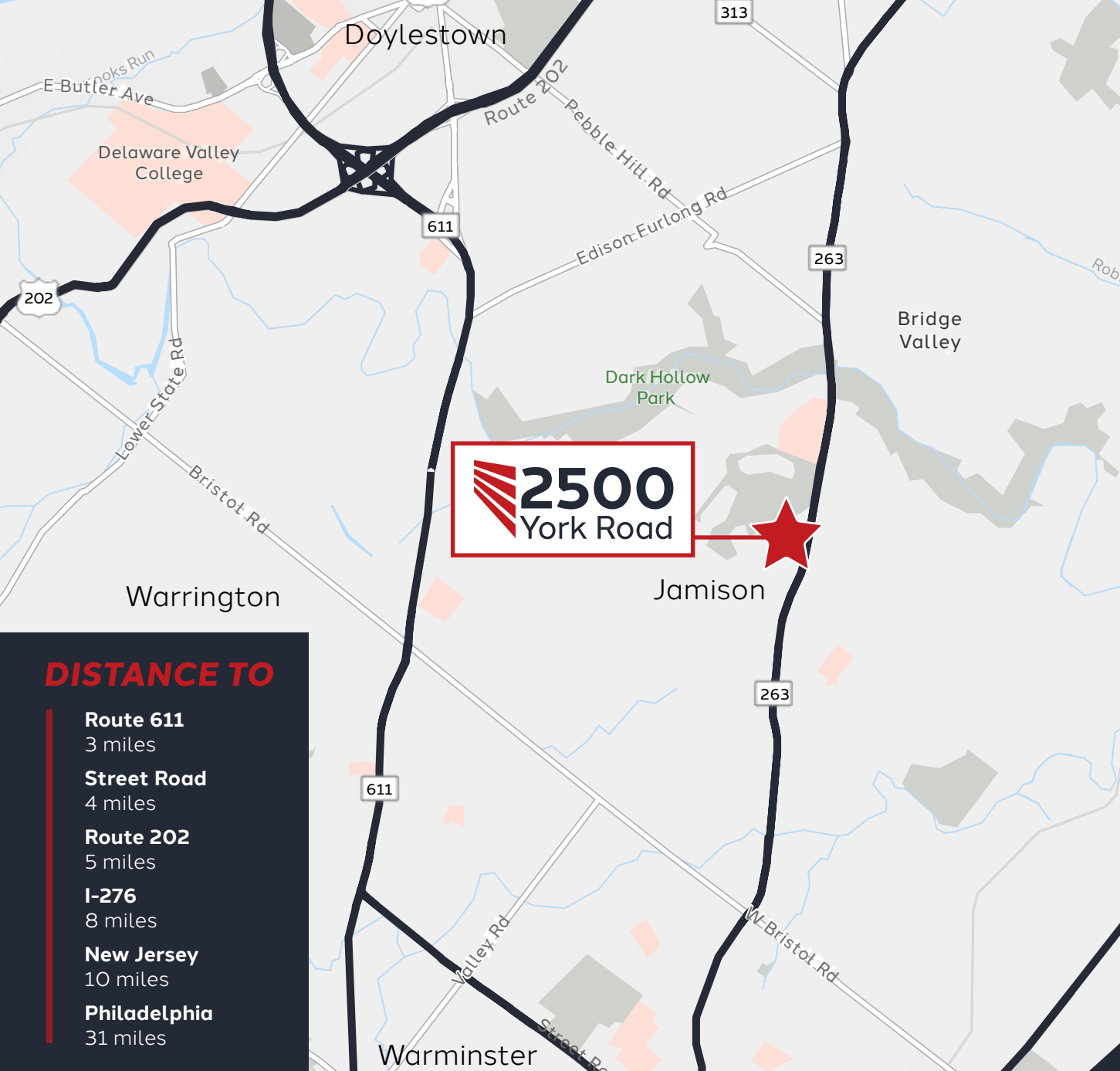
ALMSHOUSE ROAD

DUNKIN'

 **2500**
York Road

OUTBACK
STEAKHOUSE

NEARBY AMENITIES



DISTANCE TO

Route 611
3 miles

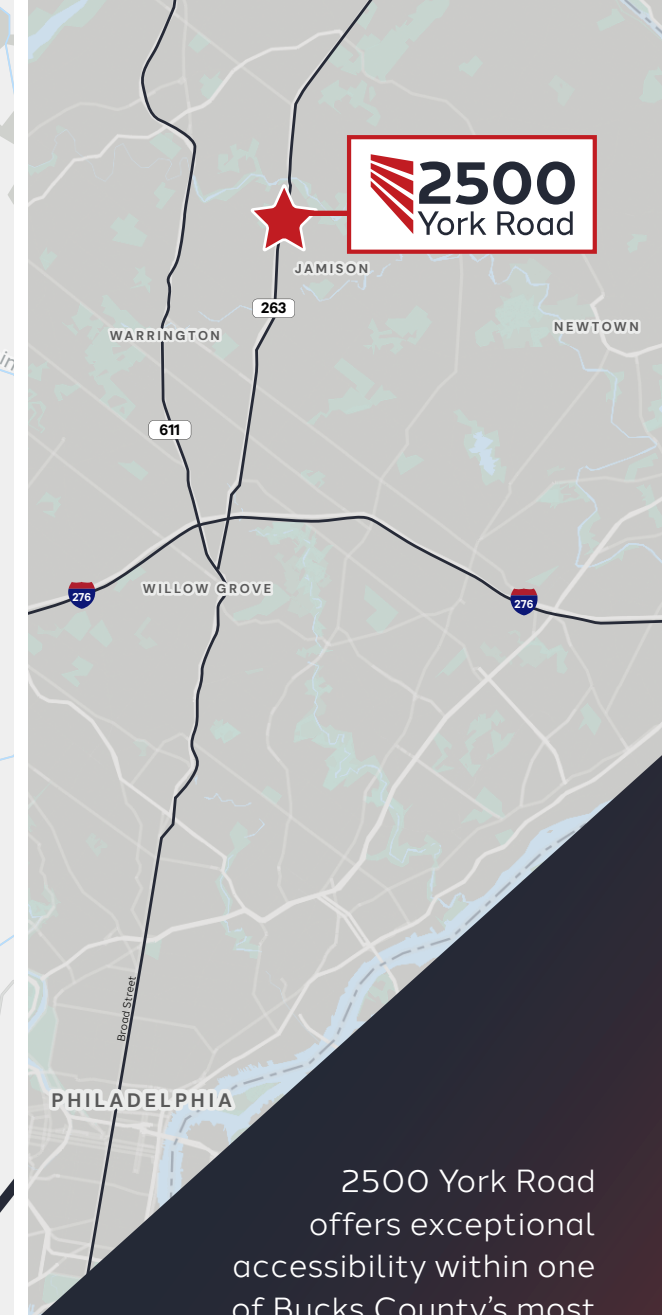
Street Road
4 miles

Route 202
5 miles

I-276
8 miles

New Jersey
10 miles

Philadelphia
31 miles



2500 York Road offers exceptional accessibility within one of Bucks County's most desirable suburban markets. The property benefits from its central location to Routes 611 and 202, Street Road, and Second Street Pike.

CONVENIENT LOCATION



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