

St. Mary Medical Center

Medical Office Campus
For Lease in Langhorne, PA

Join a Campus of Medical Excellence



1203 & 1205 Langhorne Newtown Road, Langhorne, PA 19047

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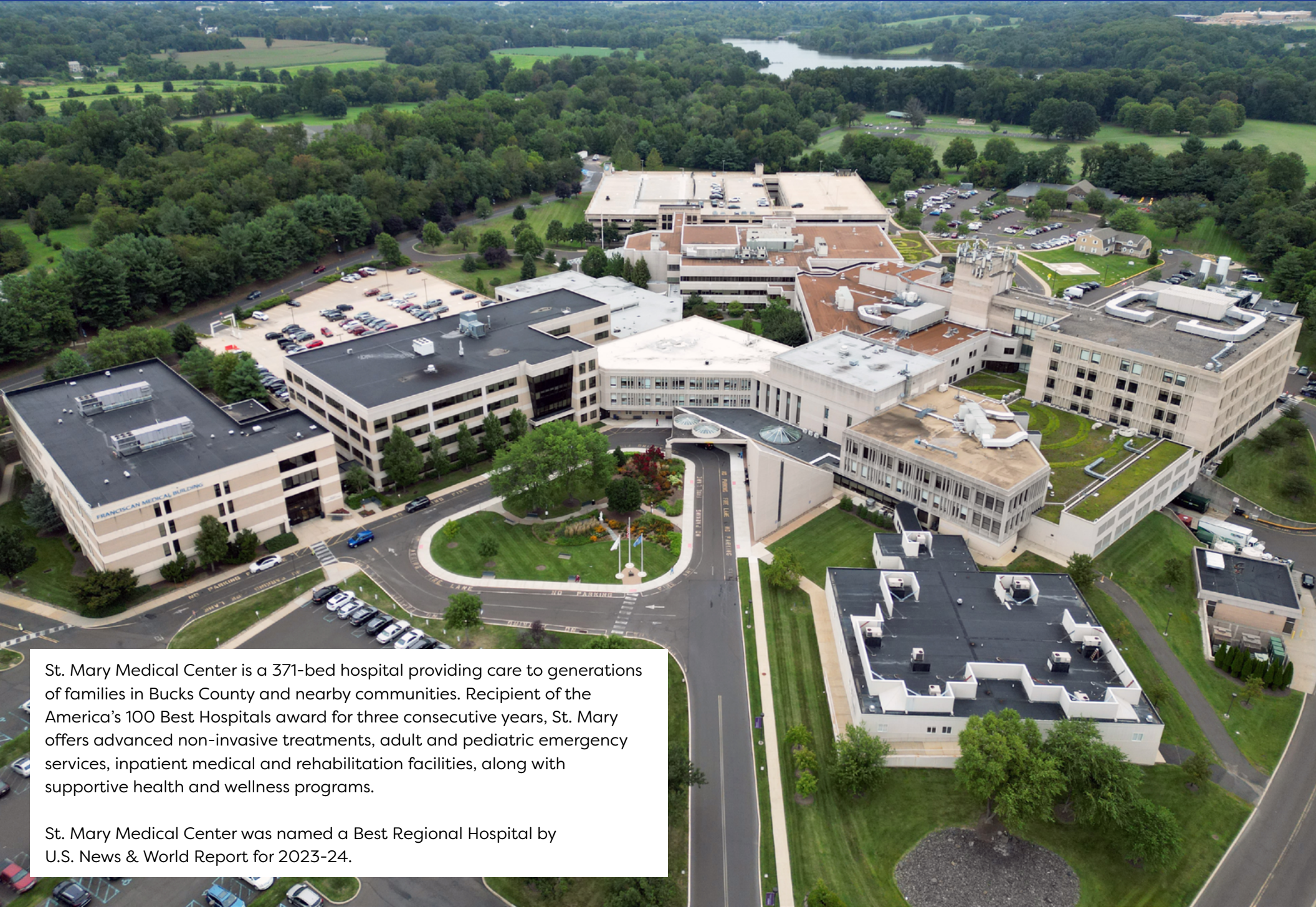
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St. Mary Medical Center

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St. Mary Medical Center is a 371-bed hospital providing care to generations of families in Bucks County and nearby communities. Recipient of the America's 100 Best Hospitals award for three consecutive years, St. Mary offers advanced non-invasive treatments, adult and pediatric emergency services, inpatient medical and rehabilitation facilities, along with supportive health and wellness programs.

