



OFFERING MEMORANDUM

**24,092 SF±
Office/Flex Space**

310 GEORGE PATTERSON BOULEVARD

Bristol, PA 19007



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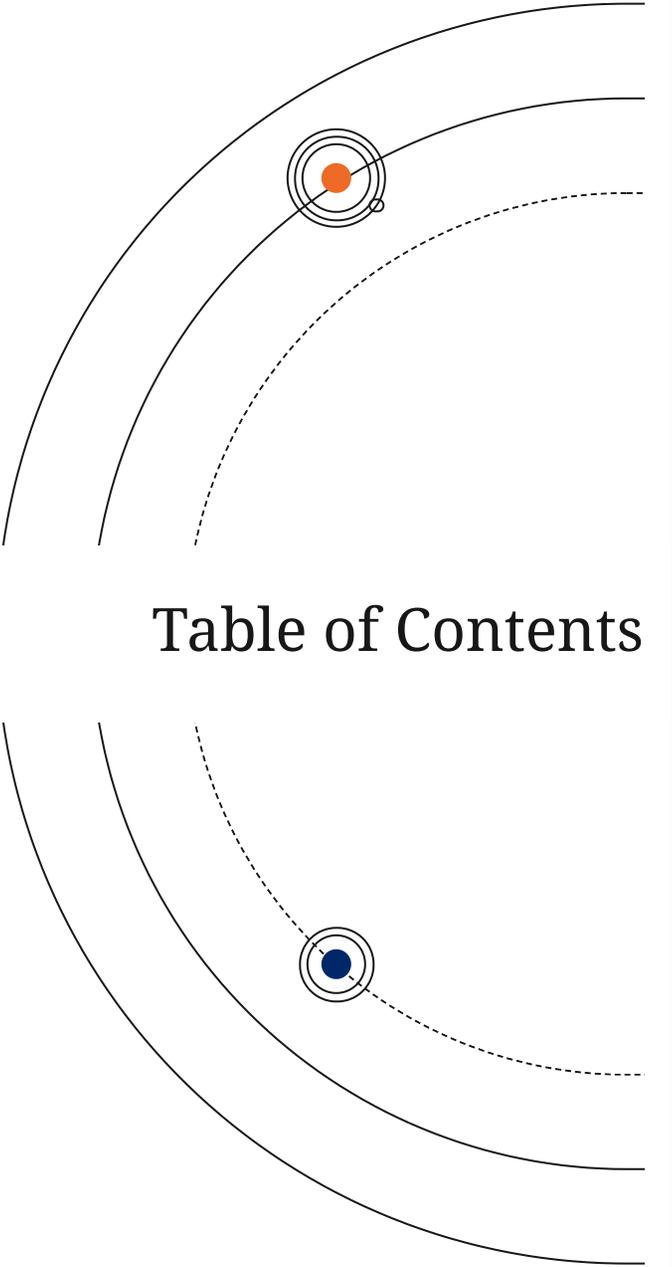


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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

PROPERTY TYPE:	Office / Flex
AVAILABLE SF:	24,092 SF±
ZONING:	M-2
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	26,564 VPD
CROSS STREET:	Route 413

PROPERTY OVERVIEW

SVN is pleased to present a ±24,092 SF versatile office space offering a flexible layout for office and potential flex users. The existing floor plan allows for easy conversion to flex space, making it an excellent fit for businesses seeking a combination of office, light production, or creative workspace. Spanning two floors and served by an existing elevator, the space is currently configured for office use and offers 20+ private offices per floor, collaborative open work areas, a large training room, and a kitchenette. Located within a dynamic mixed-use campus that supports office, flex, R&D, and manufacturing tenants, the space provides both flexibility and functionality for a variety of users.

LOCATION OVERVIEW

Located in Bridge Business Center, this property offers excellent access to I-95, Veterans Hwy (Rt. 413), Rt. 13, and the PA Turnpike, with commutable distance to Philadelphia, South and Central New Jersey, and the broader Mid-Atlantic. The area is a well-established commercial hub with close proximity to major highways, regional labor, and local amenities.

