



 **JLL** SEE A BRIGHTER WAY

For sale

12,014 SF, Single-Story
Office/Flex/Medical Building

109 Pheasant Run, Newtown, PA

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109 Pheasant Run is a recently renovated, 12,014 square foot office building with a flexible layout that can accommodate a variety of business needs. The property is located within Newtown Industrial Commons and offers easy access to major arteries.

Highlights



Situated within a few miles of various dining, retail, and hotel options



Has the ability to be converted back to flex space with the option to add a drive-in door



Features a full kitchen, modern reception area, several conference spaces, and an outdoor patio area

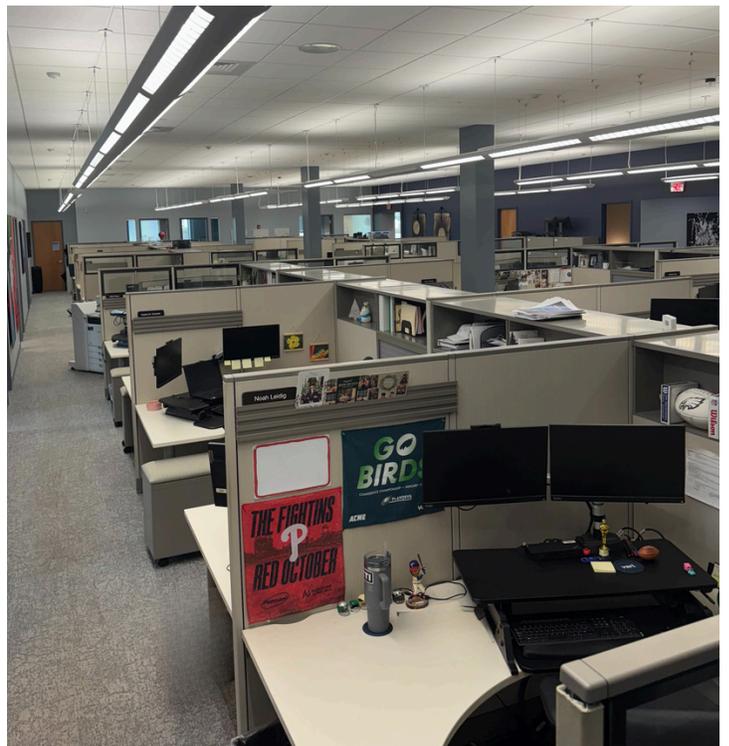


Property Details

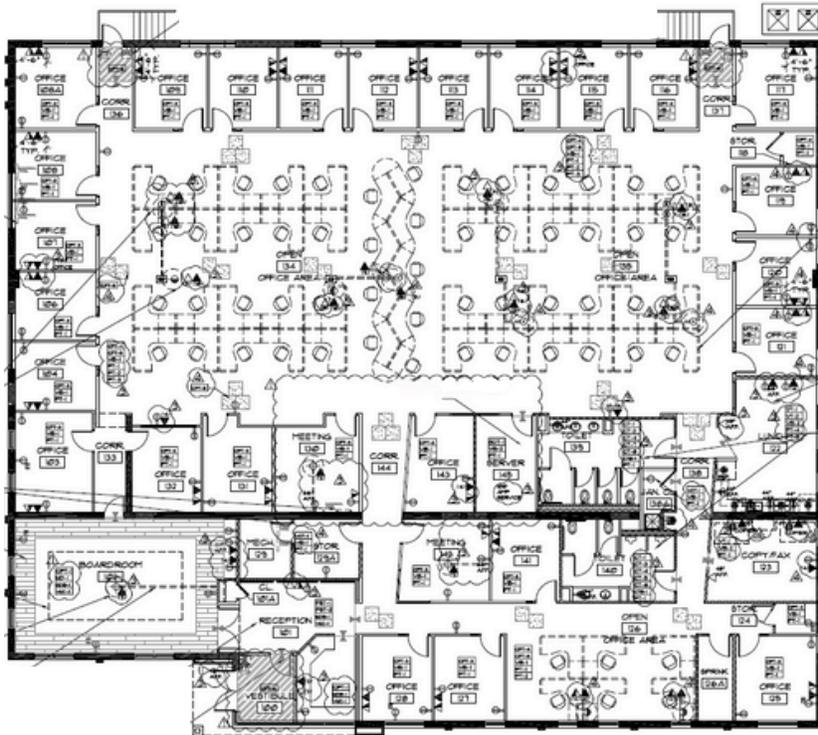
Size	12,014 SF
Land Area	2.2 acres
Built/Renovated	1989/2008
Clear Height	12'-16'
Power	600a/220v - 3-phase



