

OFFERING MEMORANDUM

Luxembourg Corporate Center Condominium

607 CORPORATE DRIVE WEST

Langhorne, PA 19047

PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727



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

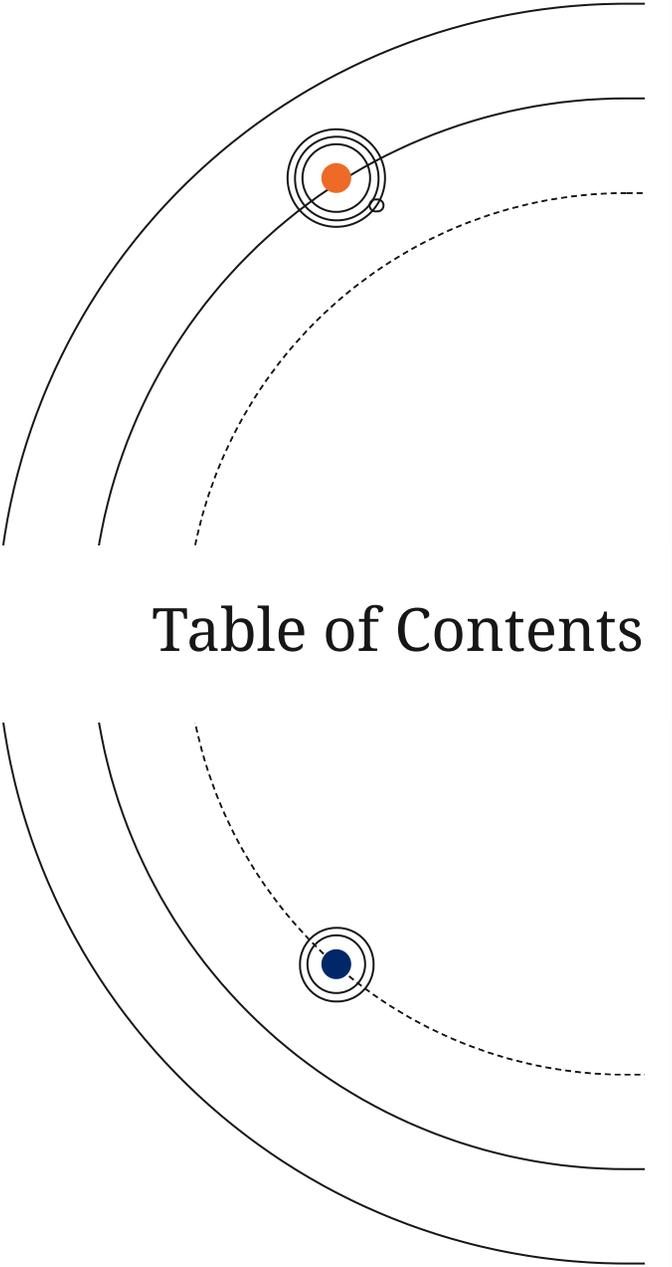


Table of Contents

5

THE PROPERTY

Property Summary
Property Details
Property Highlights
Additional Photos

6
7
8
9

10

THE LOCATION

Regional Map
Location Map

11
12

13

THE DEMOGRAPHICS

Demographics Map & Report

14

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

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 Proposal 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 Proposal, 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 Proposal 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 Proposal 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

SALE PRICE:	\$295,000
LEASE RATE:	\$18.50 SF/YR (MG)
BUILDING SIZE:	1,500 SF±
BUILT/RENOVATED:	2000/2019
ZONING:	OC- Office Campus District
MARKET:	Philadelphia
SUBMARKET:	Langhorne

PROPERTY OVERVIEW

This turn-key corner office condominium in the prestigious Luxembourg Corporate Center is available for sale or lease, offering an excellent opportunity for owner-users seeking a high-quality office condominium in Lower Bucks County. The well-maintained suite features ±1,500 SF across two levels, filled with natural light and designed for functionality with two private offices, open work areas, reception space, and a kitchenette. Ideally positioned near the main entrance with ample parking, the property benefits from Office Campus zoning, allowing a wide range of professional uses.

LOCATION OVERVIEW

The property is located in the highly sought after Luxembourg Corporate Center in Middletown Township, Lower Bucks County, Pennsylvania. The highly desirable professional complex is situated just off of Route 332 (Newtown Bypass) and Woodbourne Road in Langhorne. The campus enjoys convenient access to major routes including US-1 & Route 413, I-95/295, and the PA Turnpike, accommodating convenient access from/to Philadelphia as well as Central and Southern New Jersey.