PROPERTY DETAILS

LEASE RATE

SUBJECT TO OFFER

LOCATION INFORMATION

PROPERTY NAME:	Bridge Business Center
STREET ADDRESS:	310 George Patterson Blvd.
SUITE	100
CITY, STATE, ZIP	Bristol, PA 19007
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Route 413
TOWNSHIP	Bristol
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 - 2. Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 29.9 Mi. Trenton Mercer (TTN) - 16.6 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office / Flex
PROPERTY SUBTYPE	Office Building
ZONING	M-2, Heavy Manufacturing
LOT SIZE	30 AC±
APN #	05-062-001-0C7
TRAFFIC COUNT	26,564 VPD
TRAFFIC COUNT STREET	Veterans Hwy

BUILDING INFORMATION

BUILDING SIZE	106,884 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1960

UTILITIES & AMENITIES

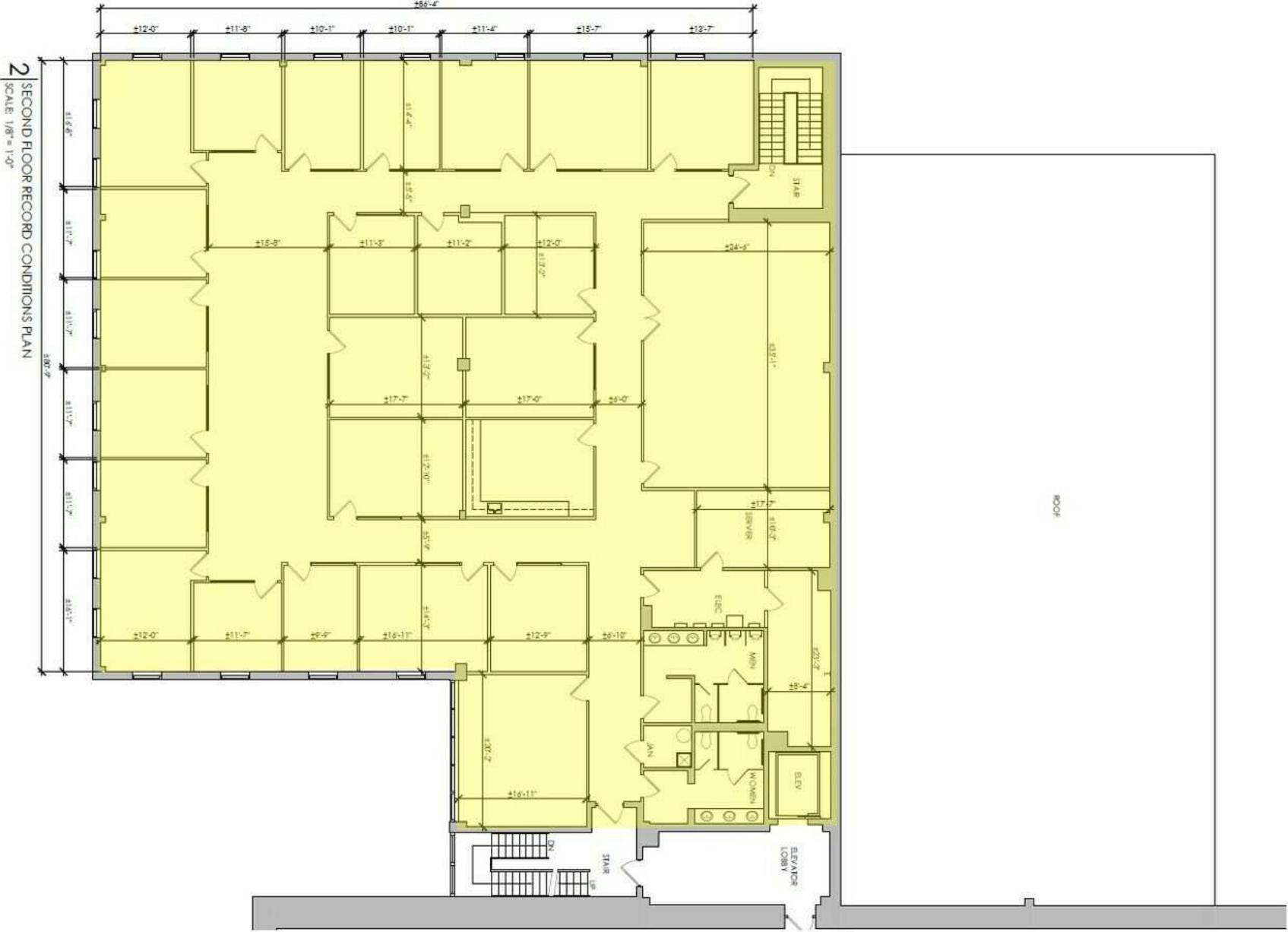
HANDICAP ACCESS	Yes
NUMBER OF ELEVATORS	1

