

# Medical/Office/Flex Space Available | Langhorne, PA

## Suites from 2,165 – 12,917 SF



### Property Highlights

- Approximately 865 total parking spaces
- Single story structures
- Independent control of HVAC within each unit
- Subject availabilities have direct access from surface parking lot
- 3 sides of window line in availabilities at 825, 850, and 880 Town Center
- General business zoning allows for a wide range of by-right uses

### Location Highlights:

- Strategically positioned near the intersection of Route 1 & Interstate 95. Minutes from the PA Turnpike
- 1 mile from Jefferson's Bucks Hospital, 5.2 miles from St. Mary Medical Center
- Walking distance to proposed Dining District at Oxford Valley Mall
- 614 unit Class A apartment development currently underway at Oxford Valley Mall
- Area is home to several distinguished colleges & universities offering access to high-quality workforce talent
- Suburban setting with urban-like density of amenities, access to public transit, and access to the Philadelphia workforce
- SEPTA bus station with routes 14, 127, 128 & 129 servicing:
  - NJ Transit
  - 4 SEPTA regional rail train stations
  - Lower Bucks Hospital
  - Frankford Transportation Center
  - Market Frankford subway line

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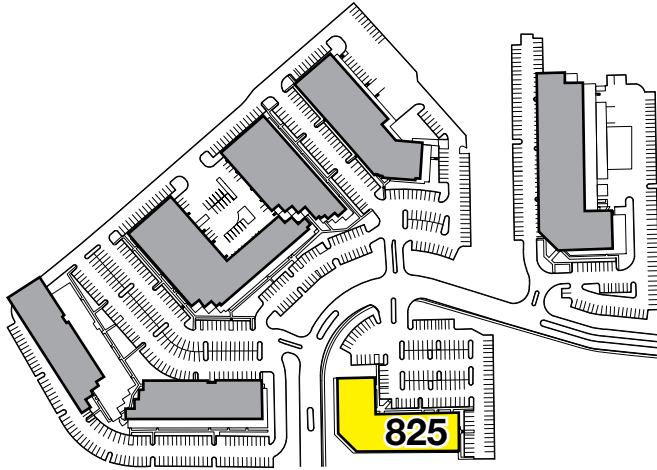
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# BUCKS TOWN

## MEDICAL CAMPUS



825 Town Center Drive

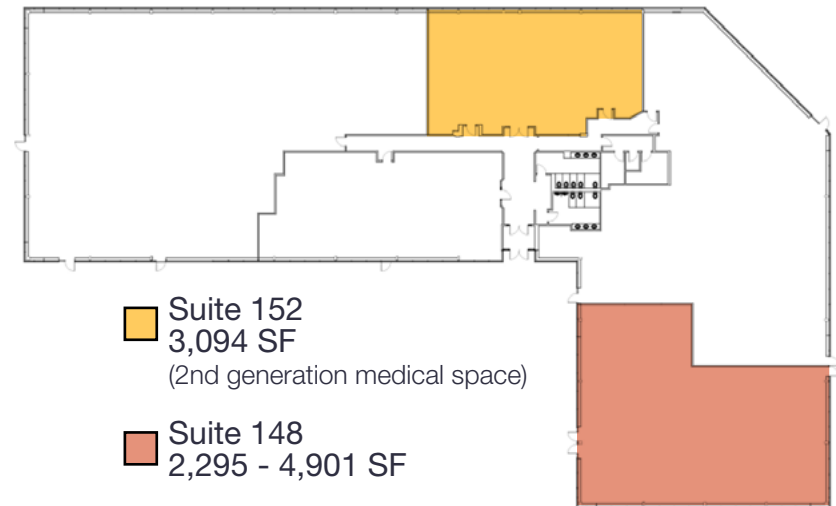
Langhorne, PA 19047

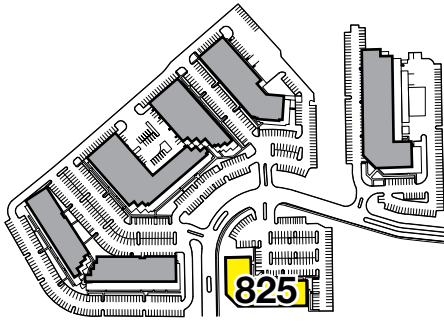
2,295 – 4,901 SF Available



### Property Highlights

- Generous TIA packages offered
- 5.00/1,000 parking ratio
- Fully sprinklered
- Individually controlled HVAC
- Recently renovated common areas