PROPERTY DETAILS

SALE PRICE	\$295,000
-------------------	------------------

LEASE RATE	\$18.50 SF/YR/MG
-------------------	-------------------------

LOCATION INFORMATION

BUILDING NAME	Luxembourg Corporate Center Condominium
STREET ADDRESS	607 Corporate Drive West
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks County
MARKET	Philadelphia
SUB-MARKET	Langhorne
CROSS-STREETS	Woodbourne Rd & Swift Rd
TOWNSHIP	Middletown
NEAREST HIGHWAY	I-95/295
NEAREST AIRPORT	Trenton Mercer (TTN) - 7.8 Mi. Philadelphia Int'l (PHL) - 39.8 Mi

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
CENTRAL HVAC	Yes
RESTROOMS	1

PROPERTY INFORMATION

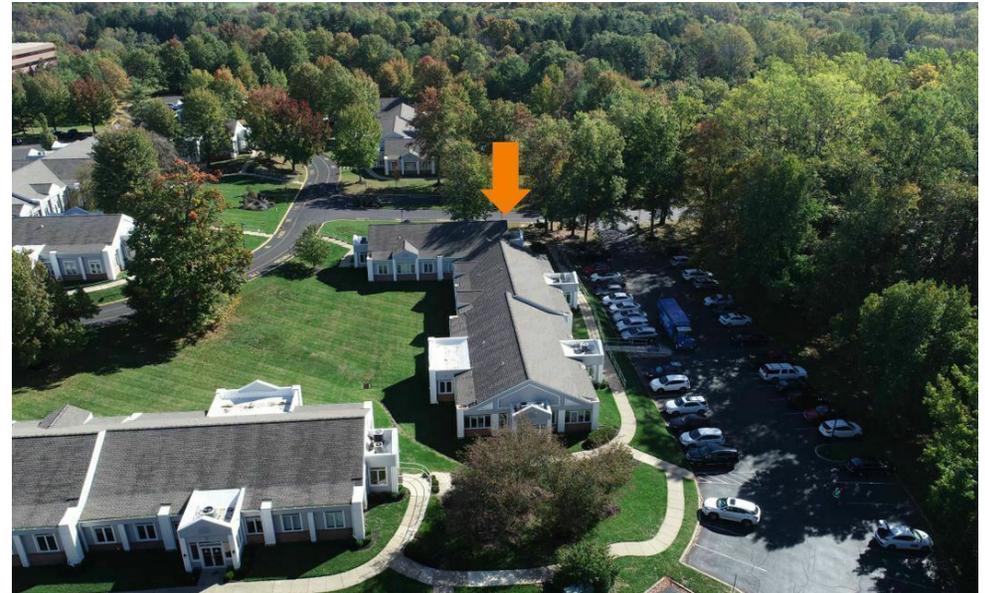
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	OC- Office Campus District
APN #	22-078-009-607
CORNER PROPERTY	Yes
TRAFFIC COUNT	10,480 VPD
TRAFFIC COUNT STREET	Woodbourne Rd & Swift Rd
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	1,500 SF±
BUILDING CLASS	B
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	750 SF
YEAR BUILT	2000
YEAR LAST RENOVATED	2019
GROSS LEASABLE AREA	1,500 SF±
CONSTRUCTION STATUS	Existing
ROOF	New
FREE STANDING	No

