

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
 - Neshaminy Mills & Philadelphia Mills

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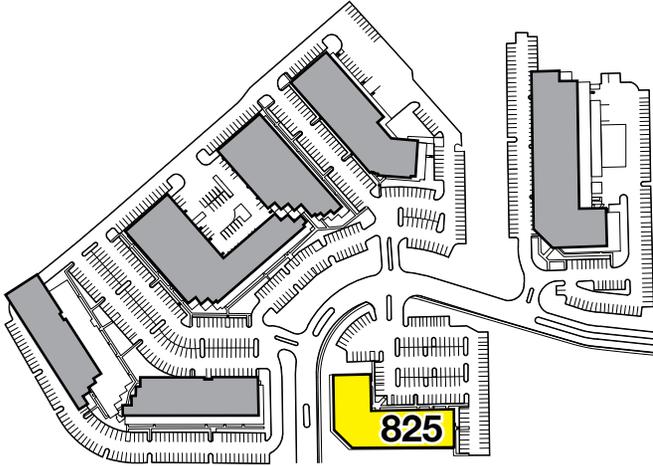
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BUCKS TOWN MEDICAL CAMPUS

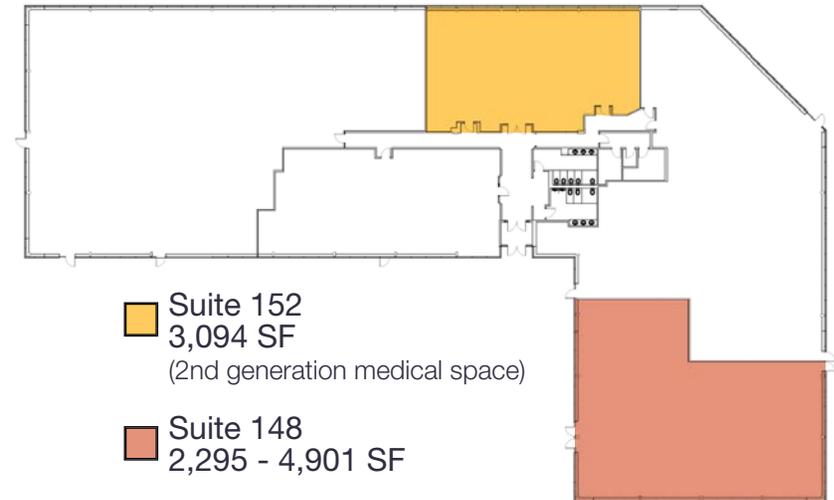


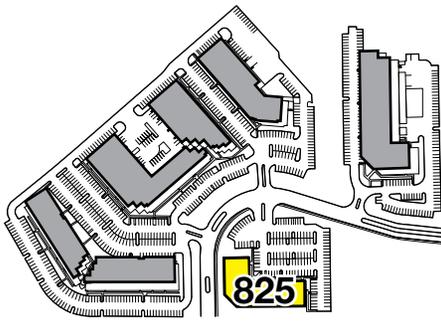
825 Town Center Drive
Langhorne, PA 19047
2,295 – 4,901 SF Available