St. Mary Medical Center was named a Best Regional Hospital by U.S. News & World Report for 2023-24.

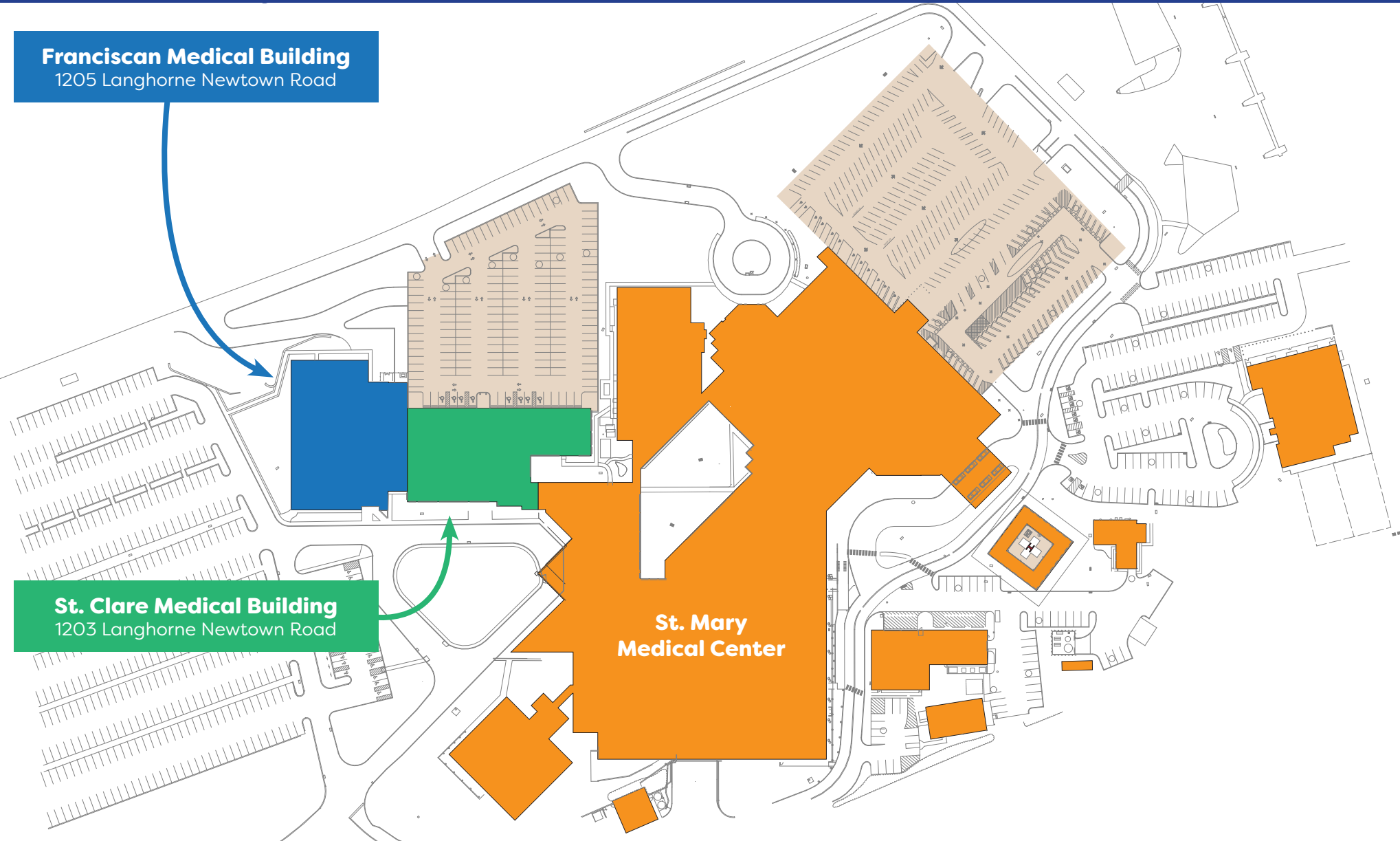
St. Mary Medical Center

Medical Office Campus
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Franciscan Medical Building
1205 Langhorne Newtown Road

