

FOR LEASE

PROFESSIONAL OFFICE SPACE

PENN'S GRANT REALTY
Corporation

*54 Friends Lane, Suite 110
Newtown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Matthew Eisenschmid — Penn's Grant Realty Corporation
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PROPERTY HIGHLIGHTS

- Furniture Included in Lease
- Reception & Central Work Area (Open Floor Plan)
- Private Offices; Conference Room; Kitchenette;
 Computer/Utility/Storage Room; Two ADA Bathrooms
- Excellent Window Lines & Natural Light
- 5 Minute to Interstate 295
- 10 Minutes to Route 1
- Close to Newtown Borough's Restaurants and Retail Services



PROPERTY SPECIFICATION

OFFICE SUITE SIZE: 2,967± SF (first floor)

SITE: Two-story office situated on 2±acres

PARKING: On site paved parking for 4 spaces per 1,000 square feet.

RESTROOMS: Two (2) individual restrooms within the suite.
 All restrooms are fully handicap compliant

UTILITIES: PECO Energy provides service to the property
 via individually metered 200 AMP service.

WATER: Public

SEWER: Public

HVAC: Individually controlled Carrier heat pumps.

LIFE SAFETY: Automatic sprinkler system throughout the building,
 with manual fire alarm system. Security and Exit
 lighting in place throughout the building per code.

SECURITY: Key pad monitored system

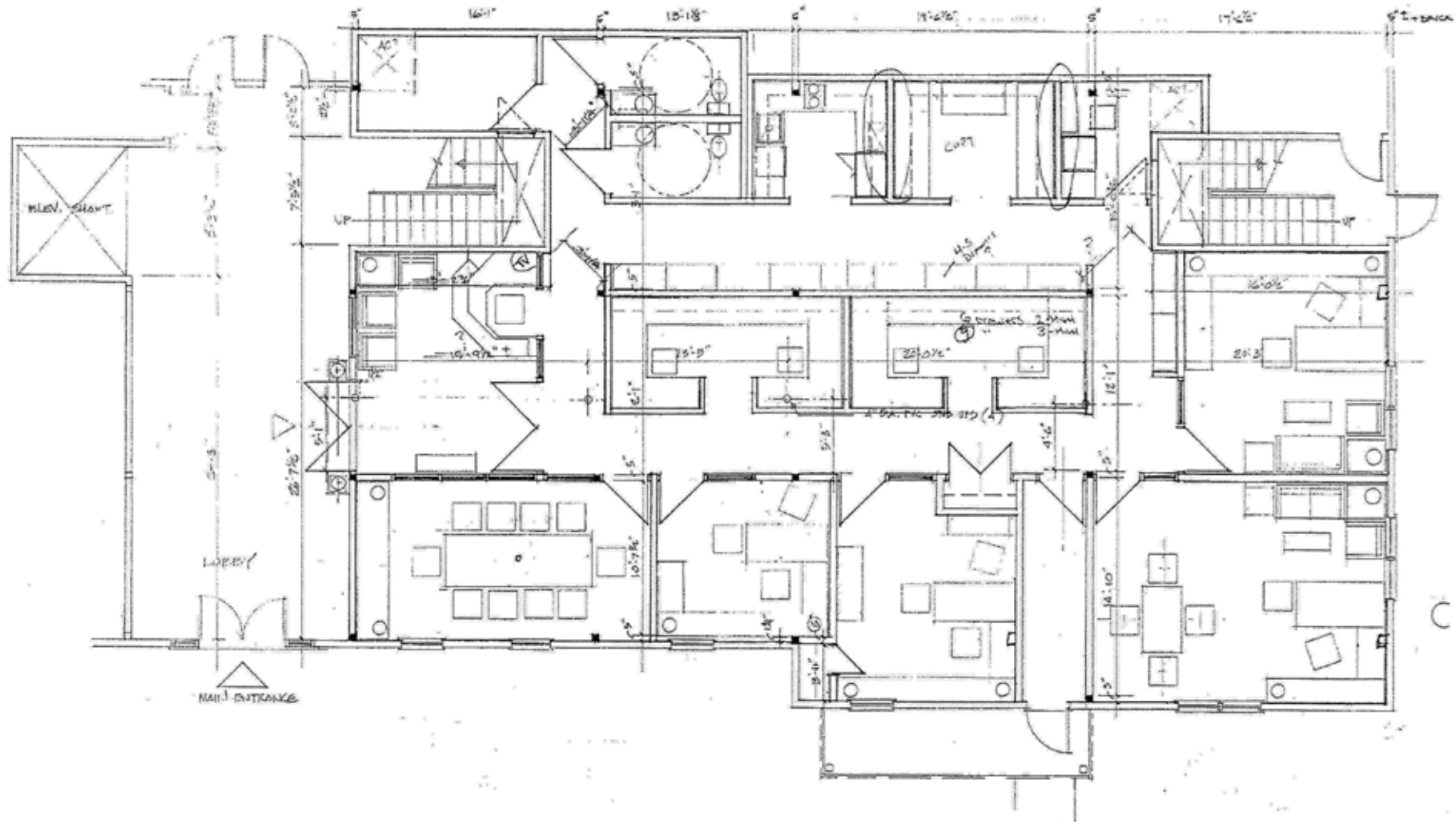
MISCELLANEOUS: Existing office furniture is included
 in the lease price

ZONING: LI – Light Industrial

MUNICIPALITY: Newtown Township

LEASE PRICE: \$23.50 plus utilities and janitorial service





2,967± SF - SUITE 110