Interior Photos

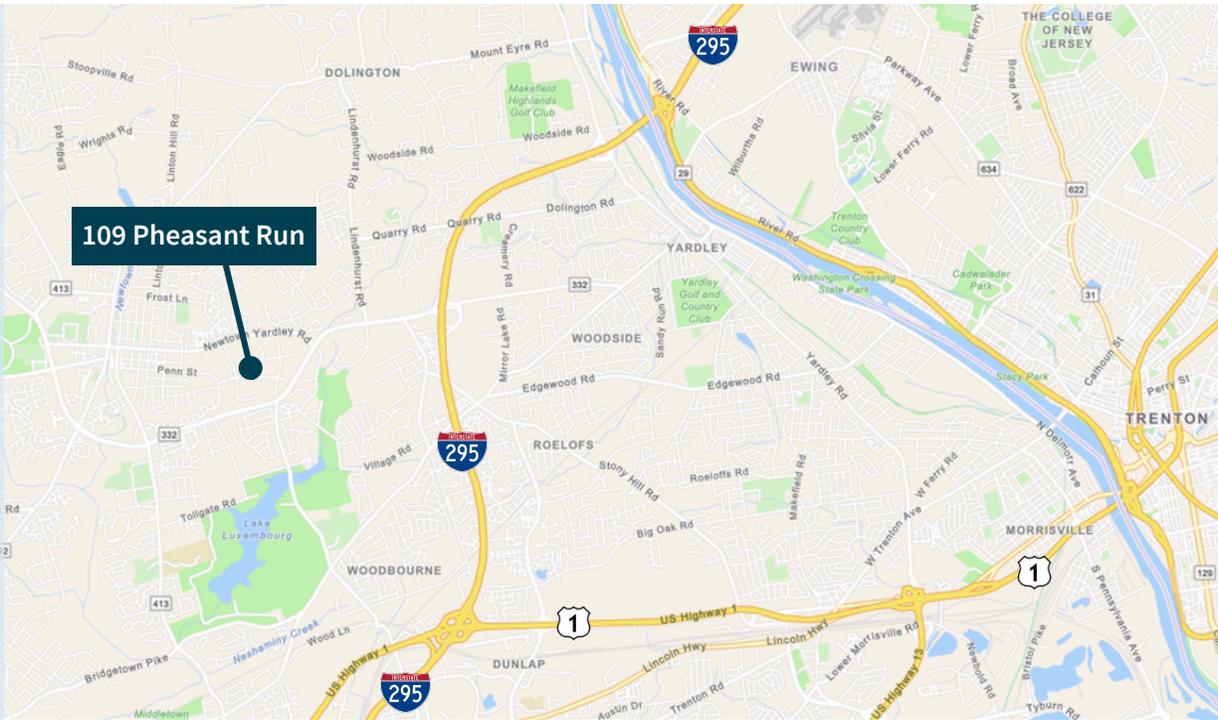


Floor Plan



Surrounding Area Amenities

- Retail**
Convenient shopping access
- Dining**
Diverse range of dining options
- Hotel**
Nearby hotel options
- Health & Wellness**
Several gyms and fitness studios



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