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

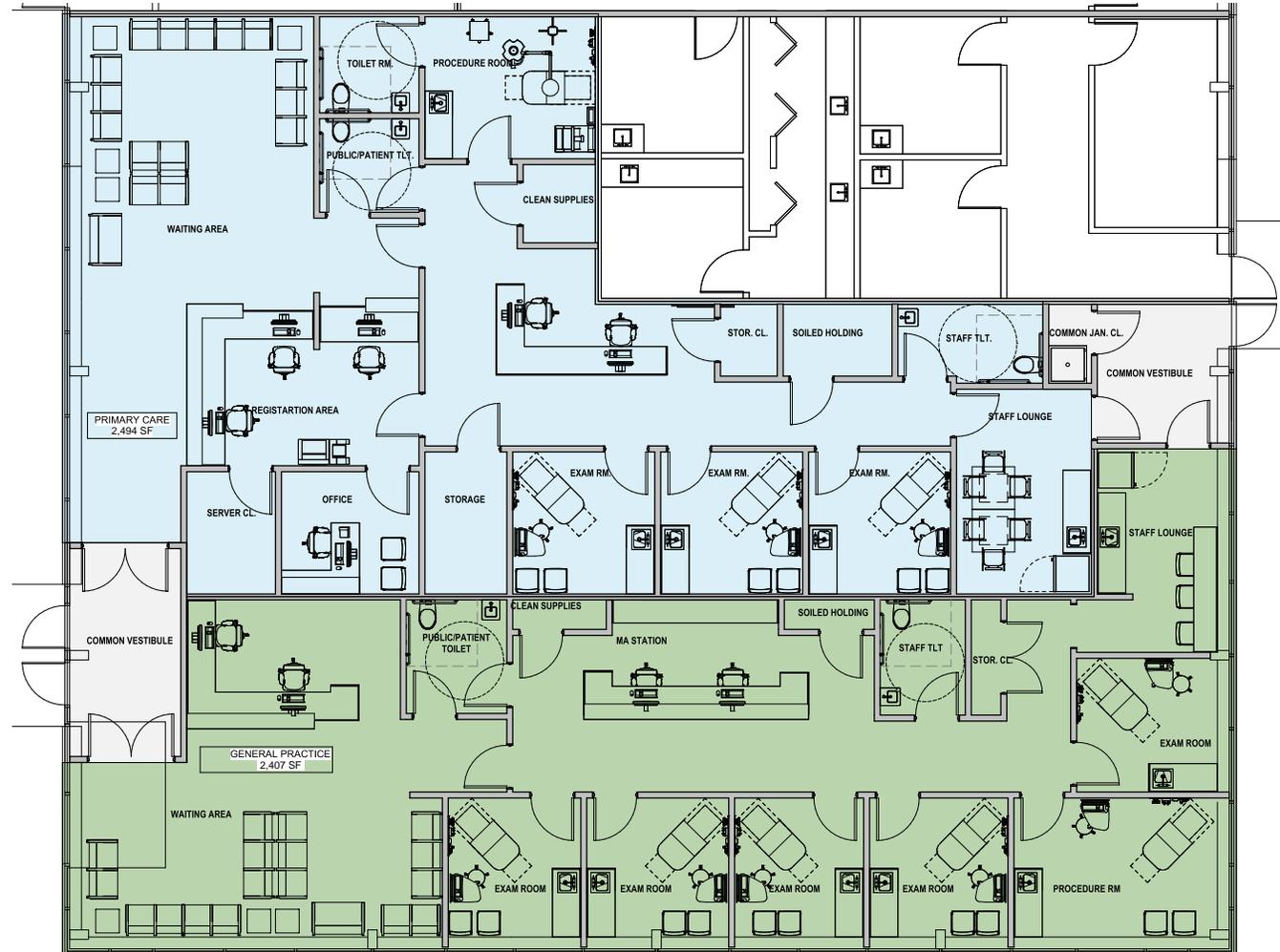
TEST FIT PLAN - OPTION ONE

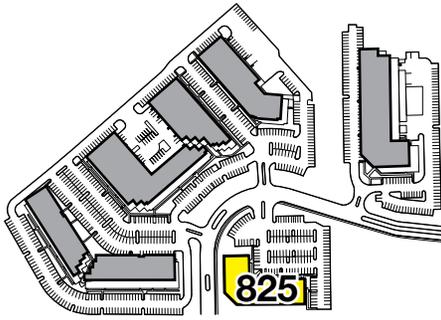
Space Notes

