

OFFERING MEMORANDUM

Exceptional Office Space

2080 CABOT BLVD WEST

Langhorne, PA 19047

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE	Office
LEASE RATE:	\$20.00/SF/yr (MG)
AVAILABLE SF:	2,068 & 3,321 RSF±
LOT SIZE:	6.4 AC±
ZONING:	M1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Oxford Valley Rd

PROPERTY OVERVIEW

SVN is pleased to present an outstanding opportunity for professional offices in Langhorne, Bucks County, Pennsylvania. This impressive complex comprises two buildings totaling 71,751 SF of GLA. Nestled on nearly 7 acres of grounds, this modern, two-story facility offers convenience and sophistication. Elevator service, full sprinkler systems, and ADA compliance ensure accessibility and safety, while a generous parking ratio of 5 spaces per 1000 square feet adds convenience. Situated within the Bucks County Business Park, the property enjoys proximity to a wealth of amenities. With thoughtful design and construction, these spaces offer both functionality and prestige in a highly desirable location.

LOCATION OVERVIEW

The site is on the perimeter of the Oxford Valley corridor and located 0.9 miles to U.S. Route 1, 1.5 miles to Interstate 95 / 295, 4.2 miles to Newtown Bypass (PA Rt. 332), and 8.0 miles to PA. The property is located in immediate proximity to extensive area amenities, including the Oxford Valley Mall, Aria-Jefferson Health Hospital, Sesame Place, restaurants, hotels, public transportation and the PA turnpike, offering convenient access from/to Philadelphia and Central and Southern New Jersey.

PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	2080 Cabot Blvd. W
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Oxford Valley Rd
TOWNSHIP	Middletown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1 - 0.9 Mi
NEAREST AIRPORTS	Trenton Mercer (TTN) - 9.9 MI Philadelphia Intl (PHL) - 35.3 MI

BUILDING INFORMATION

BUILDING SIZE	41,751 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	20,875 SF
YEAR BUILT	1974
YEAR LAST RENOVATED	2020
APN #	22-057-008-006

PARKING & TRANSPORTATION

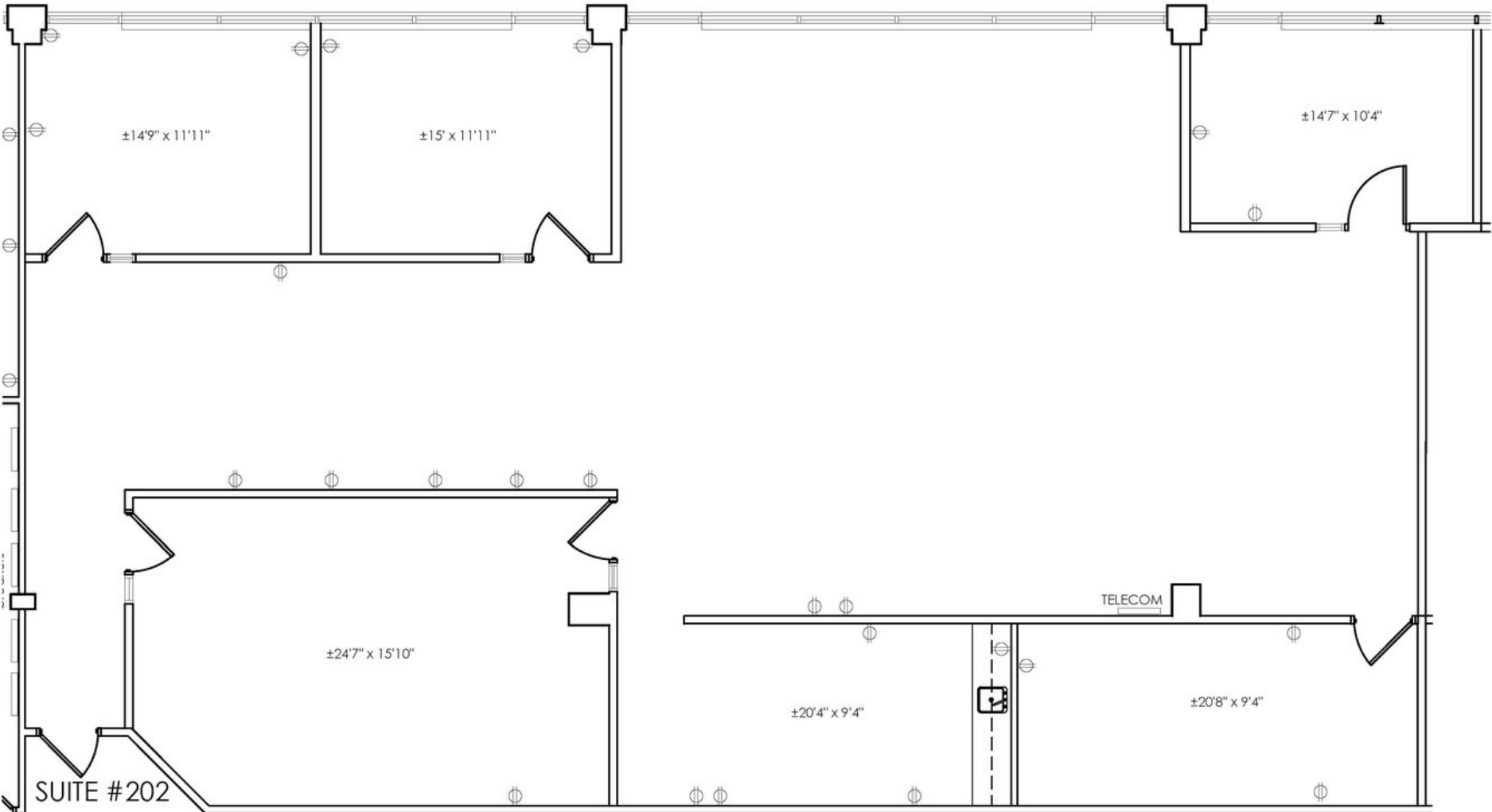
PARKING TYPE	Surface Paved Parking
PARKING RATIO	5.0/1000
NUMBER OF PARKING SPACES	300