# 825 Town Center Drive Langhorne, PA 19047

**Suite 148 - 2,295 – 4,901 SF Available**

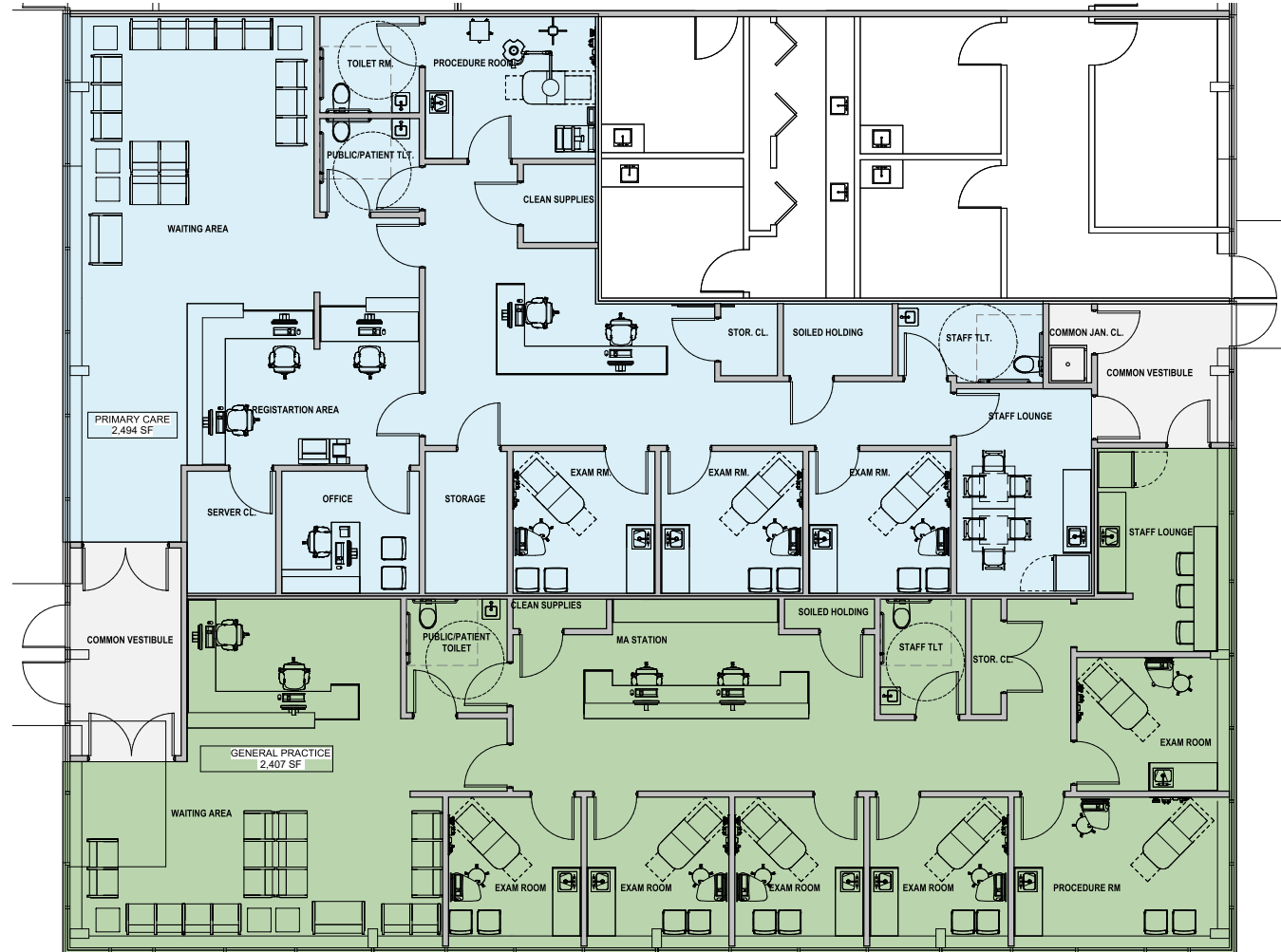
## TEST FIT PLAN - OPTION ONE

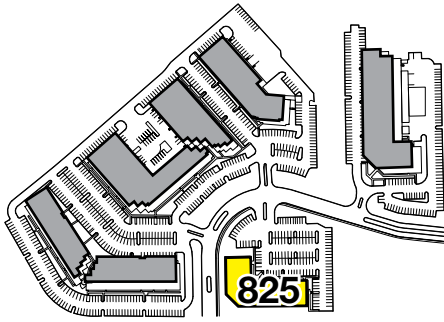
### Space Notes

- Efficient footprint with no common areas or add-on factor
- 3 sides of window line
- Direct access from surface parking lot
- Warm vanilla shell delivery with capped plumbing throughout
- ADA accessibility with ADA parking spaces directly in front of suite entrance