- 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

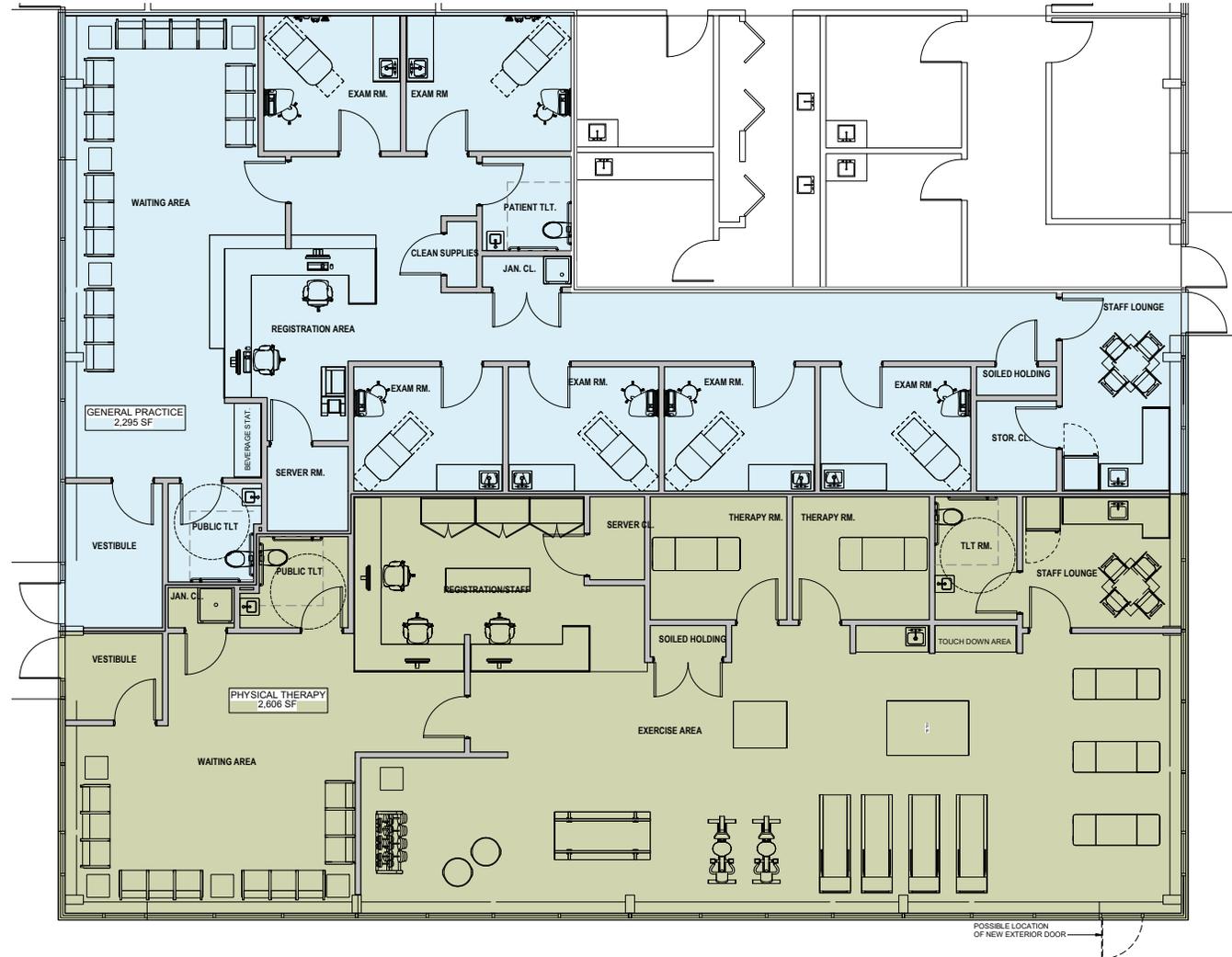
TEST FIT PLAN - OPTION TWO

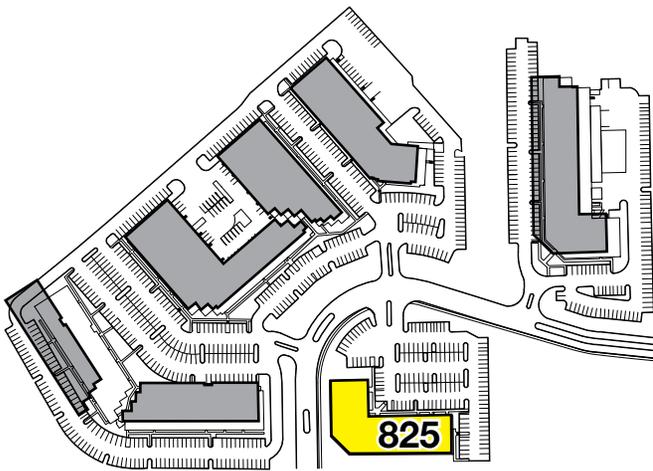
Space Notes

- 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