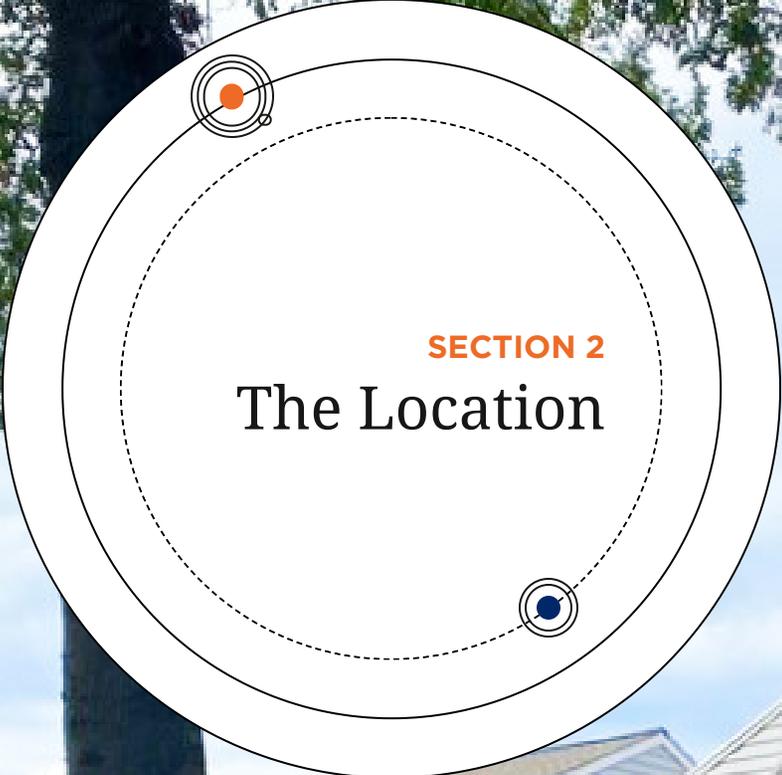
PROPERTY HIGHLIGHTS

- Turn-key professional office space
- Zoned - Office Campus District
- Bucks County Office Park location
- 1500 SF ± available on two levels
- Well maintained, excellent condition
- Corner condo w/ an abundance of natural light
- Kitchenette
- Two private offices
- Ample parking
- Association responsible for exterior maintenance
- Diverse platform of national, regional and local retailers in the area
- Convenient and accessible location
- Minutes to SEPTA Woodbourne & Yardley Train Stations