St. Clare Medical Building
1203 Langhorne Newtown Road

**St. Mary
Medical Center**



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Property Highlights:

- Premiere on campus "Class A" medical office space
- Suites available between 873 to 6,473 square feet.
- On-site building maintenance and property management
- Two food service facilities on campus; the main cafeteria and bistro located on the first floor of the main hospital
- Full-service pharmacy on the first floor of the main hospital
- Public transit available at the entrance of the hospital
- Abundant on-site parking, including a covered four-story parking garage
- Upgrades to medical office building common areas and parking garage are in process



Franciscan Medical Building

1205 Langhorne Newtown Road
Langhorne, PA 19047

| Suite | Size (SF) | Contiguous |
|-------|-----------|------------|
| 104 | 1,488 | 3,322 |
| 106 | 1,834 | |
| 210 | 2,632 | |
| 215A | 2,002 | |
| 307 | 1,482 | 3,264 |
| 309A | 1,782 | |
| 310 | 1,293 | |
| 402 | 1,745 | 3,493 |
| 403F | 873 | |
| 404 | 875 | |
| 401A | 1,523 | 4,865 |
| 405 | 2,100 | |
| 407A | 1,114 | |
| 406A | 1,372 | |

■ Contiguous Space

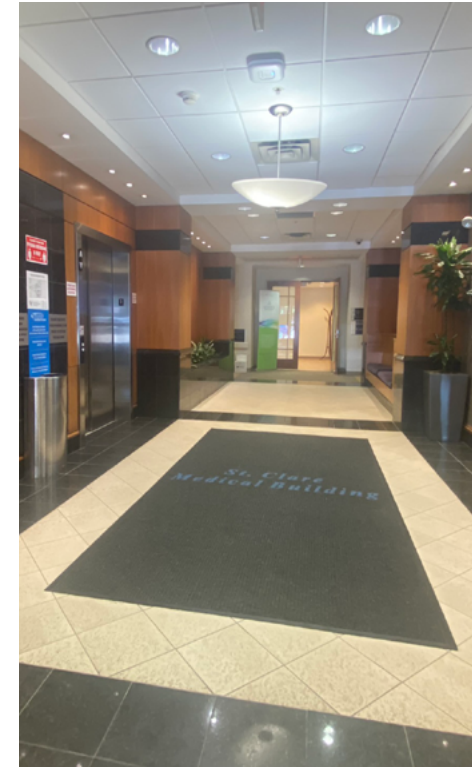


Scan here to start
your virtual tour.

St. Clare Medical Building

1203 Langhorne Newtown Road
Langhorne, PA 19047

| Suite | Size (SF) |
|-------|-----------|
| 125 | 5,421 |
| 138 | 4,607 |
| 234 | 2,561 |



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St. Mary Medical Center

Medical Office Campus
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Franciscan Medical Building
1205 Langhorne Newtown Road

First Floor



Suite 106: 1,834 SF

3,322 Contiguous SF

Suite 104: 1,488 SF

[Click here for virtual tour.](#)