PROPERTY HIGHLIGHTS

- ±24,092 SF two-story office / flex space
- Move-in ready office configuration
- Open areas easily adaptable for flex use
- 20+ private offices on each floor
- Many upgrades throughout
- Abundance of natural light
- Ample on-site parking
- Excellent transportation access
- Commutable to/from Philadelphia, New Jersey, and New York
- Convenient access to/from Interstate 95 / 295 and PA Turnpike
- Surrounded by a strong labor market and nearby amenities
- Located in the M-2 Heavy Manufacturing District – a variety of uses permitted by right



FLOOR PLANS - SECOND FLOOR



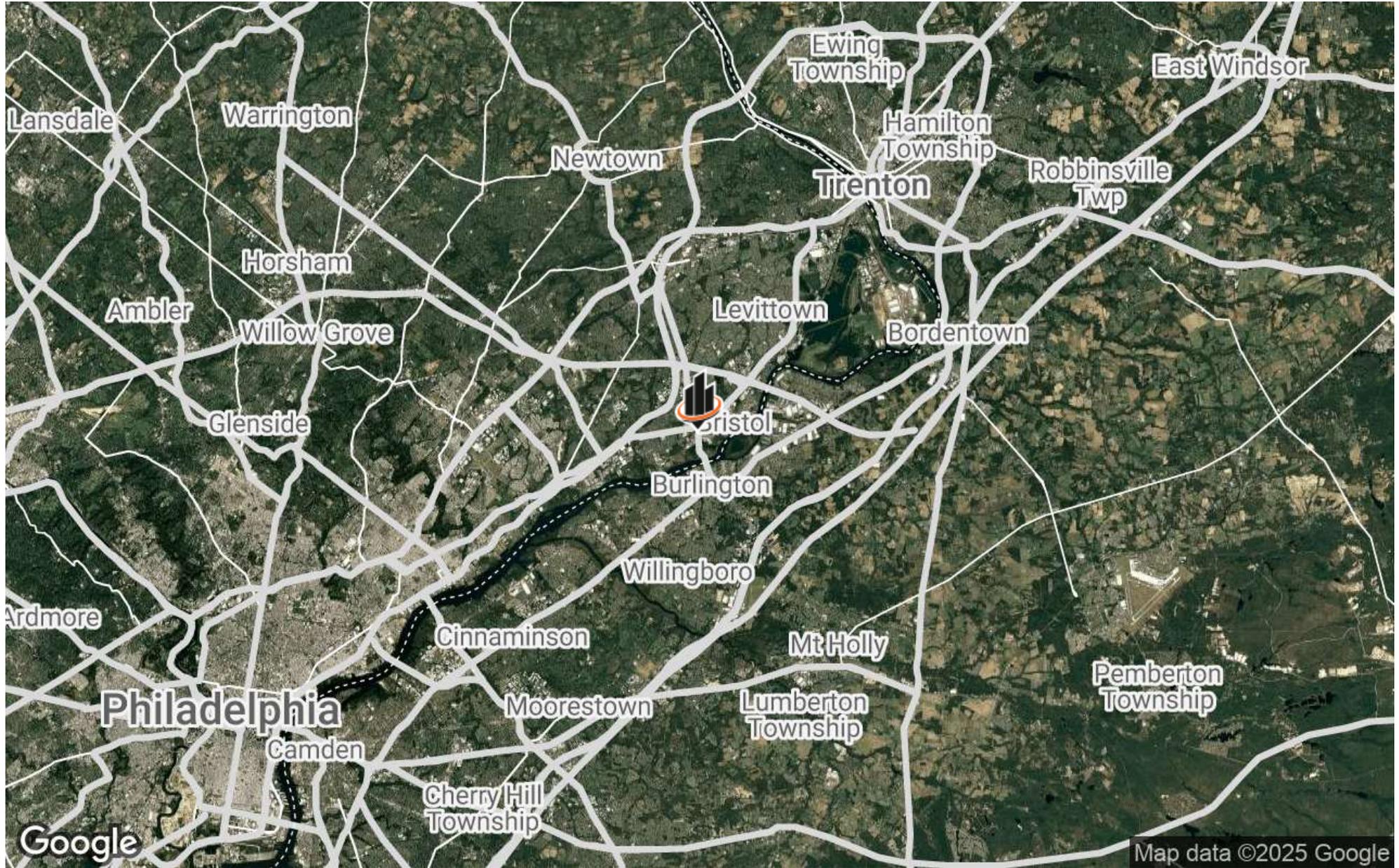
2 SECOND FLOOR RECORD CONDITIONS PLAN
SCALE: 1/8" = 1'-0"