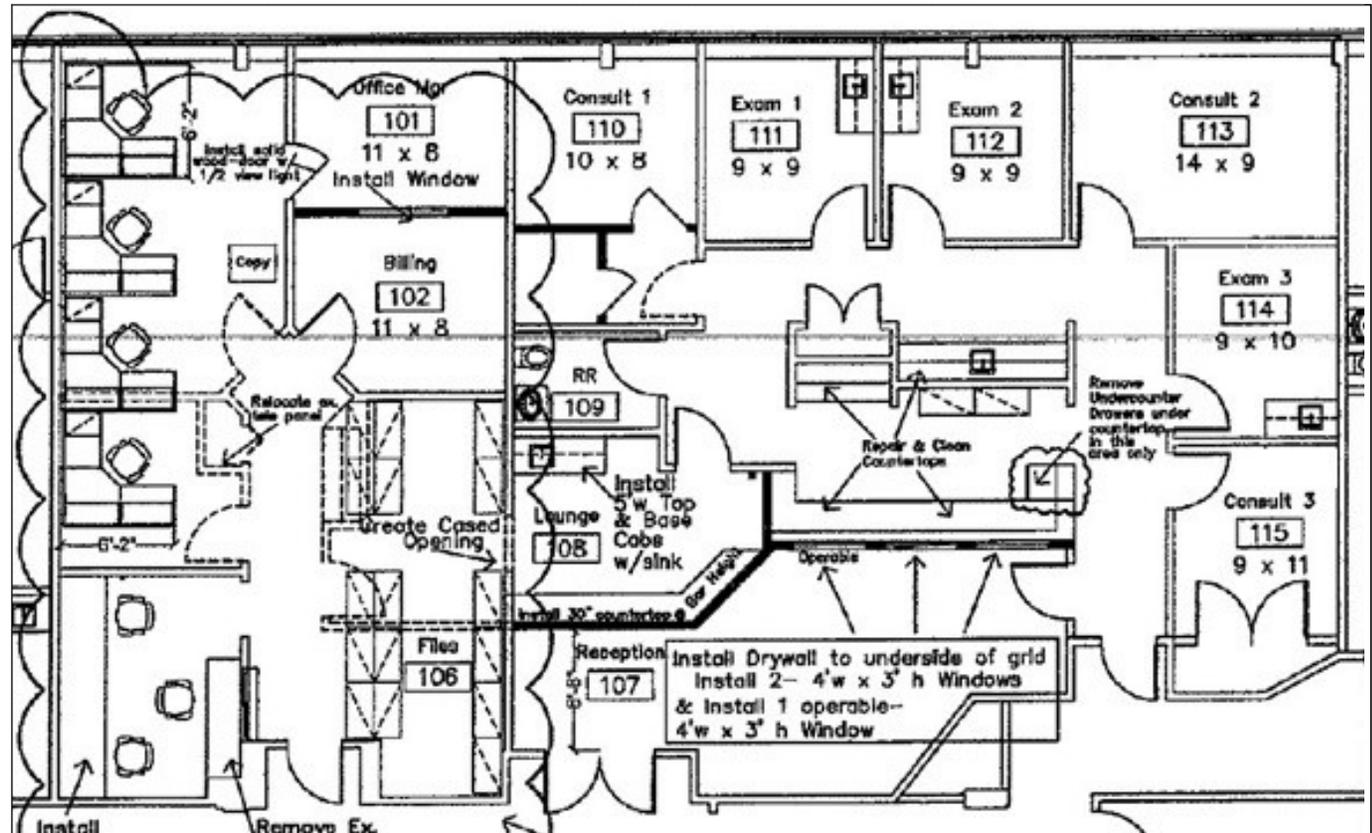


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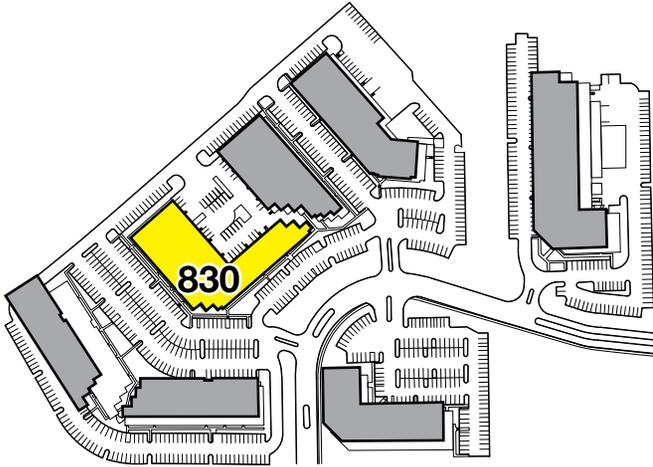
Suite 152 - 3,094 SF Available