■ 2,494 SF

■ 2,407 SF





825 Town Center Drive  
Langhorne, PA 19047

**Suite 148 - 2,295 – 4,901 SF Available**

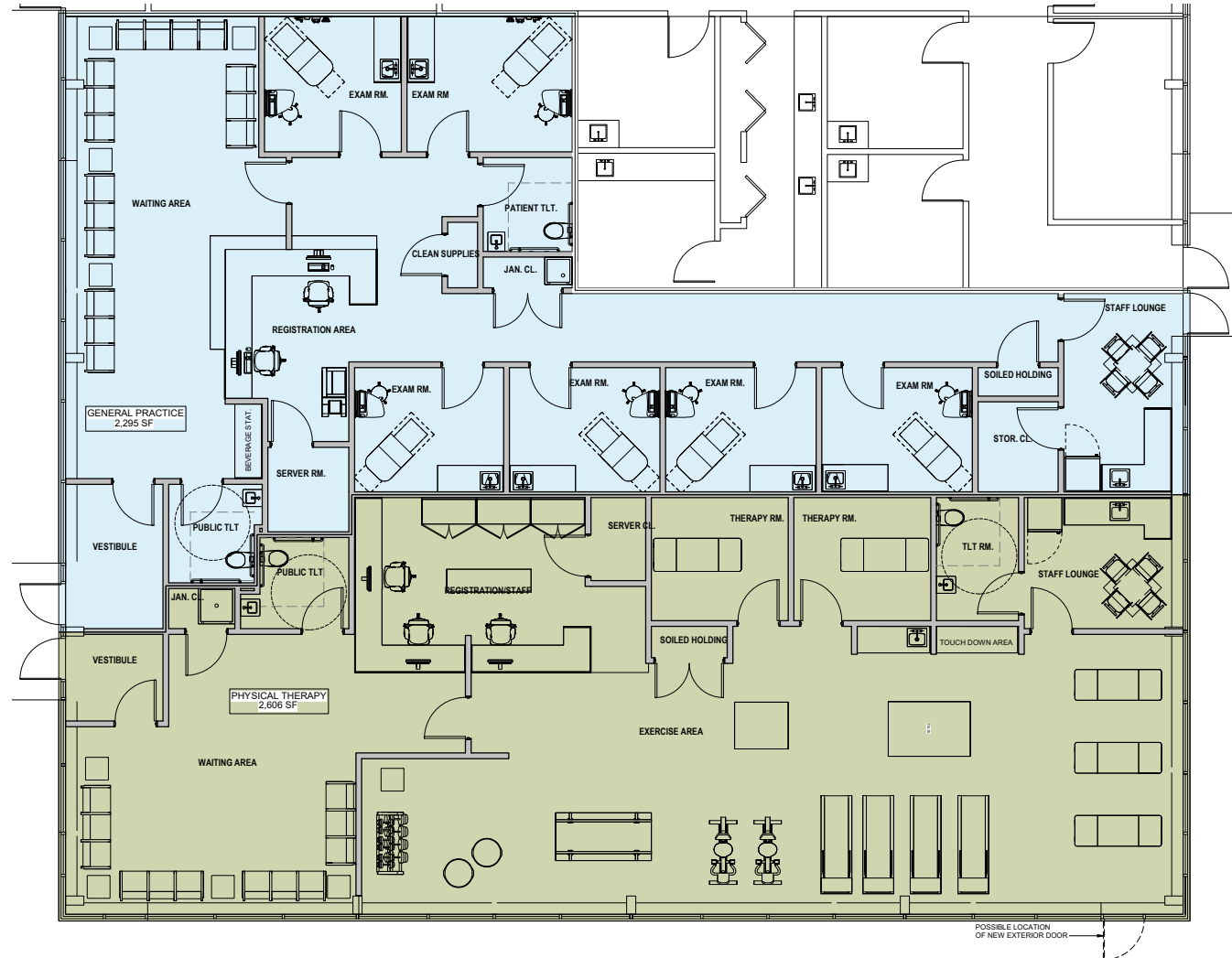
TEST FIT PLAN - OPTION TWO

## Space Notes

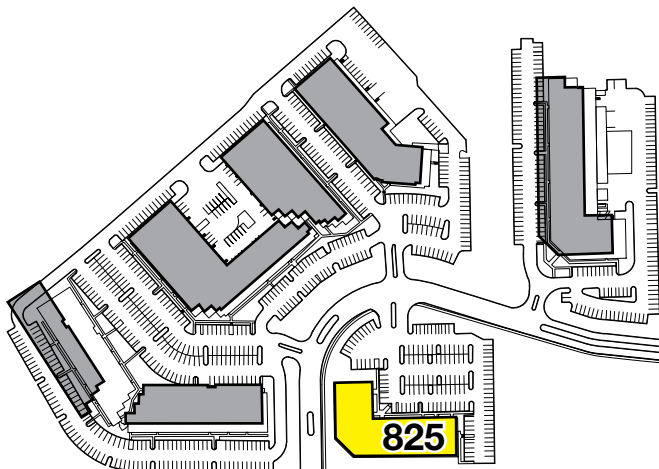
- Suite 148 - 2,295 SF - 4,901 SF
- Direct visibility from main building entrance, with close proximity to common bathrooms
- Efficient layout with attractive window line
- Private restroom
- Built in reception desk
- Recently renovated common areas