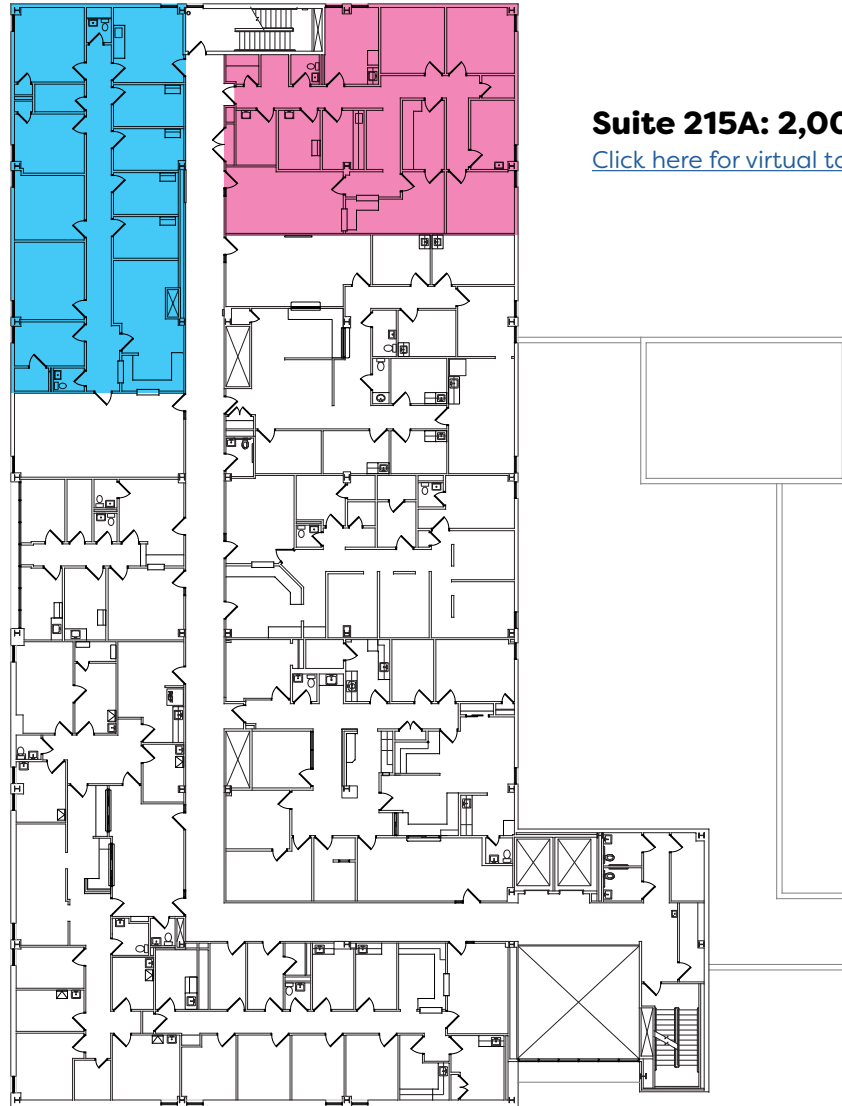
St. Mary Medical Center

Medical Office Campus
For Lease in Langhorne, PA

Franciscan Medical Building
1205 Langhorne Newtown Road

Second Floor

Suite 210: 2,632 SF



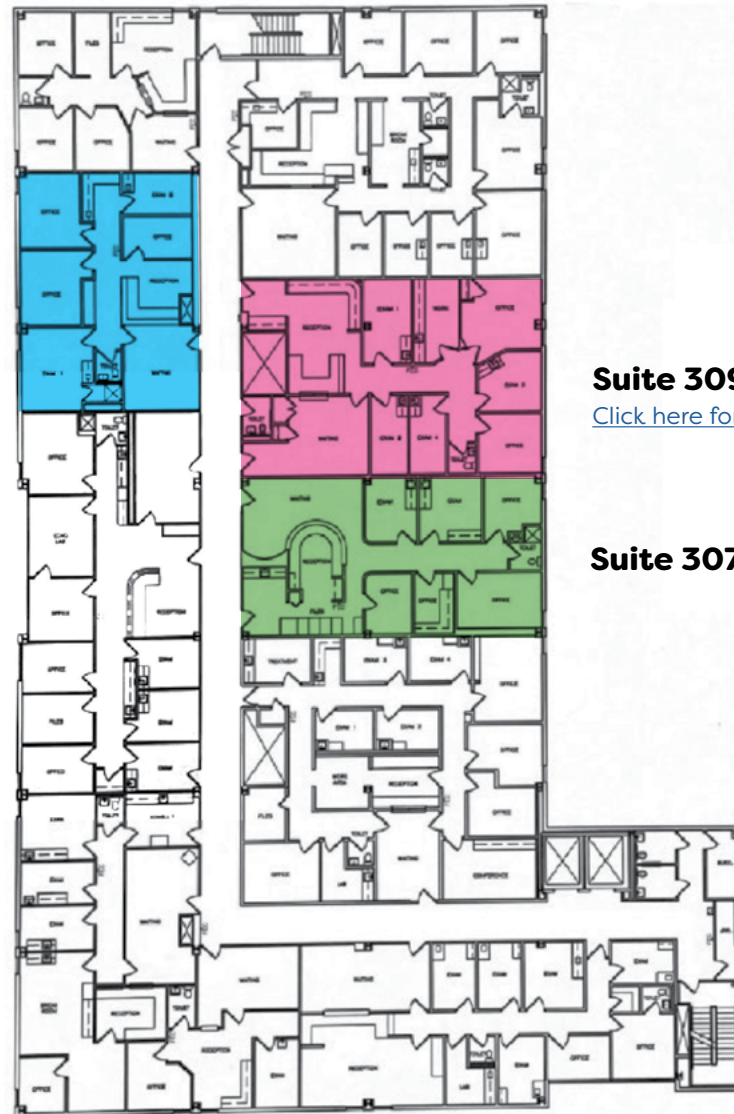
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Franciscan Medical Building
1205 Langhorne Newtown Road