ADDITIONAL PHOTOS

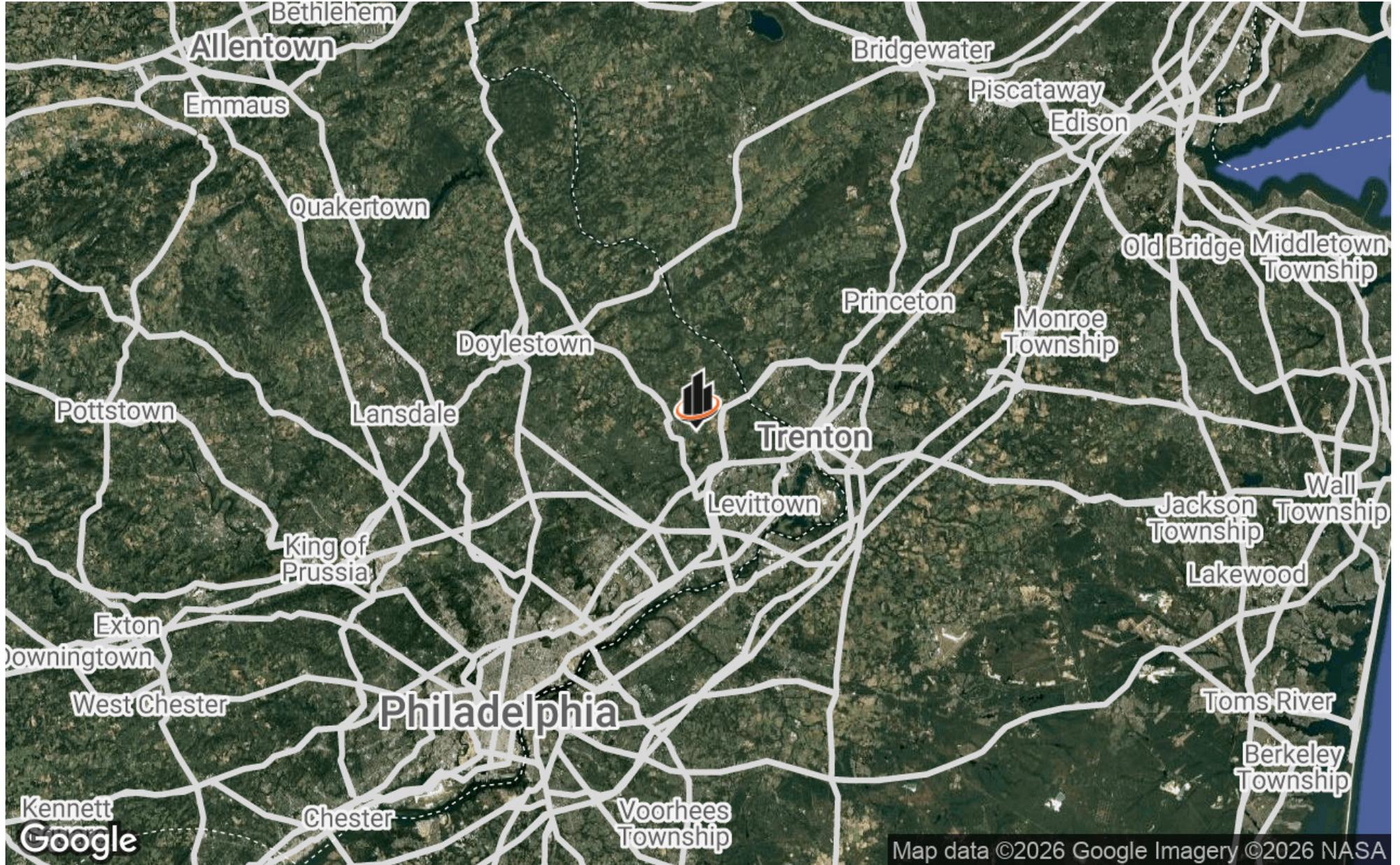




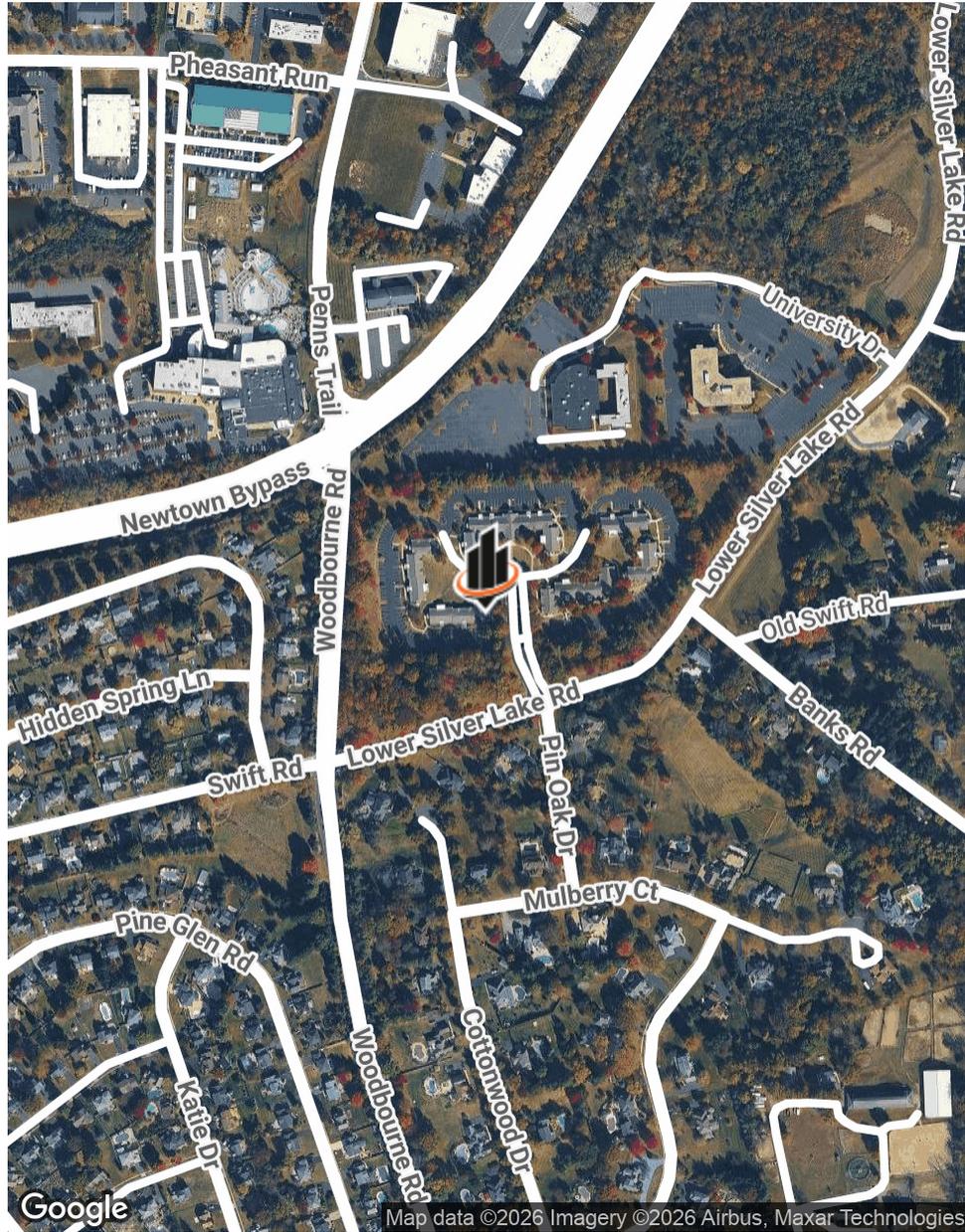
SECTION 2
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