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



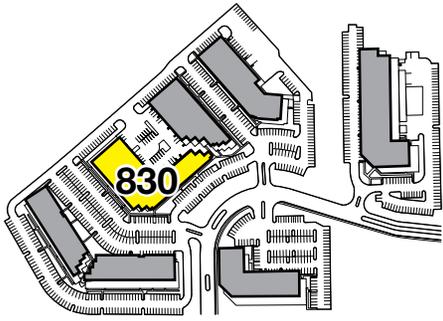
Property Highlights

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



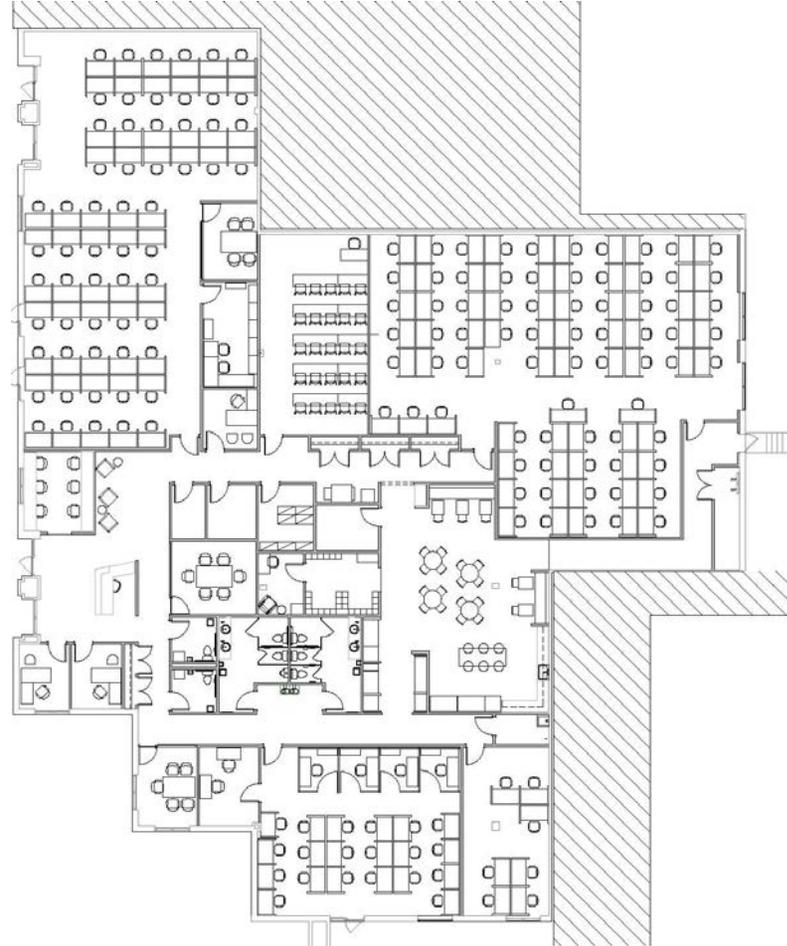
Location Highlights:

- 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

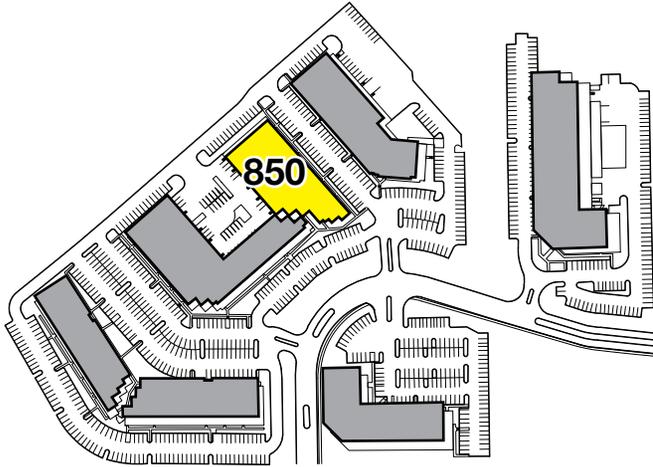


830 Town Center Drive Langhorne, PA 19047

12,917 SF Opportunity



BUCKS TOWN MEDICAL CAMPUS



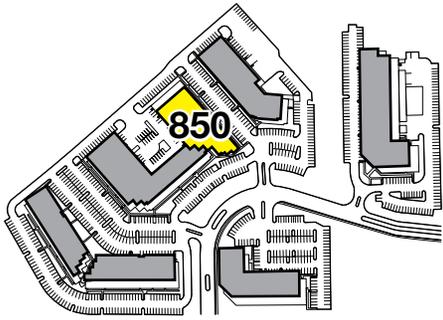
850 Town Center Drive
Langhorne, PA 19047