■ 2,295 SF

■ 2,606 SF





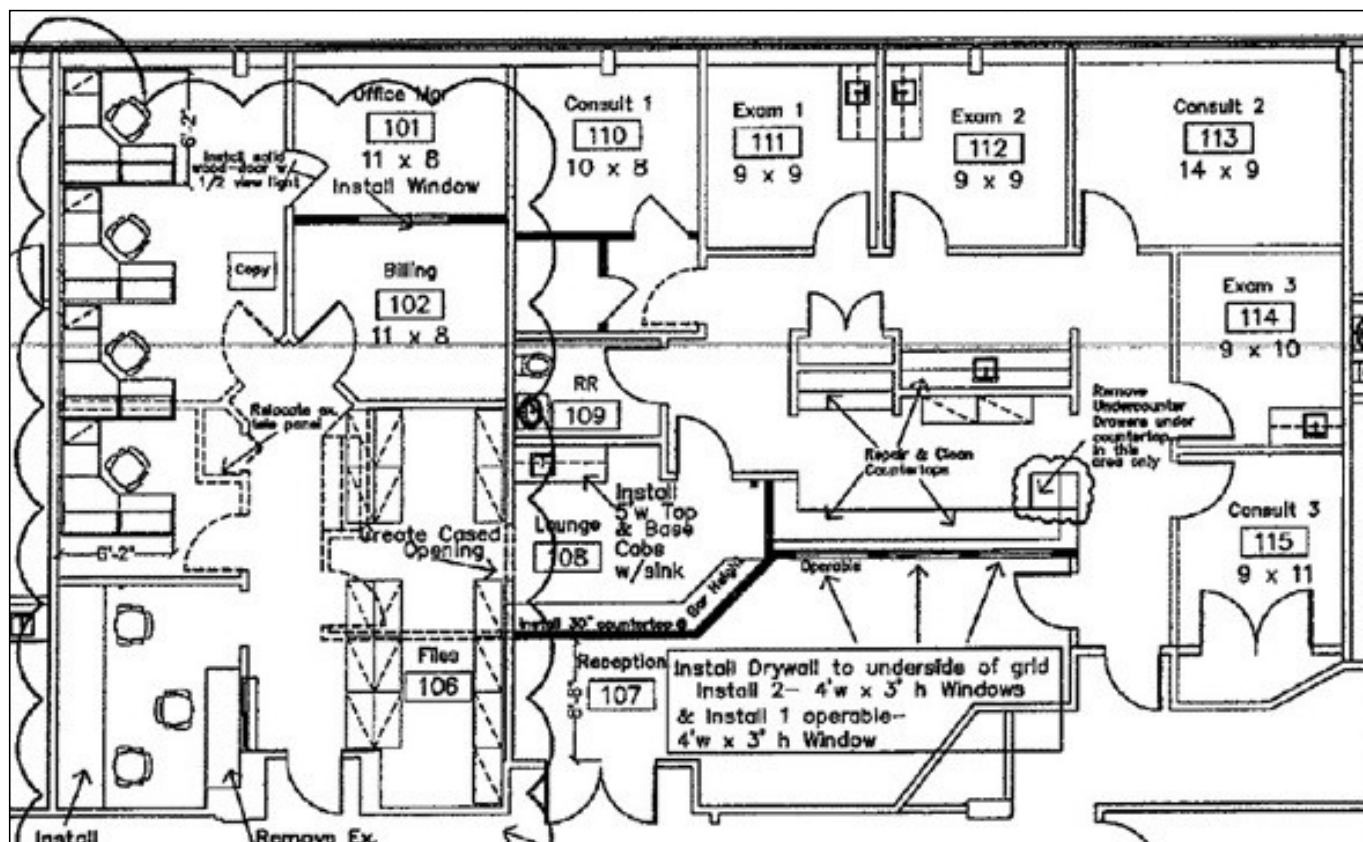


825 Town Center Drive  
Langhorne, PA 19047

Suite 152 - 3,094 SF Available

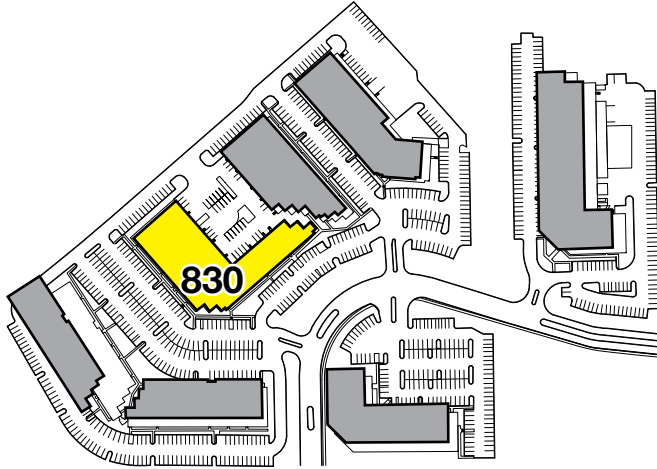
## Space Notes

- Suite 152 - 3,094 SF
- 2nd generation medical suite
- Direct visibility from main building entrance, with close proximity to common bathrooms
- Efficient layout with attractive window line
- Private restroom
- Built in reception desk
- Recently renovated common areas



# BUCKS TOWN

## MEDICAL CAMPUS



830 Town Center Drive

Langhorne, PA 19047

**12,917 SF Opportunity**



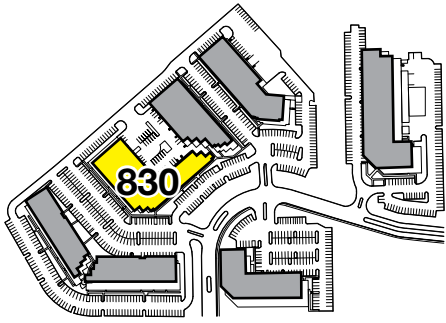
### Property Highlights

- 12,917 SF
- November 1, 2025 occupancy
- Front and rear parking lots
- Dedicated backup generator
- Sprinklered
- High-end finishes throughout

