

PREMIER OFFICE SPACE — FOR LEASE

100 Progress Drive, Doylestown, PA 18901

Directly Across from Penn Medicine Doylestown Hospital



5,662 SF

TOTAL BUILDING SIZE

2 LEVELS

FIRST FLOOR + BELOW-GRADE GROUND FLOOR

C4 ZONING

OFFICE / MEDICAL PROFESSIONAL

EXECUTIVE SUMMARY

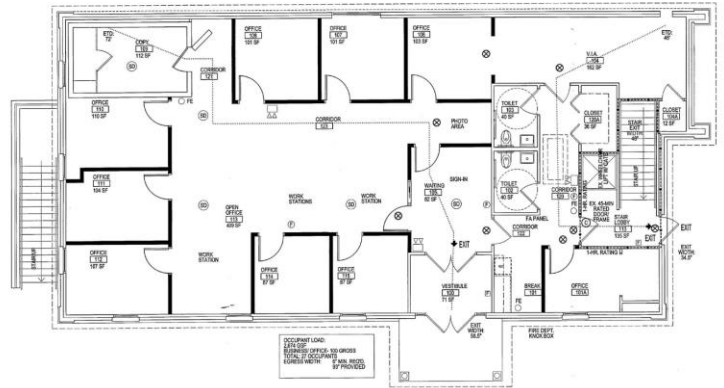
An exceptional opportunity to occupy a signature brick office building in one of Bucks County's most coveted commercial corridors. Situated directly across from the highly-funded and rapidly expanding Penn Medicine Doylestown Hospital, 100 Progress Drive offers 5,662 square feet across two fully leasable levels — a windowed first floor and a below-grade ground floor — in a landmark colonial-style masonry structure originally built in 2000 as a banking institution, complete with on-site drive-through lanes. Thoughtfully adapted for professional office use, the building features a flexible layout of private offices, open workstations, conference facilities, a full break room, two restrooms per level, and a distinguished covered portecochère entrance — all within a meticulously maintained campus setting adjacent to Route 202. With C4 Office/Medical zoning, superior visibility at a fully signalized intersection, and proximity to Central Bucks West High School, this address positions your organization at the crossroads of healthcare, commerce, and community in one of southeastern Pennsylvania's most affluent and dynamic markets.

PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

- **Total GBA:** 5,662 SF across 2 leasable levels
- **First Floor:** 2,674 GSF — above-grade, windowed (per architectural plan)
- **Ground Floor:** Approx. 2,988 GSF — below-grade, no exterior windows, fully leasable
- **Private Offices:** 9 enclosed offices (67–162 SF each)
- **Open Work Area:** Cubicle bullpen w/ supervisor workstations
- **Conference:** Dedicated meeting room with wall-mounted AV
- **Break Room:** Full kitchen with cabinetry & appliances
- **Restrooms:** 2 restrooms per level (first floor & ground floor)
- **Drive-Through:** On-site drive-through lanes — original banking build
- **Parking:** Surface lot + covered porte-cochère
- **Construction:** Solid brick/masonry, colonial style | Built: 2000

FIRST FLOOR PLAN — 2,674 GSF



[Aerial photography & ground floor plan available upon request]