11,918 SF Available



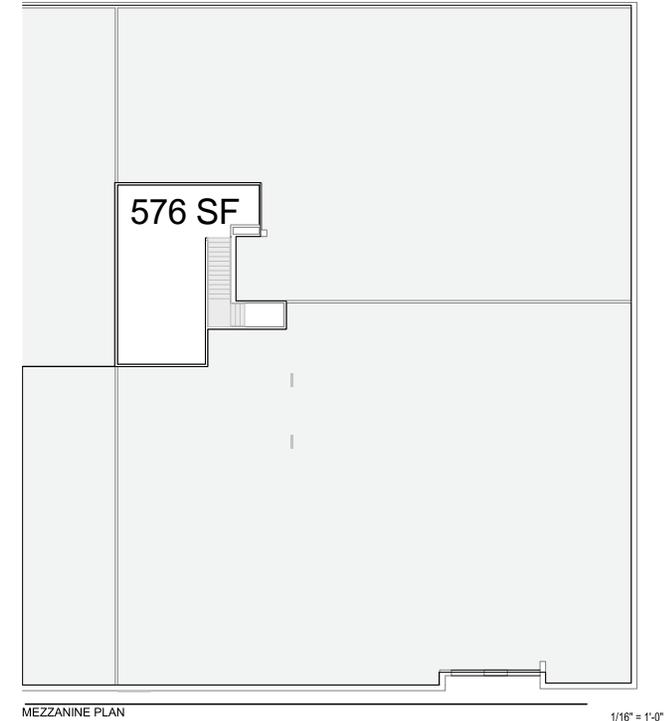
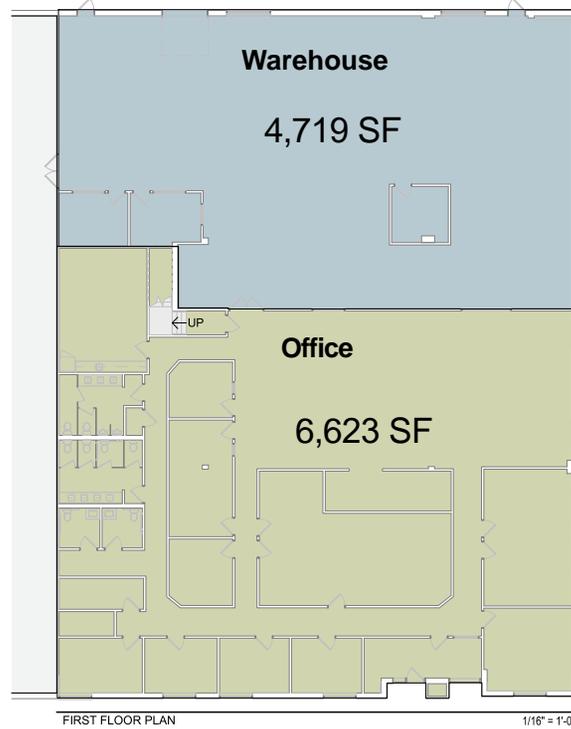
Property Highlights

- 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

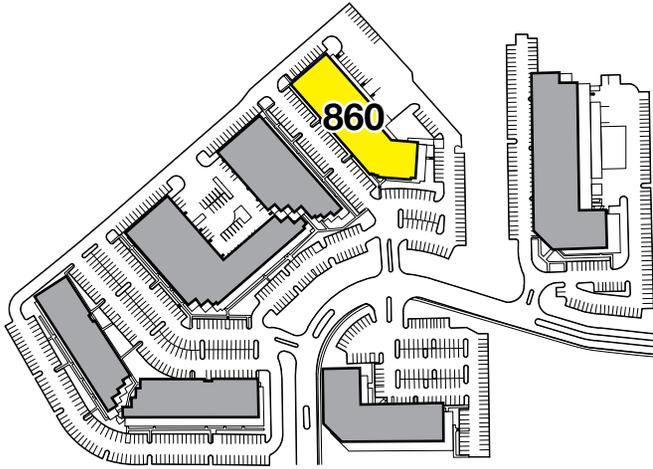


850 Town Center Drive Langhorne, PA 19047

11,918 SF Available



BUCKS TOWN MEDICAL CAMPUS



860 Town Center Drive
Langhorne, PA 19047

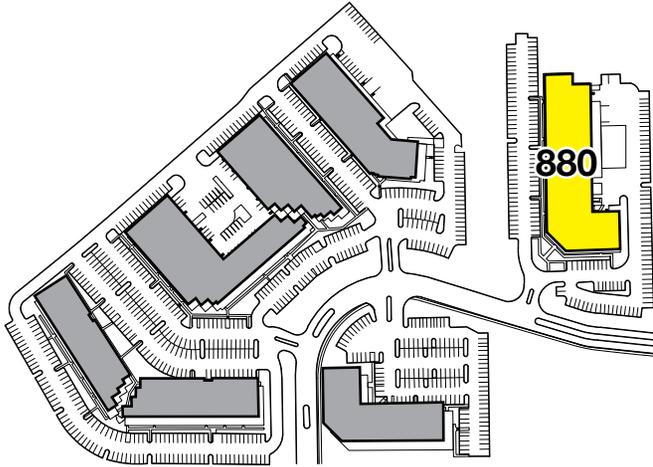
12,890 SF Flex Available 7/1/2026



- ### Property Highlights
- 2 loading docks
 - 1 drive-in
 - ~17' clearance to bottom of beam
 - ~19' clearance to deck
 - Fully sprinklered