### Location Highlights:

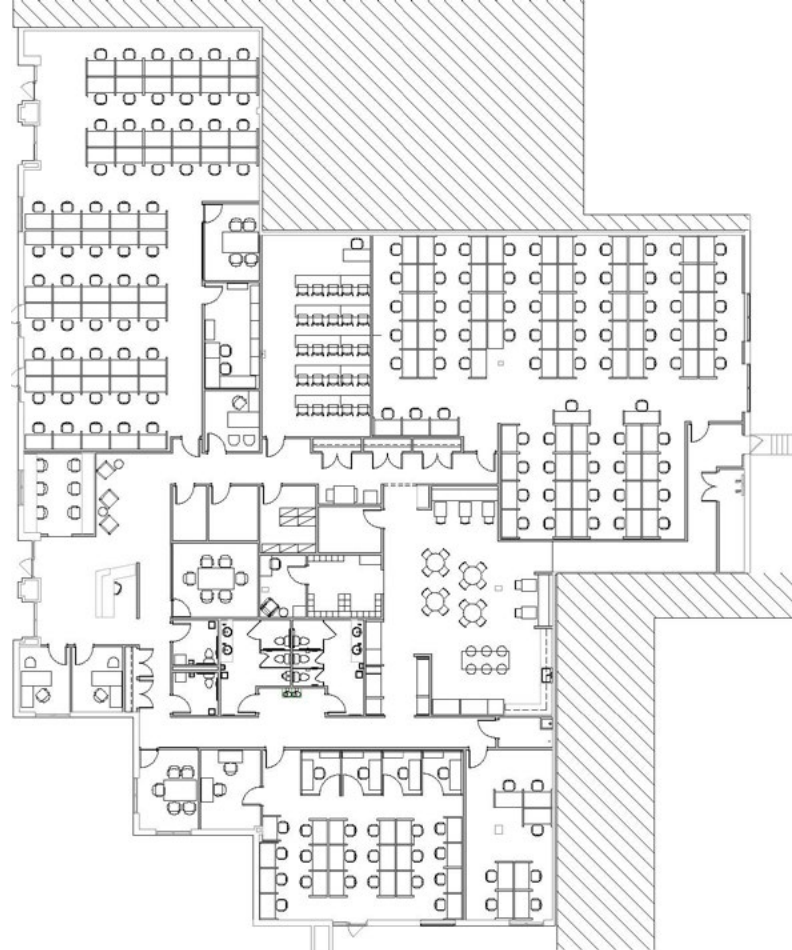
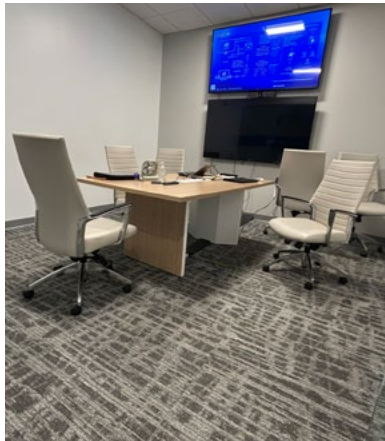
- Strategically positioned near the intersection of Route 1 & I-95
- Approximately 10 minute drive to NJ and 20 minute drive to Philadelphia
- Heavily amenitized area, adjacent to Oxford Valley Mall and the 2nd densest retail concentration in Bucks County
- Nearby bus station with SEPTA bus routes 14, 127, 128, and 129





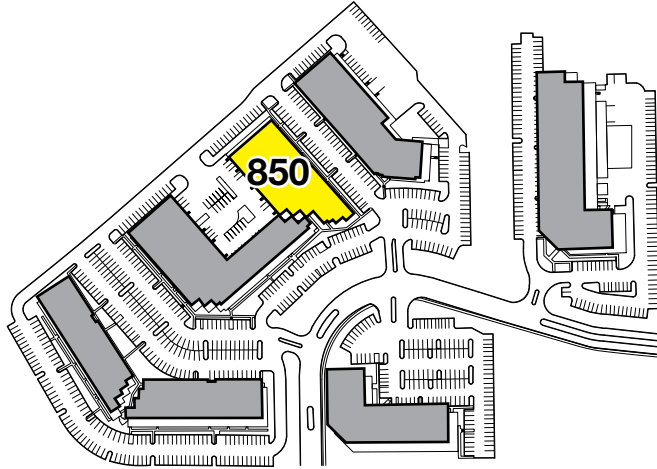
# 830 Town Center Drive Langhorne, PA 19047

