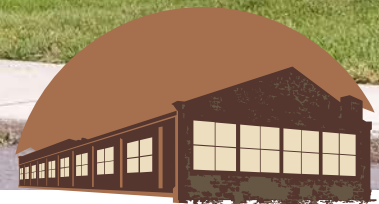


Better in Bucks County

19 W College Ave, Yardley, PA 19067



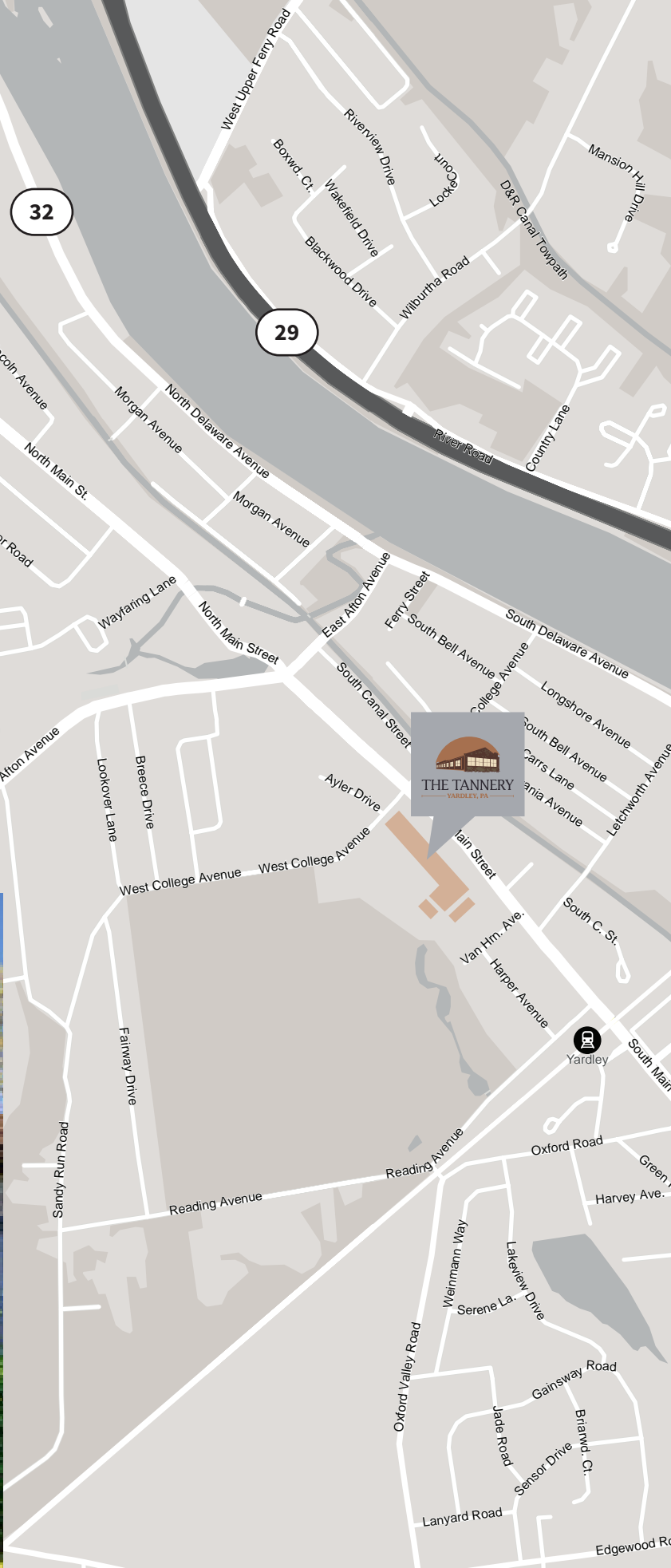
Suite 100 | 12,925 SF
Suite 200 | 10,476 SF
Suite 300 | 25,000 SF

THE TANNERY
— YARDLEY, PA —



Virtual
Tour





The Ideal Live, work, play

Bucks County's newest and most unique office space – this dramatic renovation of a turn-of-the-century former industrial facility will provide the perfect alternative to the common, generic corporate office environment. Nestled in the heart of downtown, historic Yardley, PA – The Tannery is the perfect combination of character and function for the modern office workplace.