BUCKS TOWN MEDICAL CAMPUS

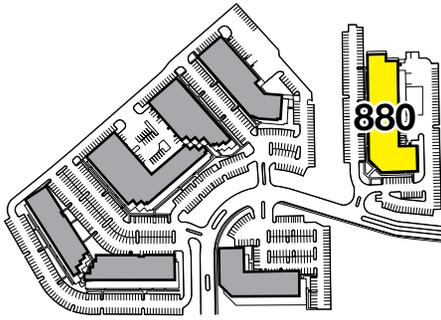


880 Town Center Drive
Langhorne, PA 19047
2,165 – 5,516 SF Available



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

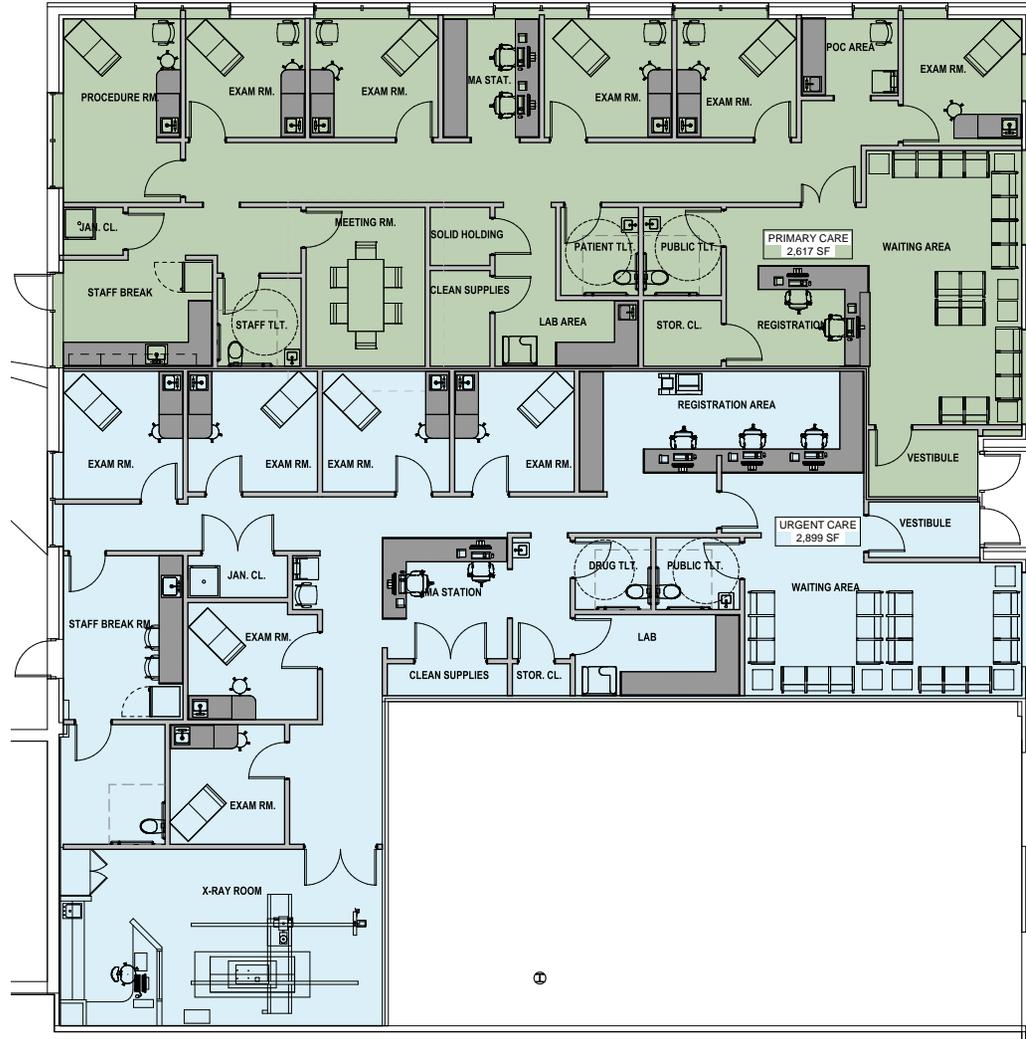


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