OFFICE FOR LEASE

Dental, Medical, & Professional Suites

PENN'S GRANT REALTY Corporation

179 N. Main Street Dublin, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid — Penn's Grant Realty Corporation 2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • Kurt@pgrealty.com • www.pgrealty.com

PENN'S GRANT REALTY

PROFESSIONAL SUITES

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179 N. MAIN STREET, DUBLIN, PA

PROPERTY HIGHLIGHTS

- Great Dublin Borough Location
- Growing Demographics
- High Visibility Location on the Main Street (Route 313)
- Elevator Served
- Pylon Sign
- Traffic Count 16,900+ Per Day
- 10 Minutes to Route 61115 Minutes to Route 30920 Minutes to PA



PROPERTY SPECIFICATIONS

Water:	Public
Sewer:	Public
Electric: PECO (units separately metered)	
HVAC:Heat Pump (one pe	er unit)
Parking:	Spaces
Zoning:C-2 Com	mercial
Municipality:Dublin Bo	orough

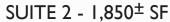
Suite 2 (2nd Floor)	
Size:	1,850± SF
Restrooms:	One (I)
Lease Price	\$19 50 PSF NNN

Suite 3 (3rd Floor) - Curre	ntly Dental Set-up
Size:	1,300± SF
Restrooms:	One (I)
Lease Price:	\$14 PSF NNN

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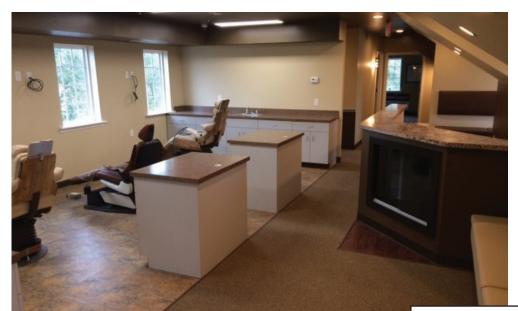








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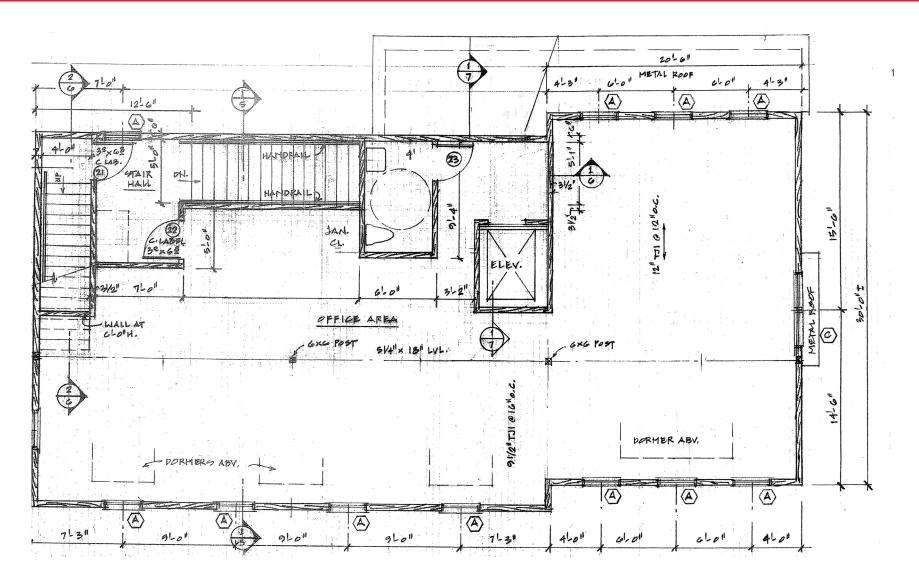