LOCATION/TRANSIT HIGHLIGHTS

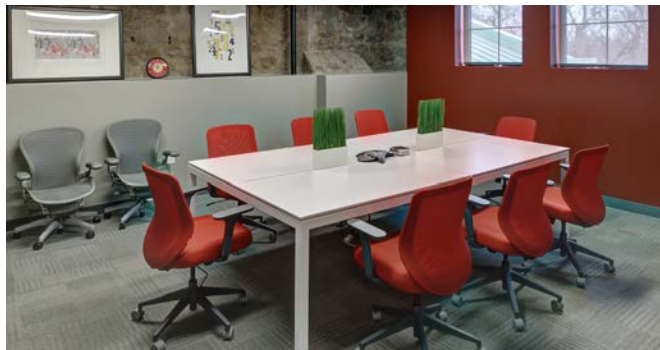
- Situated along quaint Yardley downtown and a short drive to the Delaware River, Yardley Golf Club and The Smoke House operated by The Vault
- ½ mile to Yardley Septa Train Station
- 10 Miles to Route 1, downtown Princeton and Princeton University
- 27 Miles to Philadelphia
- 5 minutes to NJ Turnpike
- 15 minutes to I-295
- 15 minutes to Trenton Amtrak, NJ Transit and Septa
- Nearby to call out – Trenton Mercer Airport, The college of NJ, Rider, Princeton University

Building Highlights

[The Tannery | Suite 100](#) >

[The Tannery | Suite 200](#) >

[The Tannery | Suite 300](#) >





Property Features



Class "A" office space, finished to suit



2,000 - 31,000 SF available



High, sloping ceilings with exposed roof trusses



All new high-efficiency lighting and HVAC



On-site backup power



Adjacent to Yardley Country Club



Two blocks to SEPTA Regional Rail Station



Easy access to I-95 and U.S. Route 1

Tenant Amenities



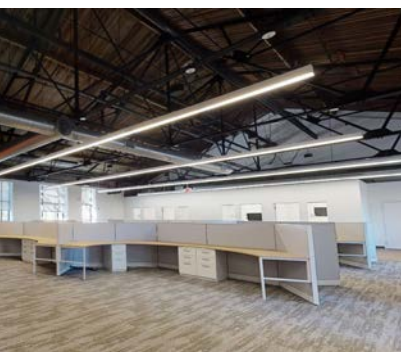
Fitness center



On-site restaurant & microbrewery



Outdoor picnic areas



Main Building Highlights

- Unique space with class A upgrades to a historically significant building
- On site amenities include new fitness center, outdoor space and communal workspaces throughout
- Locally managed, maintained and leased

Type	3 Star Office
RBA	68,000 SF
Typical Floor	65,355 SF
Year Built	1906 (Nov 2018 Renovated)
Tenancy	Multi
Parking Ratio	3.46/1,000 SF
Parking Spaces	235