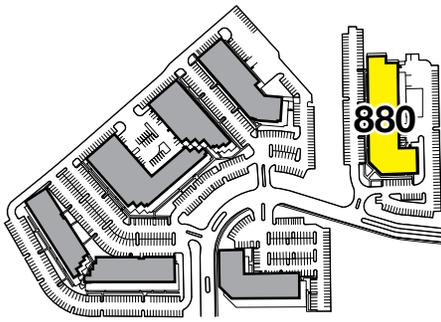
2,165 – 5,516 SF Available

TEST FIT PLAN - OPTION ONE



■ 2,617 SF

■ 2,899 SF

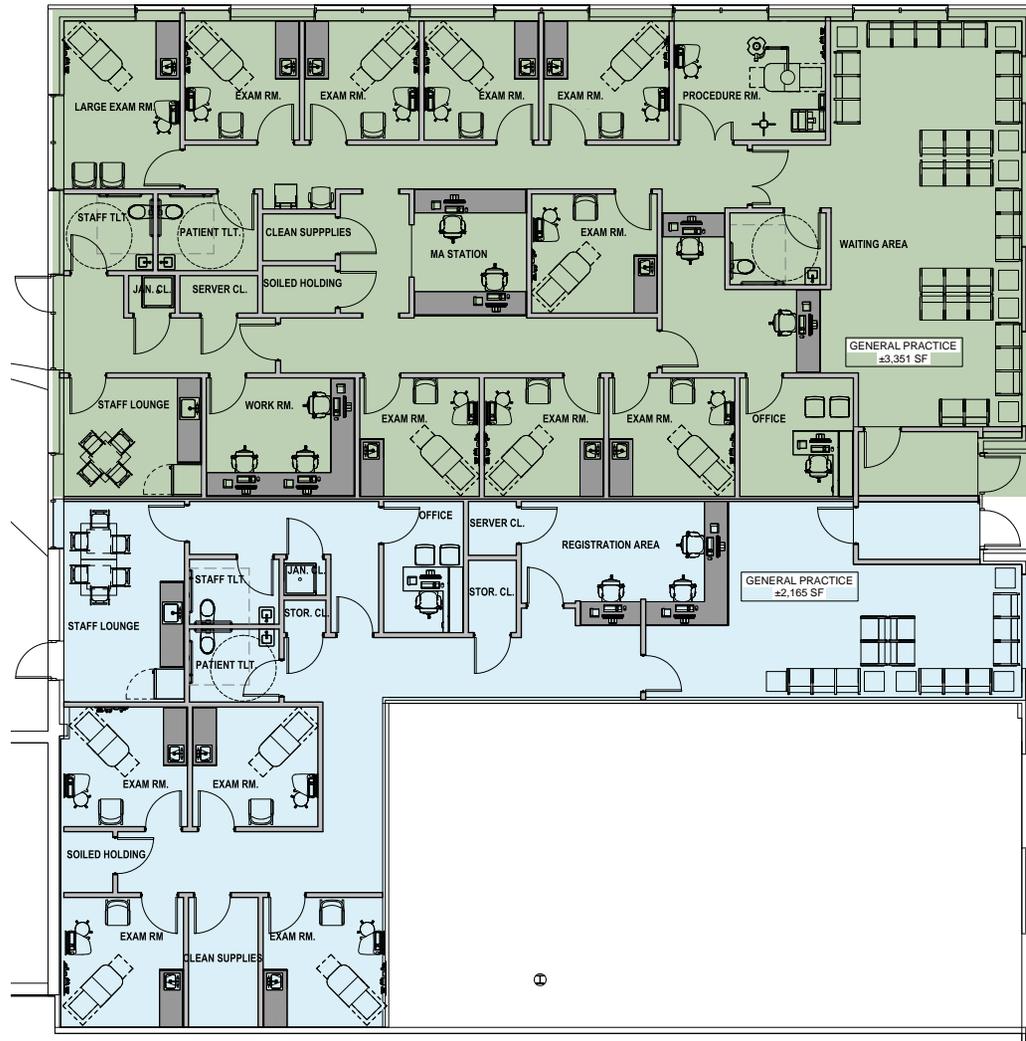


880 Town Center Drive

Langhorne, PA 19047

2,165 – 5,516 SF Available

TEST FIT PLAN - OPTION TWO



3,351 SF

2,165 SF