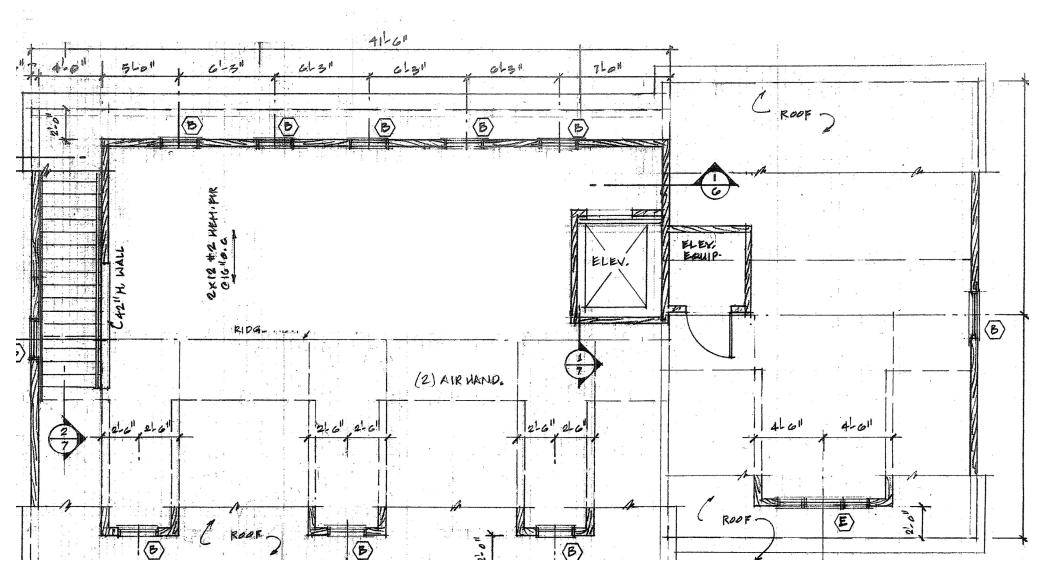


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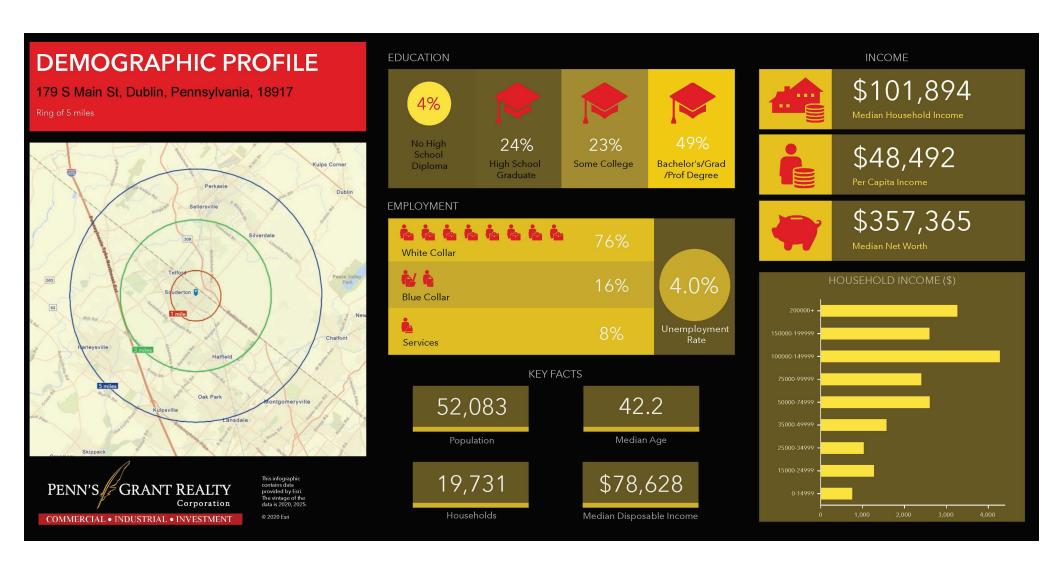
Second Floor Plan 1,850± SF

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Third Floor Plan 1,300± SF (Dental Fit-Out)

Corporation



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PROFESSIONAL SUITES

Corporation 179 N. MAIN STREET, DUBLIN, PA LOWINSHIP Emmaus (309) 202 Frenchtown (611 Macungie Flemington Coopersburg (12) 476 Ottsville East Amwell Quakertown Township (611) (663) Stockton East Greenville 202 179 N Main St, Pennsburg Dublin, PA 18917 Red Hill Perkasie New Hope Sellersville 309 Dovlestown (32 (29) (413) (73) 295 611 (202 Harleysville Hatfield Ewing Township Warrington Lansdale Newtown Trenton (113) North Wales Warminster Collegeville Royersford (202 Horsham Langhorne evittown

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