Virtual Tour

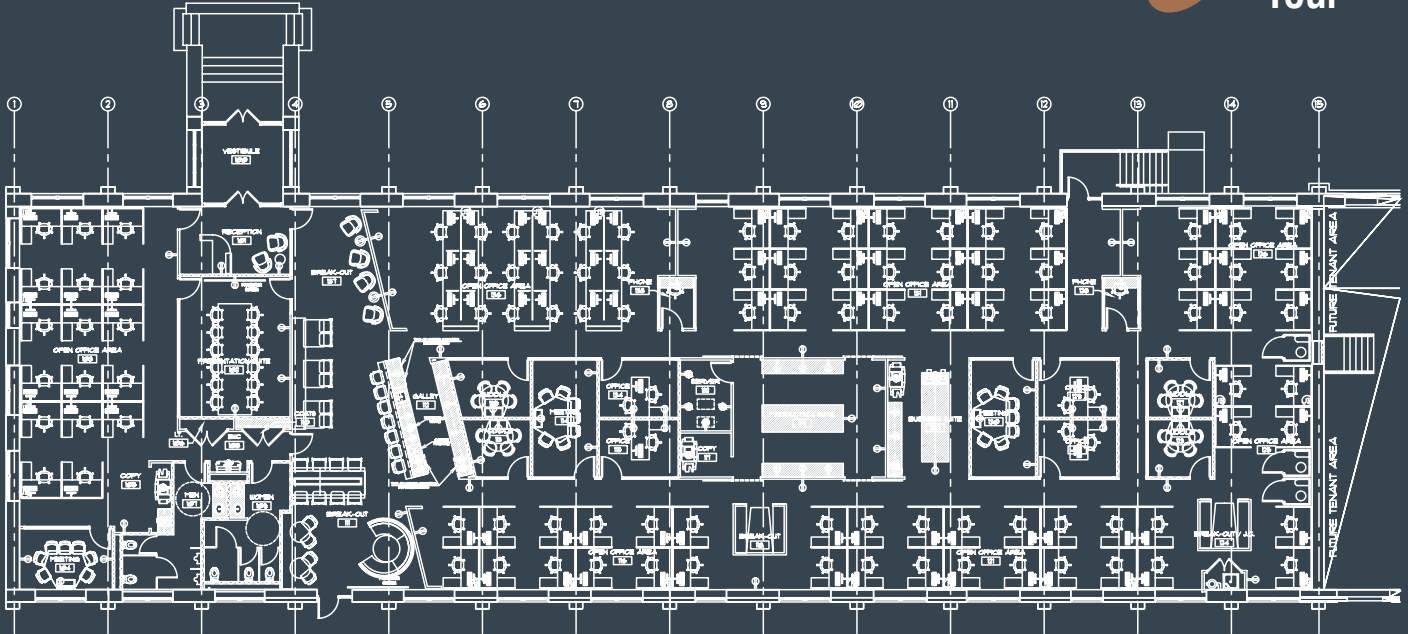


Visit website

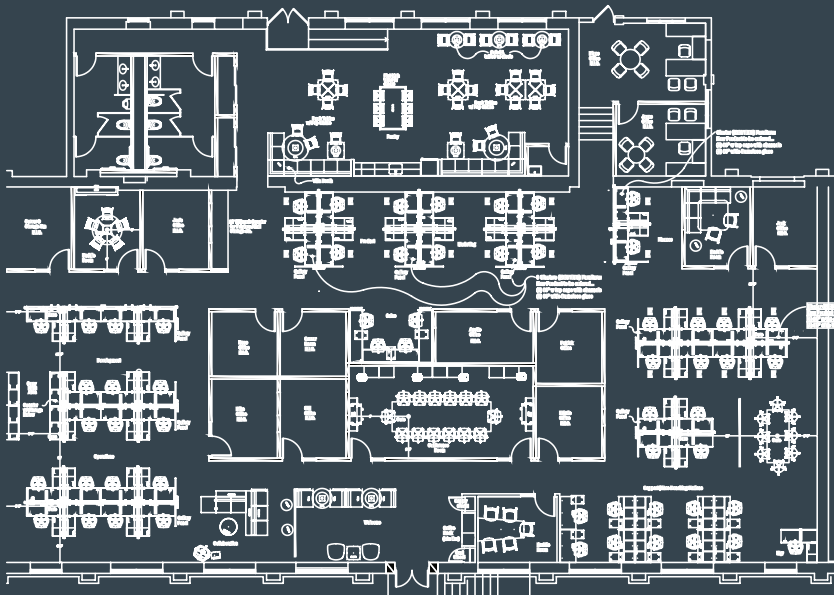