**12,917 SF Opportunity**



# BUCKS TOWN

## MEDICAL CAMPUS



850 Town Center Drive  
Langhorne, PA 19047

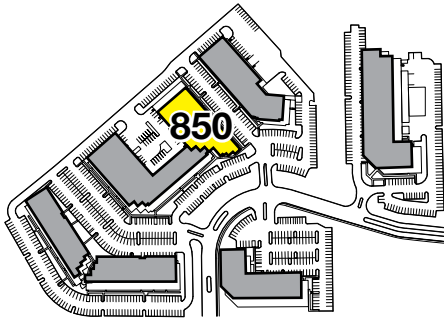
**11,918 SF Available**



### Property Highlights

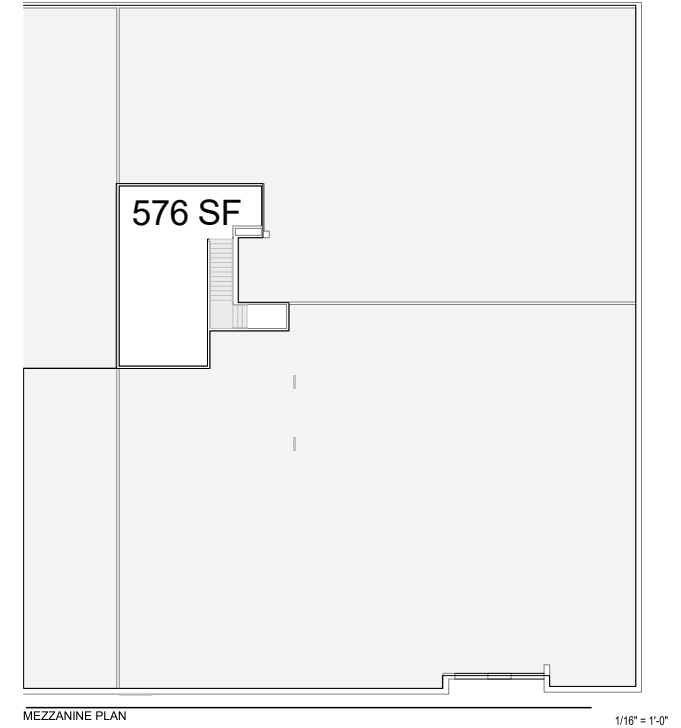
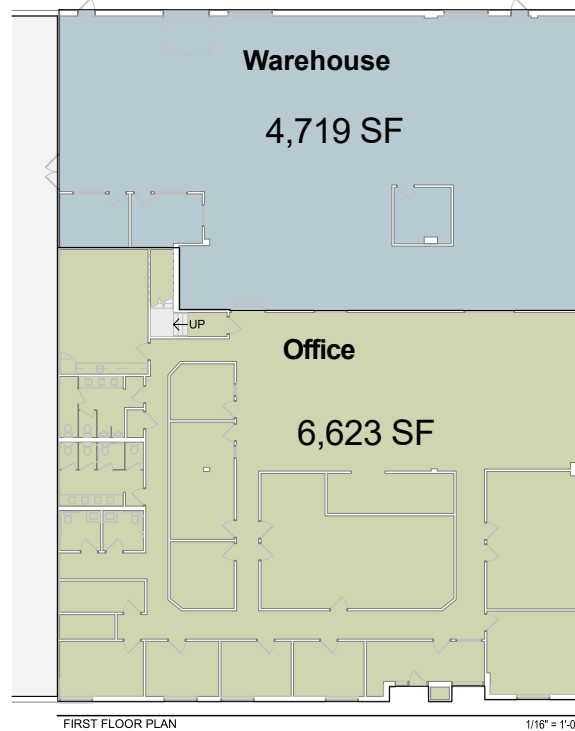
- Endcap unit with 3 sides of window line
- HVAC throughout
- Sprinklered
- 6,623 SF of existing office space
- 4,719 SF of warehouse space with 576 SF mezzanine
- 1 loading dock, with the ability to add more
- Parking in the front and rear of building
- 120/208V, 3PH, 4W electric service
- +/-16' clearance, 18' to deck