Third Floor

Suite 310: 1,293 SF



Suite 309A: 1,782 SF

[Click here for virtual tour.](#)

3,264 Contiguous SF

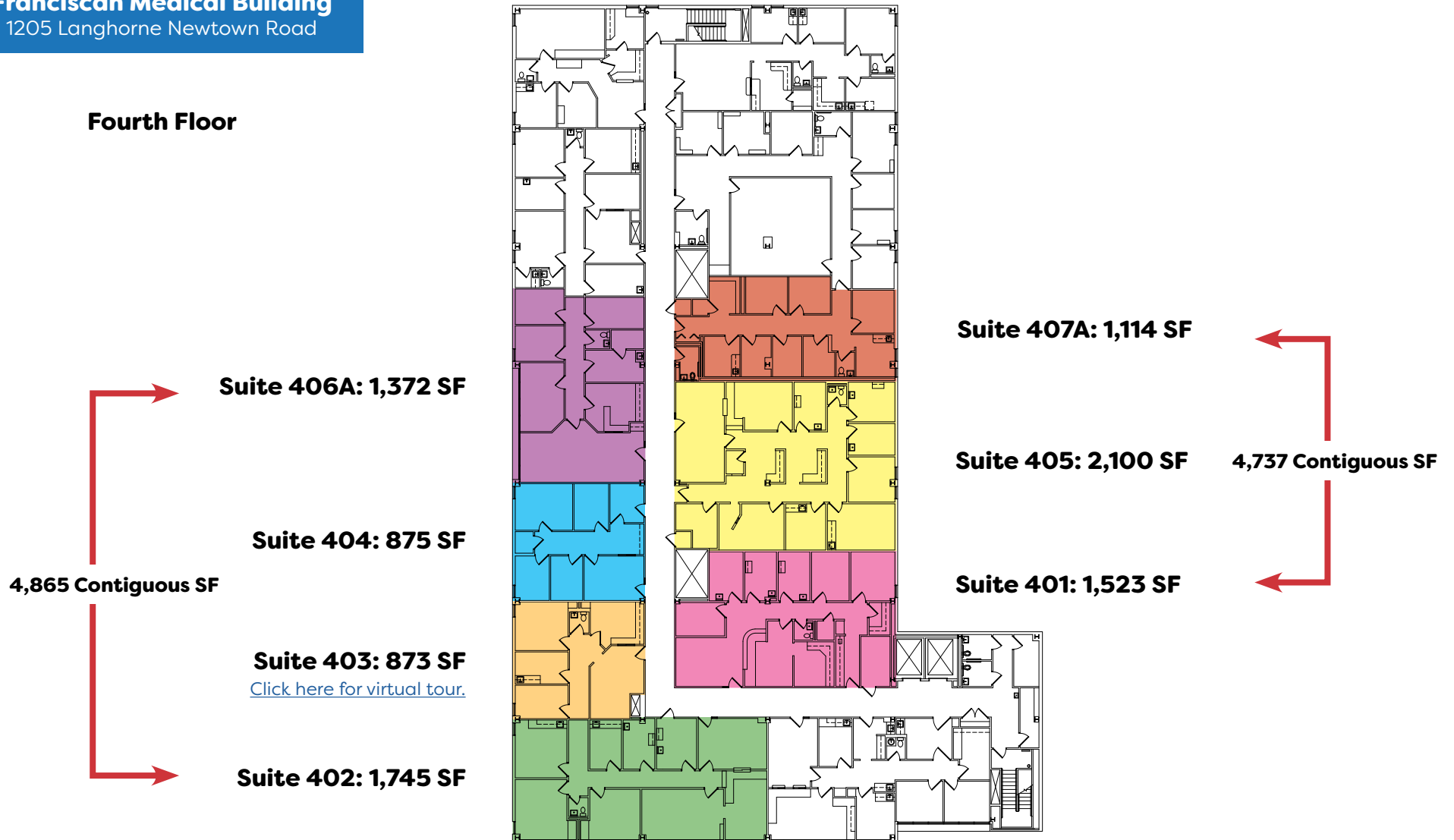
Suite 307: 1,482 SF

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Franciscan Medical Building
1205 Langhorne Newtown Road