Floorplans

Suite 100 12,925 SF | AVAILABLE

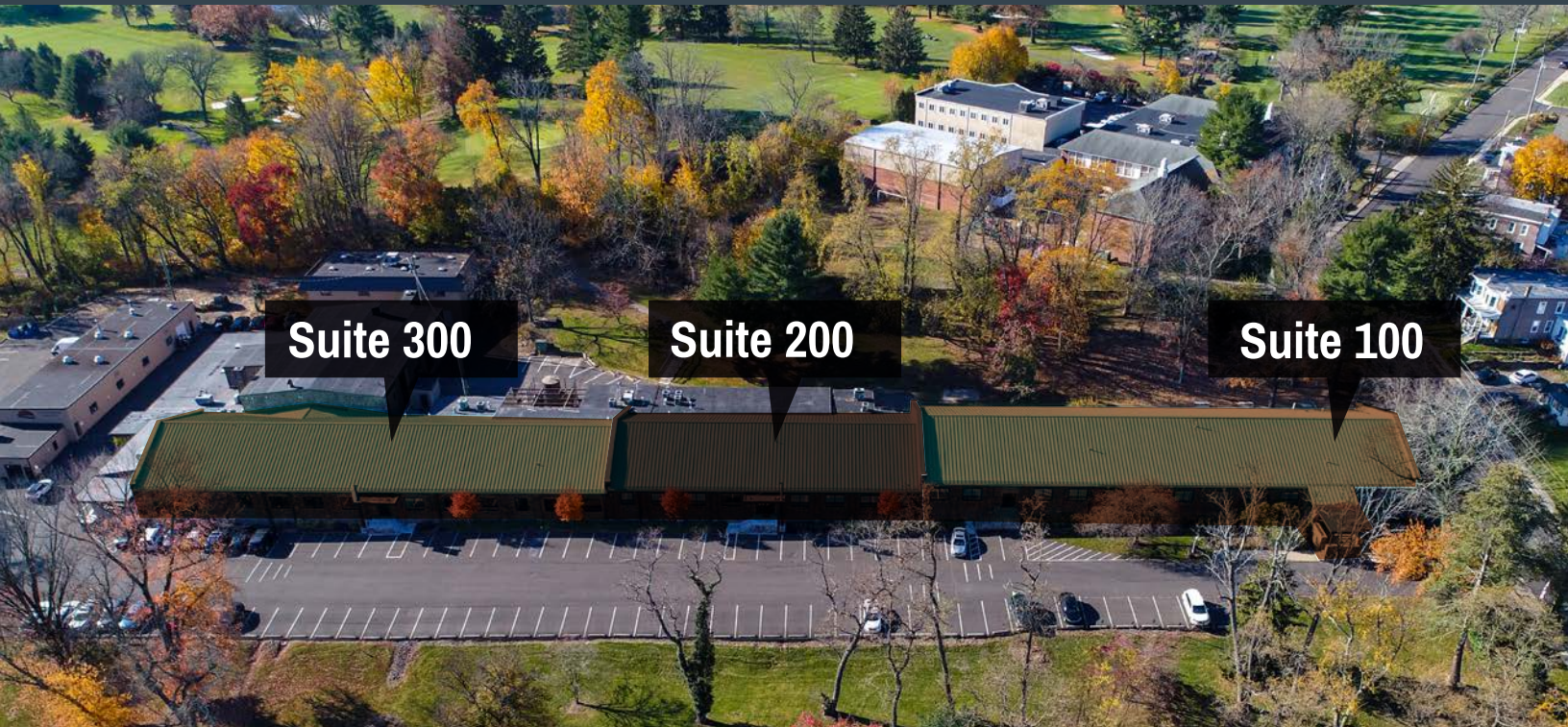
360° Virtual Tour