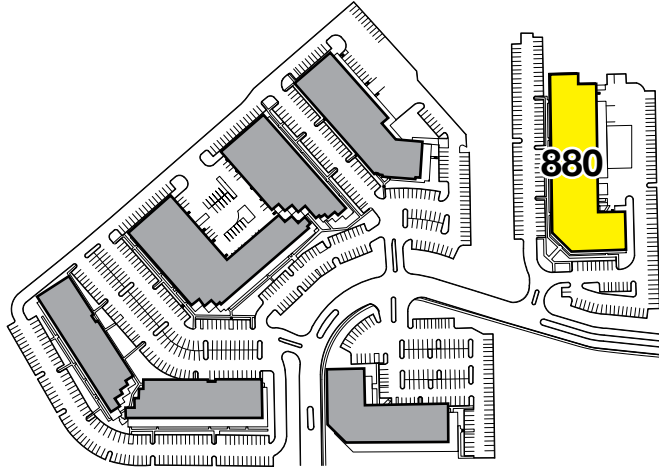
# 850 Town Center Drive Langhorne, PA 19047

**11,918 SF Available**



# BUCKS TOWN

## MEDICAL CAMPUS



880 Town Center Drive

Langhorne, PA 19047

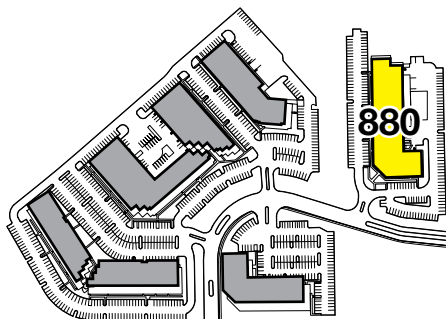
2,165 – 5,516 SF Available



### Property Highlights

- Prominent exterior branding opportunities
- Efficient footprint without common areas or add-on factor
- Vanilla shell delivery
- Generous TIA packages offered
- Brand new ADA ramp exclusively servicing the Premises
- 3 sides of window line
- Abundant parking with direct access from surface parking lot
- Fully sprinklered
- Individually controlled HVAC