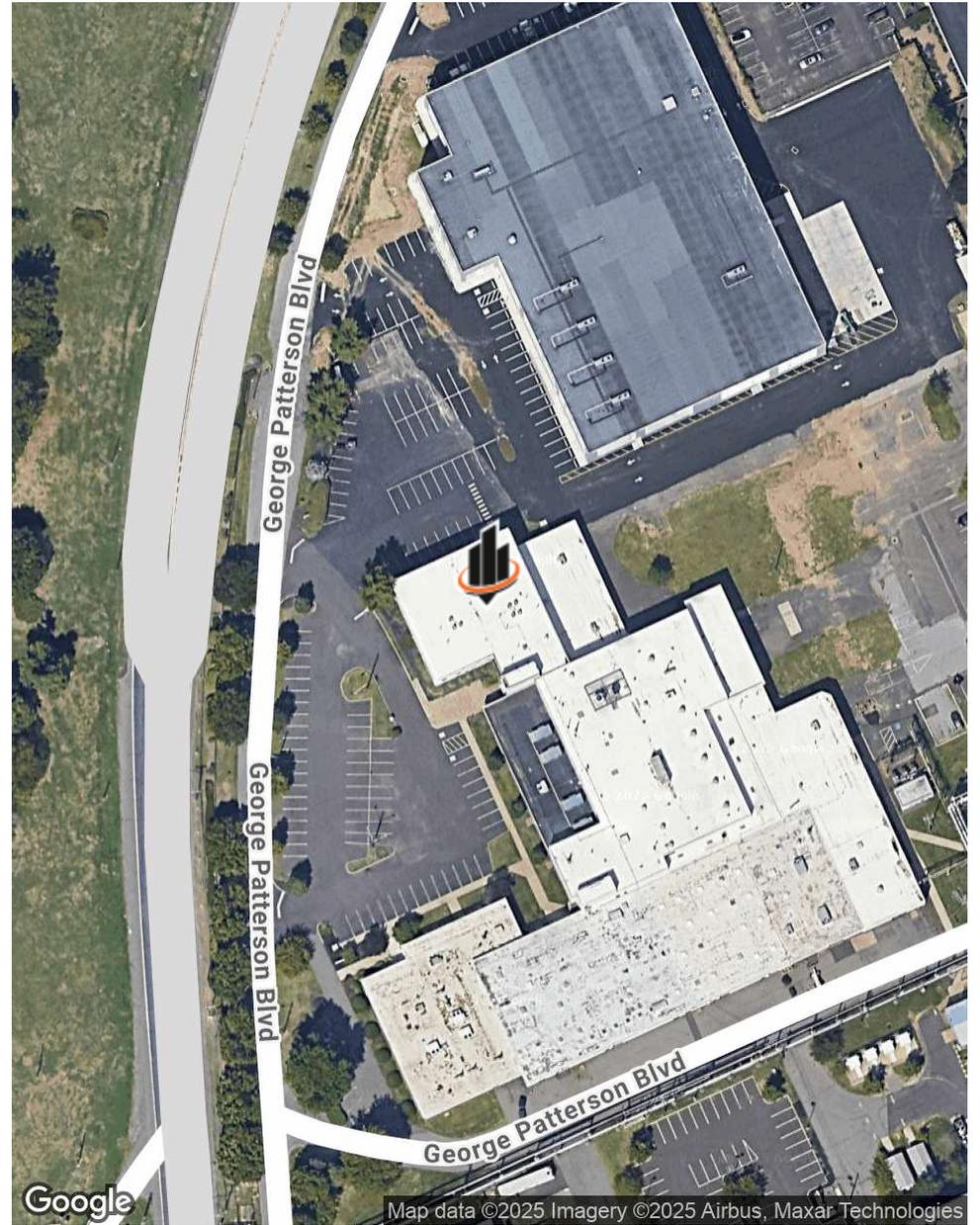
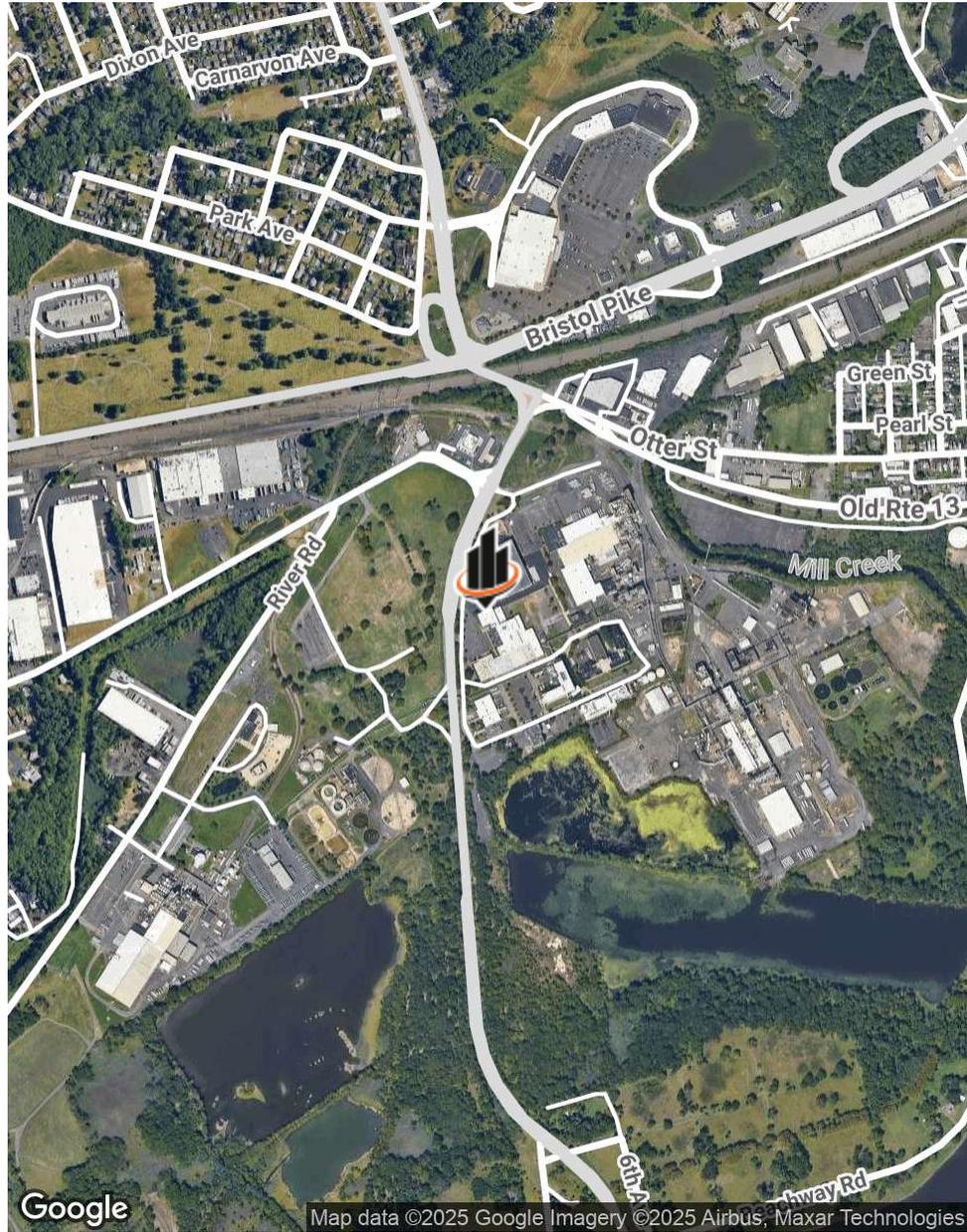
SECTION 2
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The Zoning