Fourth Floor



St. Mary Medical Center

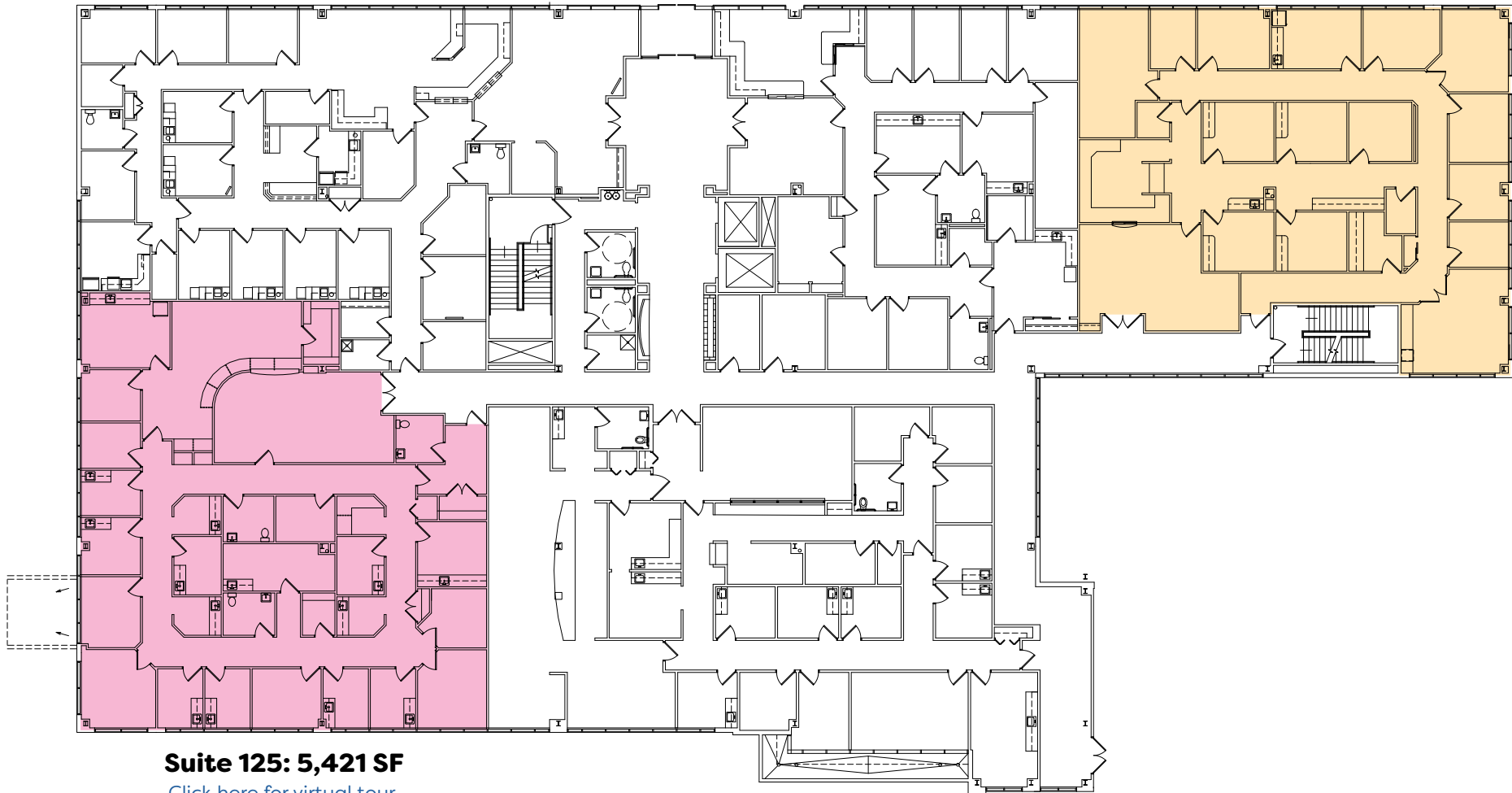
Medical Office Campus
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St. Clare Medical Building
1203 Langhorne Newtown Road