INTERIOR PHOTO GALLERY



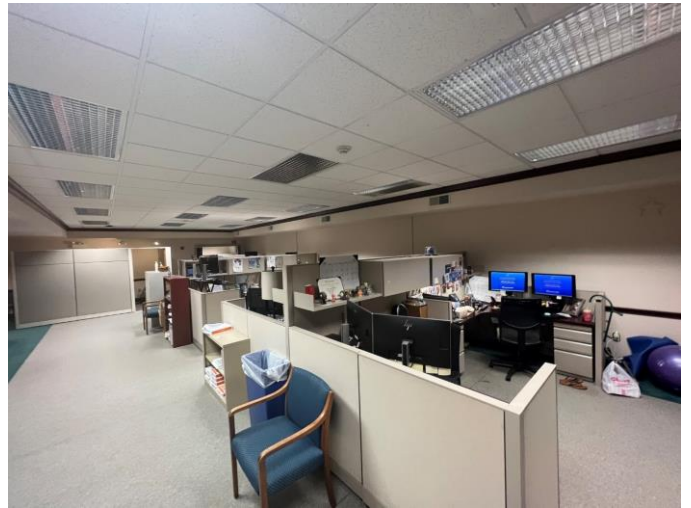
Executive Private Office



Windowed Private Office



Conference Room with AV Display



Open-Plan Bullpen / Workstations



Staff Break Room / Kitchen



Covered Porte-Cochere Entrance

KEY FEATURES & AMENITIES

<ul style="list-style-type: none"> ▪ Landmark solid brick/masonry construction — proven durability ▪ 9 enclosed private offices ideal for professional services ▪ Dedicated conference room with wall-mounted AV display ▪ Expansive open-plan bullpen for collaborative teams ▪ Full break room: kitchen cabinetry, sink & refrigerator ▪ Covered porte-cochère with brick columns — prestigious arrival 	<ul style="list-style-type: none"> ▪ Ample on-site surface parking for staff and clients ▪ Drop ceilings with fluorescent & grid lighting throughout ▪ Two restrooms on each level — first floor & ground floor ▪ Natural light in all private offices, wooded sightlines ▪ Previously occupied by Doylestown Health / Penn Medicine ▪ Move-in ready: partial build-out and furnishings available
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UNRIVALED LOCATION ADVANTAGES

100 Progress Drive commands one of the most strategically valuable commercial positions in Bucks County — at the intersection of healthcare, education, and professional commerce.

<p>PENN MEDICINE DOYLESTOWN HOSPITAL — DIRECTLY ACROSS PROGRESS DRIVE</p> <p>One of the region's fastest-growing healthcare campuses, Penn Medicine Doylestown Hospital generates thousands of daily visits from physicians, staff, patients, and families. Tenants at 100 Progress Drive benefit from a built-in professional client base, steady corridor traffic, and the halo of one of Bucks County's most trusted institutions.</p>	<p>CENTRAL BUCKS WEST HIGH SCHOOL — ADJACENT COMMUNITY ANCHOR</p> <p>One of Pennsylvania's highest-rated public high schools sits within immediate proximity, delivering a consistent flow of families, faculty, and community stakeholders through the corridor daily. This makes 100 Progress Drive an ideal address for educational services, tutoring, counseling, therapy, and family-oriented professional practices.</p>
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<p>ACCESS & TRANSPORTATION</p> <ul style="list-style-type: none"> ▪ Fully signalized intersection — premier visibility ▪ Direct Route 202 Parkway (State Road) frontage ▪ Easy access to Route 611 By-Pass ▪ Minutes to Doylestown Borough & SEPTA regional rail ▪ Affluent suburban demographics, high median HHI 	<p>SURROUNDING COMMUNITY</p> <ul style="list-style-type: none"> ▪ Vibrant Doylestown Borough dining, retail & banking ▪ Mercer Museum & Michener Art Museum in walking distance ▪ Strong daytime population from hospital & school campus ▪ Central Bucks — one of PA's top school districts ▪ Established, high-visibility professional services corridor
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FINANCIAL & REGULATORY DETAILS

DETAIL	INFORMATION
Tax Parcel Number	42-009-027-001 Bucks County, PA
Zoning Classification	C4 — Office & Medical Professional District
Permitted Uses	Medical/Professional Office, Financial Institution, Veterinary Office
Year Built	2000 (originally purpose-built as a financial institution)
Construction Type	Solid Brick/Masonry — Colonial Architectural Style
Total Building Size	5,662 SF total 2 levels: first floor (above-grade) & ground floor (below-grade)
First Floor GSF	2,674 GSF per certified architectural plans — windowed, above-grade
Ground Floor GSF	Approx. 2,988 GSF — fully leasable, below-grade, no exterior windows
Occupant Load	Up to 27 occupants (first floor @100 SF/person gross basis)

Lease Structure	Modified Gross Rate: Upon Request Term: Negotiable
Availability	60 Days from Lease Execution
Current Status	For Lease — Available Immediately

SCHEDULE YOUR PRIVATE SHOWING TODAY

This is a rare opportunity to occupy a landmark brick office building in Bucks County's most active healthcare and professional services corridor. Inquire now for the full offering package — including lease terms, floor plans, and site documentation.

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Information herein is believed to be accurate but is not warranted. All measurements are approximate. Prospective tenants are advised to independently verify all information prior to lease execution. © 2026 All Rights Reserved.