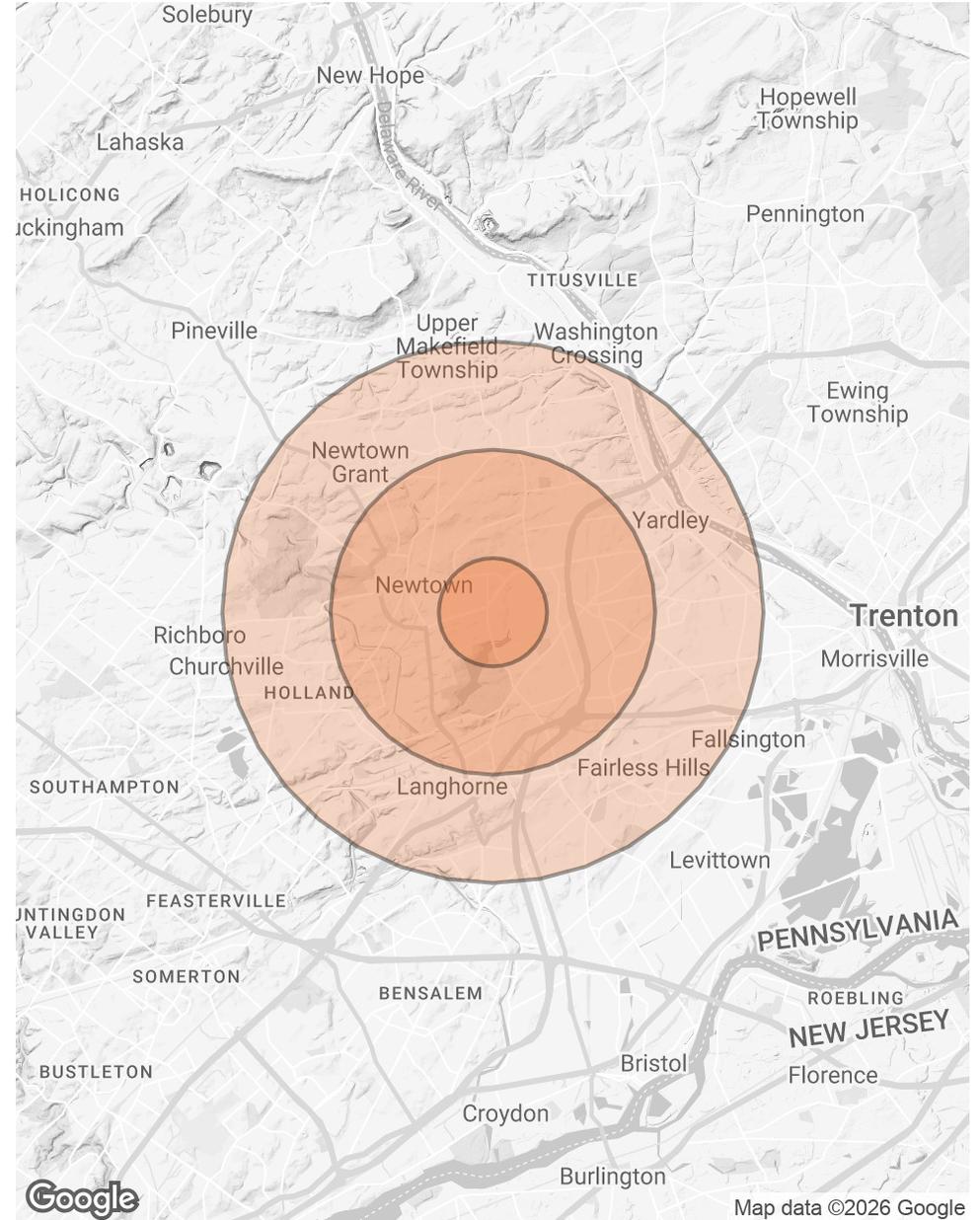
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,542	52,954	137,365
AVERAGE AGE	49	46	44
AVERAGE AGE (MALE)	47	45	43
AVERAGE AGE (FEMALE)	51	48	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,858	21,042	52,068
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$168,850	\$185,761	\$171,361
AVERAGE HOUSE VALUE	\$586,417	\$602,847	\$555,557

Demographics data derived from AlphaMap





125 Pheasant Run, Ste 102
Newtown, PA 18940
215.757.2500
SVNAhia.com