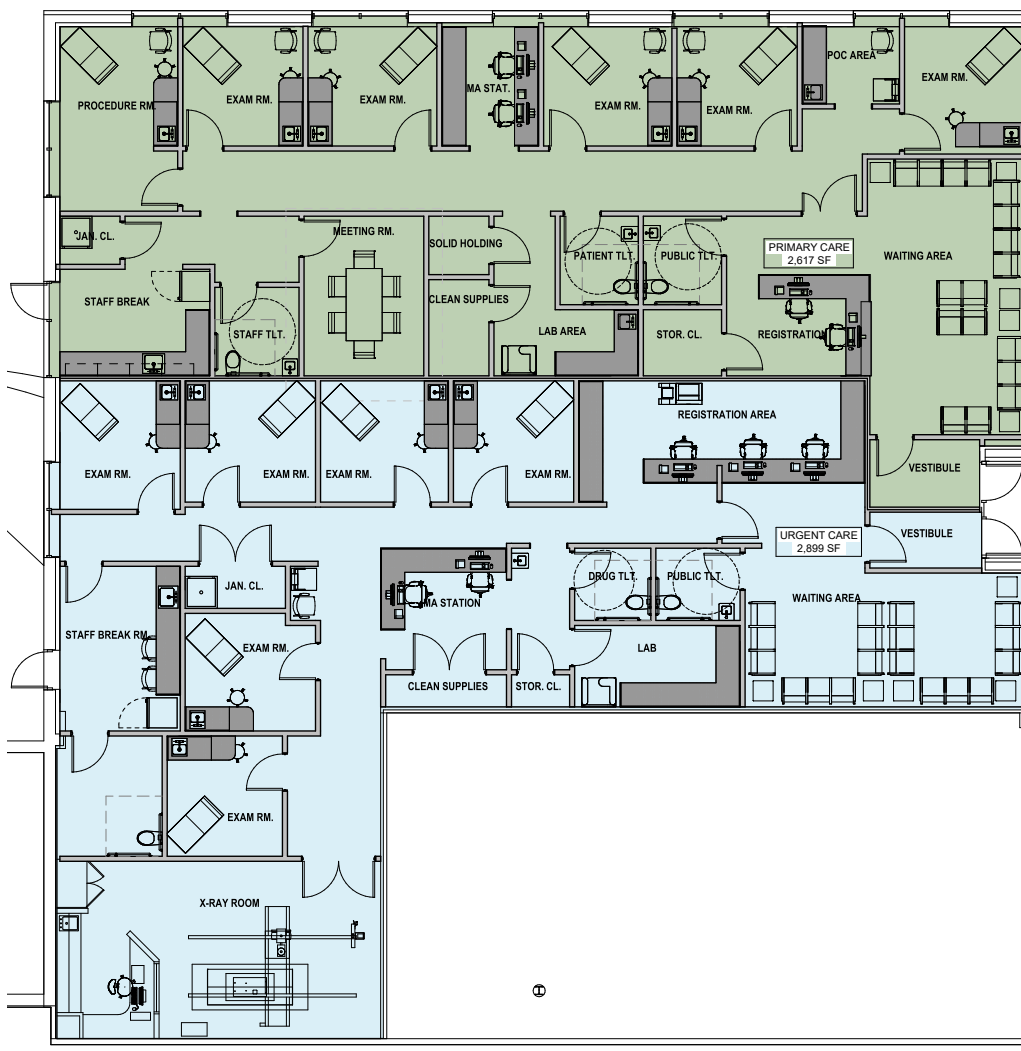
# 880 Town Center Drive Langhorne, PA 19047

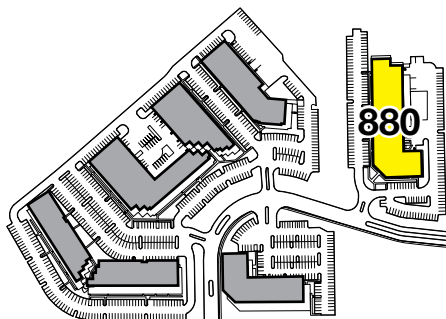
**2,165 – 5,516 SF Available**

TEST FIT PLAN - OPTION ONE

■ 2,617 SF

■ 2,899 SF





# 880 Town Center Drive

Langhorne, PA 19047

**2,165 – 5,516 SF Available**

TEST FIT PLAN - OPTION TWO

■ 3,351 SF

■ 2,165 SF