ARTICLE XIV
M-2 Heavy Manufacturing District

§ 205-59. Purpose.

The purpose of this district to provide areas in the Township for large-scale industrial operations and compatible uses that are sufficiently buffered from residential areas.

§ 205-60. Permitted uses. [Amended 3-16-2017 by Ord. No. 2017-01; 3-21-2024 by Ord. No. 2024-04]

A. Uses permitted by right. The following uses are permitted by right:

- (1) (B12) Public Park/Public Recreational Facility.
- (2) (D10) Athletic Facility.
- (3) (D17a) Automotive Sales – Used.
- (4) (D18) Automotive Repair.
- (5) (D21) Marina.
- (6) (D30) Forestry.
- (7) (F1) Manufacturing.
- (8) (F2) Research and Development.
- (9) (F3) Wholesale Business, Wholesale Storage and Warehousing.
- (10) (F4) Mini-Warehousing.
- (11) (F5) Printing.
- (12) (F6) Contracting.
- (15) (G6) Accessory Nonresidential Building or Structure.
- (16) (G11) Aerials, Masts, Radio and Television Towers.

B. Uses permitted by special exception. The following uses may be permitted as authorized by the Zoning Hearing Board in accordance with the standards contained in § 205-187 of this chapter:

- (1) (E4) Wireless Communications Facility.
- (2) (F9) Fuel Storage and Distribution.

C. Conditional uses. The following uses may be permitted as authorized by Council in accordance with the standards contained in § 205-178 of this chapter:

- (1) (D11) Target Range.

- (2) (F10) Junkyard.
- (3) (G7) Accessory Outside Storage and Display.
- (4) (G10) Heliport.
- (5) (F13) Medical Marijuana Grower/Processor.

§ 205-61. Area and dimensional requirements.

Unless a greater area or dimensional requirement is listed in Article II, Use Regulations, for a specific use, all uses in the M-2 District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum building area: 35%.
- D. Maximum impervious surface ratio: 65%.
- E. Minimum yards:
 - (1) Front: 30 feet.
 - (2) Side: 15 feet each.
 - (3) Rear: 30 feet.
 - (4) Corner lot: two front yards, one along each street, each having a depth of not less than 30 feet.
 - (5) Double frontage lot: two front yards, one along each street, each having a depth of not less than 30 feet.
 - (6) Buffer yard: Buffer yards shall be provided as required in § 205-109 of this chapter.
- F. Minimum distance from any residential district or use: 100 feet.
- G. Minimum distance between buildings: 25 feet.
- H. Height requirement: No building shall exceed 80 feet in height unless authorized as a special exception by the Zoning Hearing Board.