Suite 200 10,476 SF | AVAILABLE

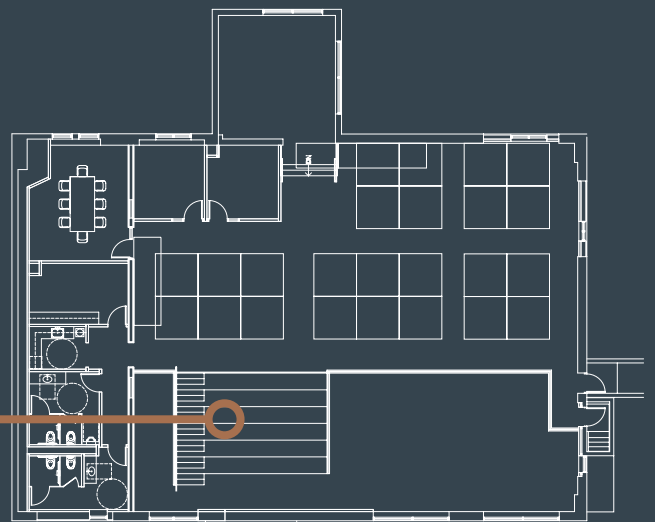
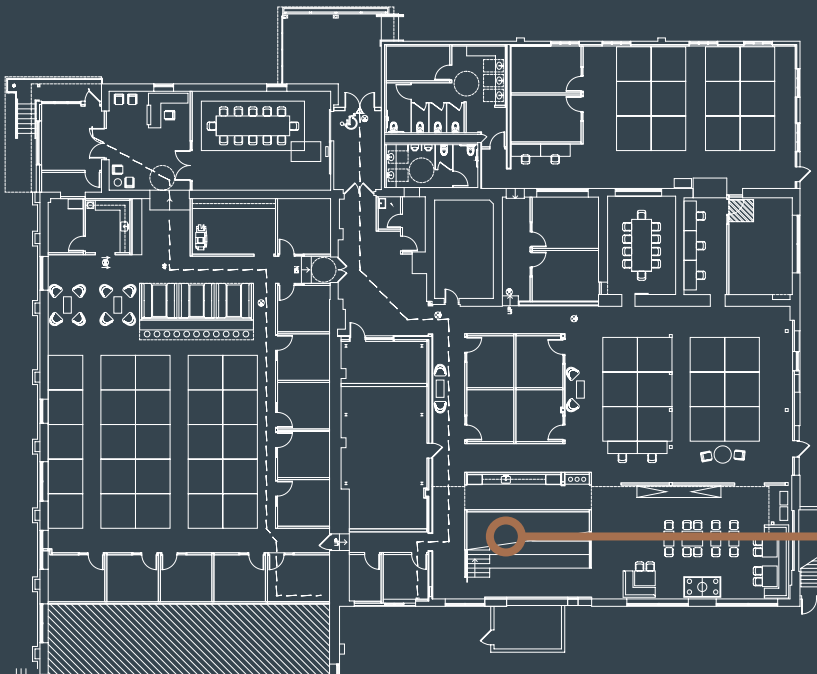


