



FOR LEASE



350 East Butler Avenue, New Britain, PA 18901

EXCEPTIONAL CORPORATE ENVIRONMENT IN HISTORIC BUCKS COUNTY

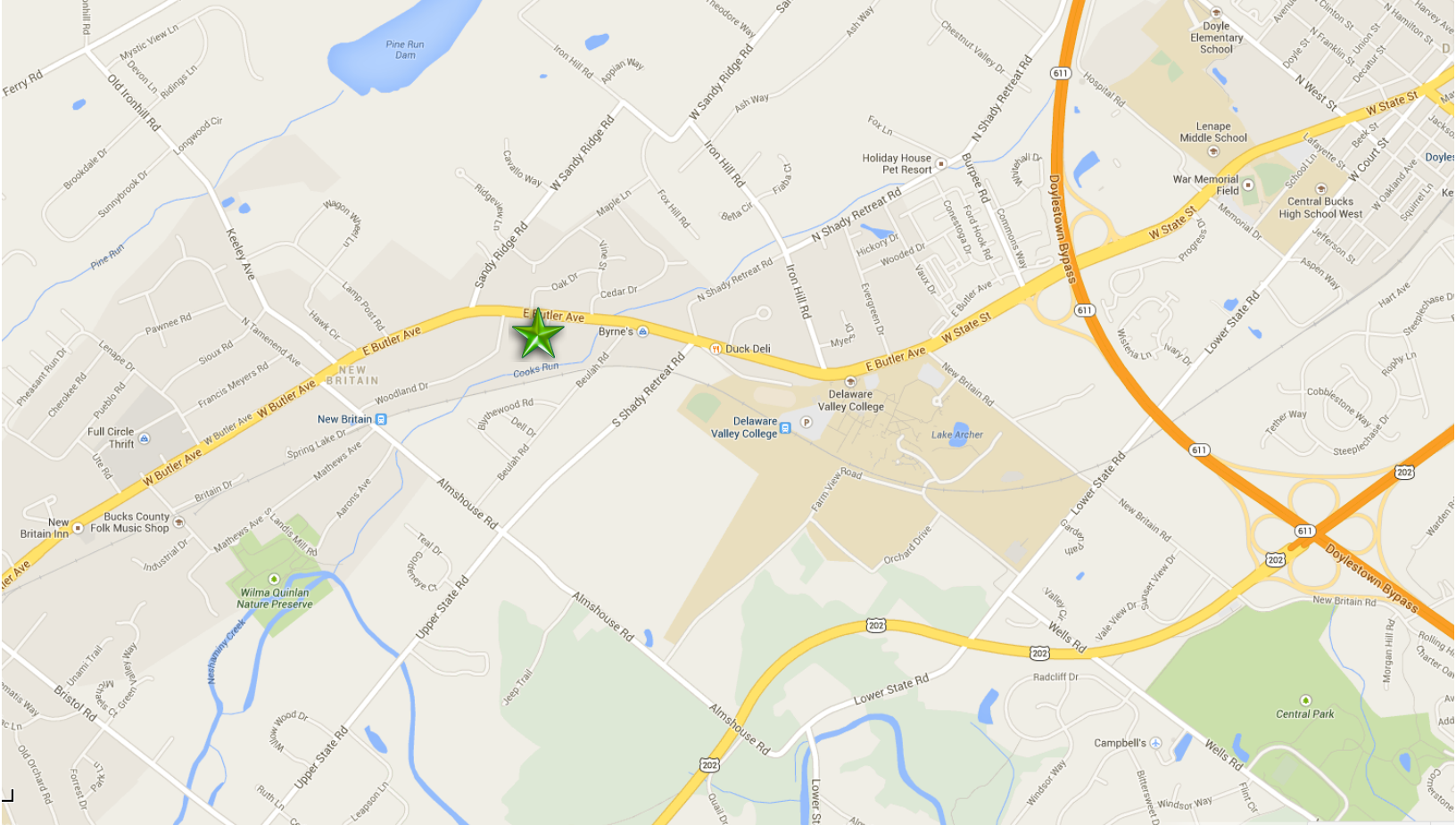
Green Street Real Estate is proud to represent the Landlord for the leasing at 350 East Butler Avenue in New Britain, PA

New Britain Pointe located in New Britain Borough, on East Butler Avenue offers an exceptional location for business in Bucks County.

Located on East Butler Avenue (Local Route 202) only 2 miles from Doylestown Bypass Route 611, and 14 Miles from the Pennsylvania Turnpike, it is conveniently located to both business and residential communities offering a tremendous marketplace for growth. Just 25 minutes from Trenton and 40 minutes from Center City Philadelphia, New Britain Pointe offers a exceptional corporate environment in the heart of Historic Bucks County.



Frank Lombardo
215.383.0117
flombardo@greenstreetpa.com



- ±43,000 Two-Building Professional Campus
- Local Independent Ownership and Management
- Amenities Include:
 - Parking at your Door
 - Elevator
 - Dramatic Lobby
- Beautiful Finishes Throughout
- Medical Professionals Welcome
- New Tenant Incentives

Demographics (Per LoopNet.com)	1 Mile	3 Miles	5 Miles
2020 Total Population	3,793	39,850	97,607
2020 Households	1,214	14,737	34,989
2020 Avg Household Income	\$132,648	\$137,057	\$110,483
Traffic Count (Per DVRPC.com)	101,053 Vehicles Per Day		(2013)



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New Britain Pointe

TRI-COUNTY EYE
Physicians & Surgeons

DELAWARE VALLEY
DVC
CONCRETE CO., INC.

bill vandegrift inc
bv
APPLIANCE SALES & SERVICE

BUCKINGHAM FLOOR COMPANY

EAST BUTLER AVENUE

S SHADY RETREAT ROAD