

NEW  
OWNERSHIP



## 828 NEWTOWN-YARDLEY ROAD | NEWTOWN, PA

**12,112+/- SF OFFICE SPACE  
WITH POTENTIAL EXPANSION TO 27,000+/- SF  
AVAILABLE FOR LEASE**

### PROPERTY DETAILS

- Immediate availability of 12,112+/- SF (can be divided into two (2) smaller suites)
- Well-maintained multi-tenant office/medical property
- Excellent visibility on Newtown-Yardley Road
- Zoned for medical use also
- Private entrance with building signage potential
- Largest block of medical space available in local market
- Fitness Center on site
- Abundant free parking
- Situated within the Newtown Business Commons
- All tenant amenities are nearby (day care, restaurants, hotel, fitness, post office, etc).
- Strong long-term ownership
- One lot remaining for a possible 32,000 SF new medical build-to-suit

**BRIAN GLANCEY, SIOR**

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215-561-6565 X 191

### LOCATION

- Minutes to the Trenton-Mercer Airport
- Strong demographics in a proven location
- One mile from the Route 95 entrance at Newtown-Yardley
- Nearby Borough of Newtown with all of its charm and amenities

The  
Flynn  
Company

THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## LOCATION



## FLOOR PLAN & PROPERTY PHOTOS