360° Virtual Tour



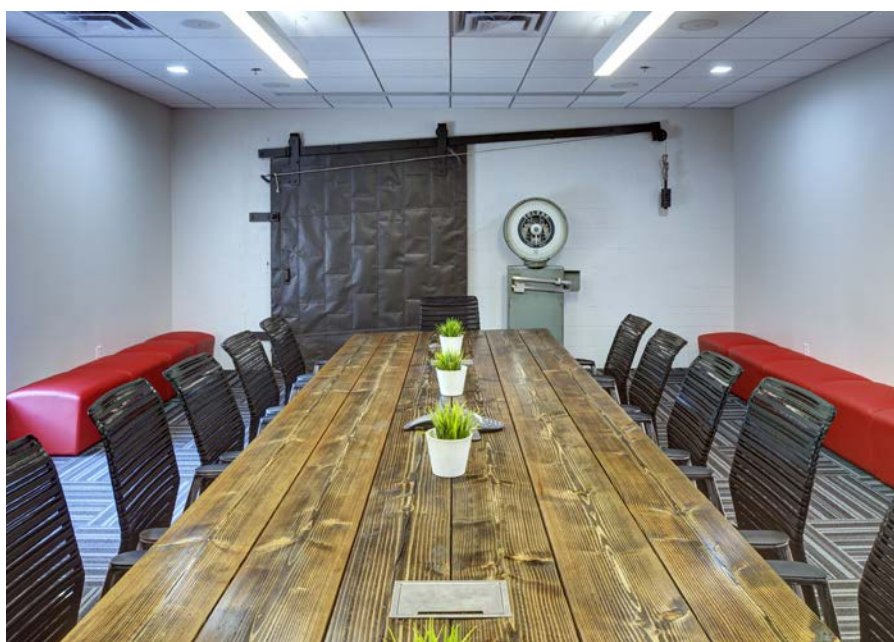
Virtual
Tour

Suite 300 25,000 SF | **AVAILABLE**



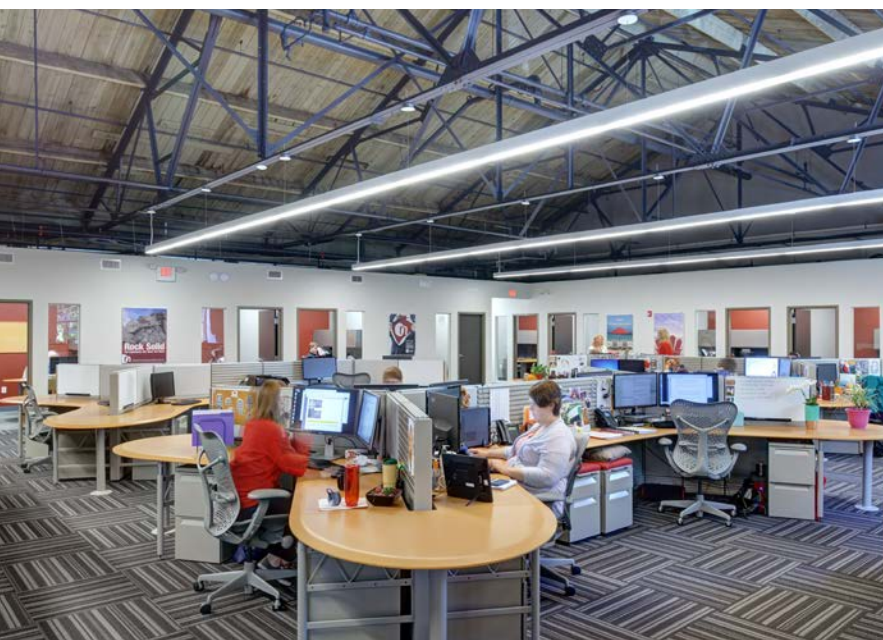
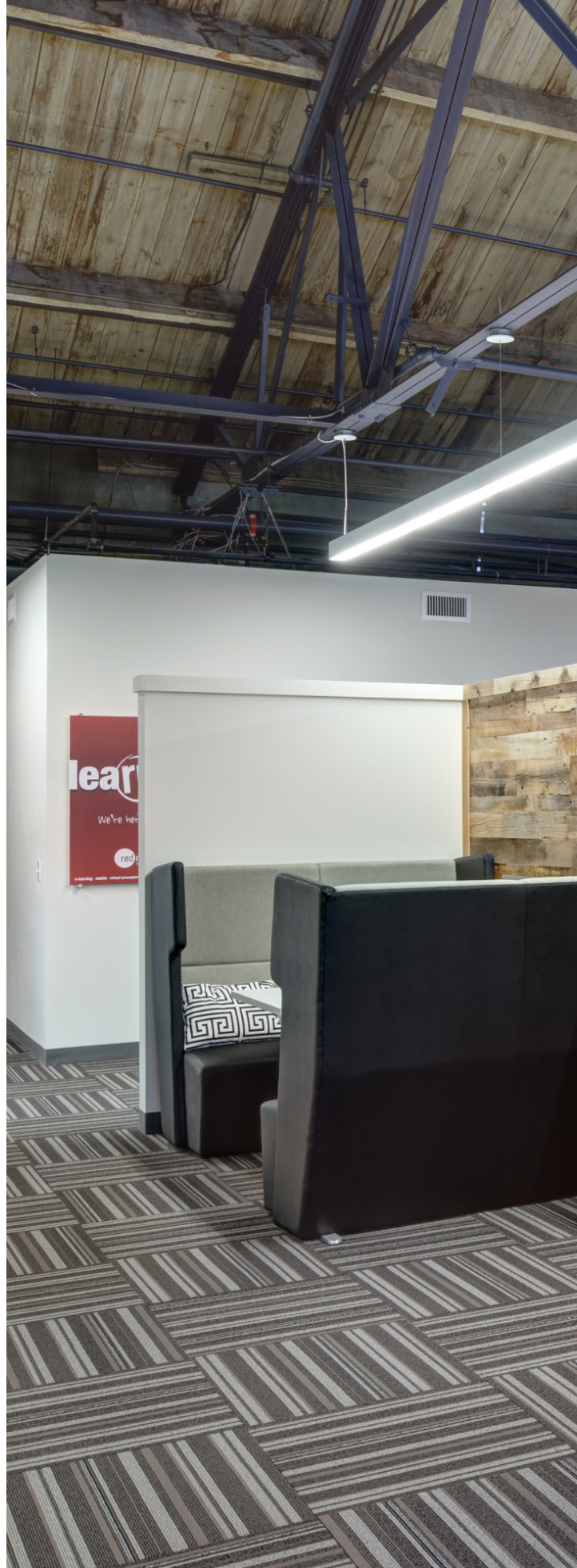
Partial split level loft





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THE TANNERY
— YARDLEY, PA —

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