SECTION 4

The
Demographics

DEMOGRAPHICS MAP & REPORT

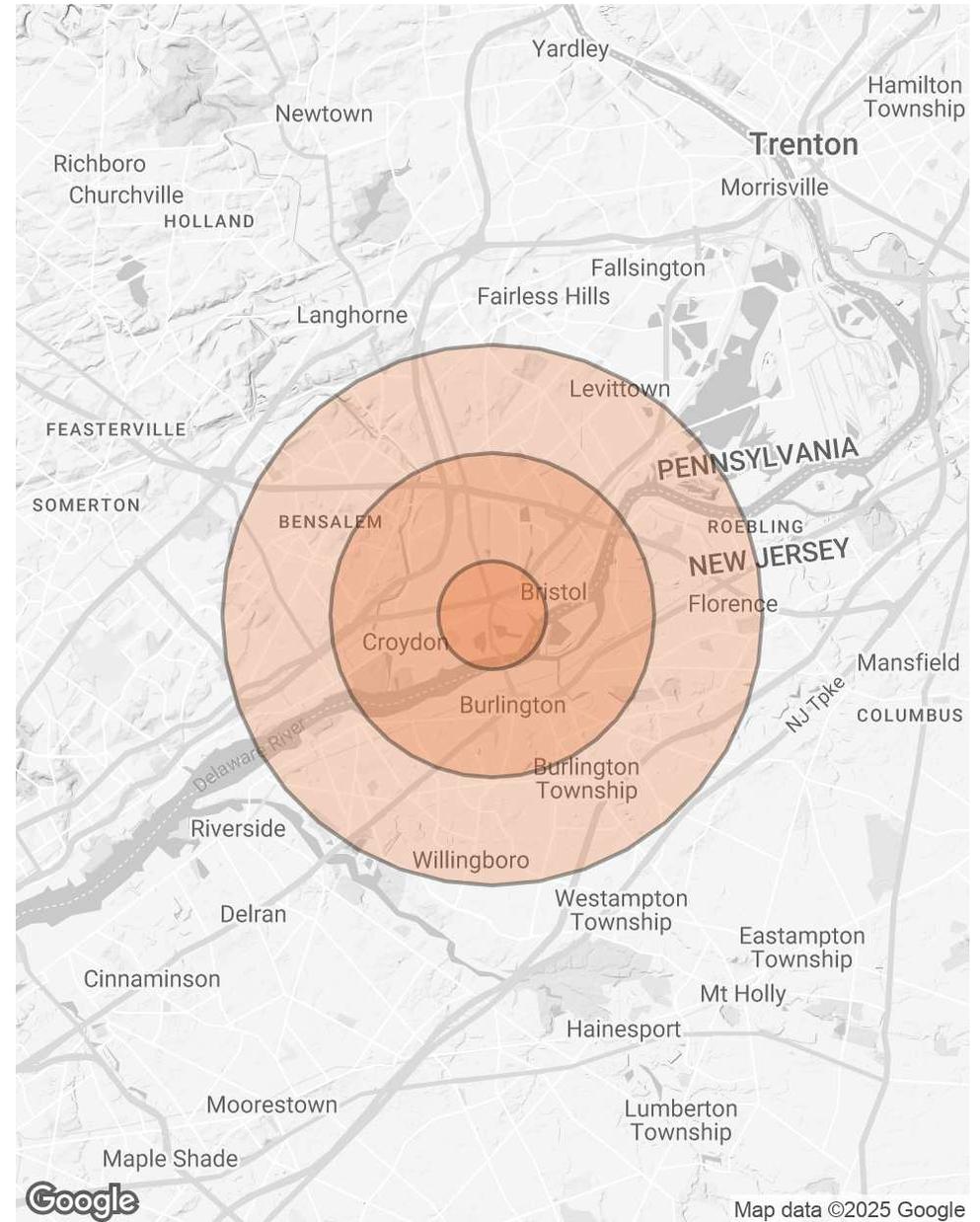
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,663	74,275	223,007
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,093	28,853	84,464
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$89,208	\$101,367	\$107,708
AVERAGE HOUSE VALUE	\$260,588	\$307,300	\$324,631

Demographics data derived from AlphaMap





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