First Floor

Suite 138: 4,607 SF

[Click here for virtual tour.](#)



Suite 125: 5,421 SF

[Click here for virtual tour.](#)

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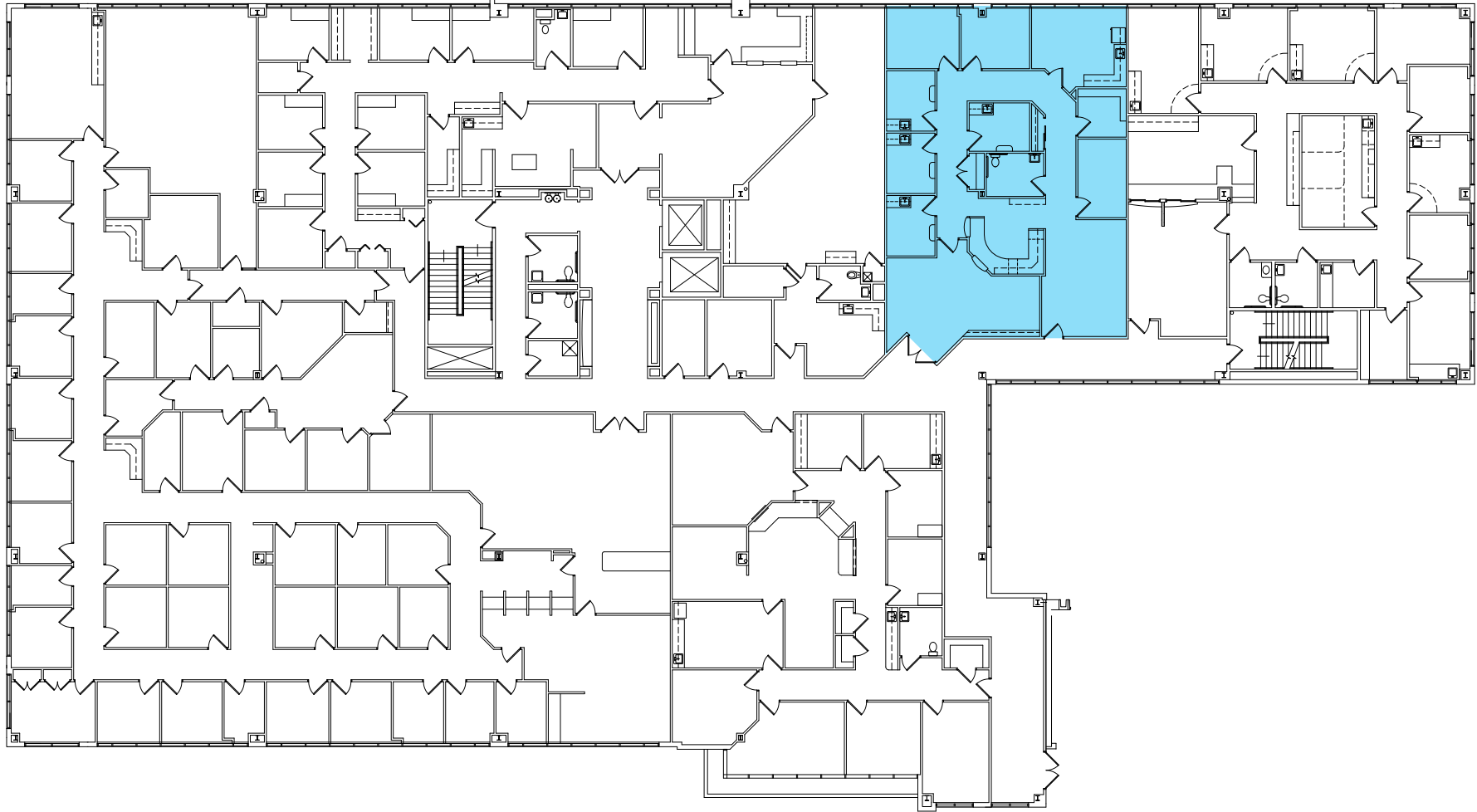
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St. Clare Medical Building
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Second Floor

Suite 234: 2,561 SF



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