PROPERTY HIGHLIGHTS

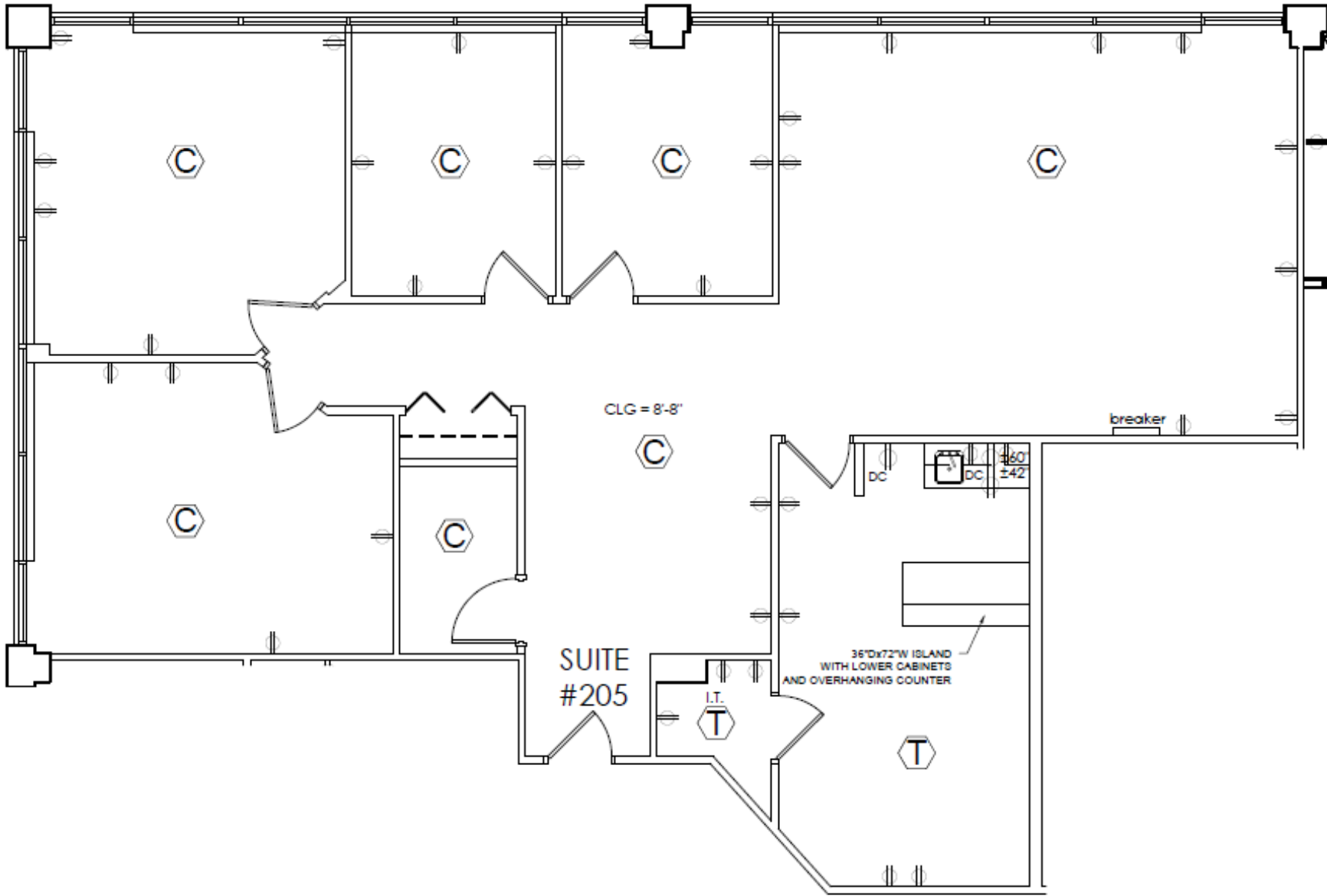
- Professional office building space
- Class "A" office
- Located in Bucks County Office Park
- Custom and turn-key delivery available
- Elevator served
- Many upgrades throughout
- Abundance of natural light
- Ample parking [300+ spaces / 5:1000 SF ratio]
- Convenient and accessible location
- Close proximity to Oxford Valley Mall, Aria-Jefferson Health Hospital, Sesame Place, many restaurants and hotels
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike



FLOOR PLANS - SUITE 202



FLOOR PLANS - SUITE 205



ADDITIONAL PHOTOS



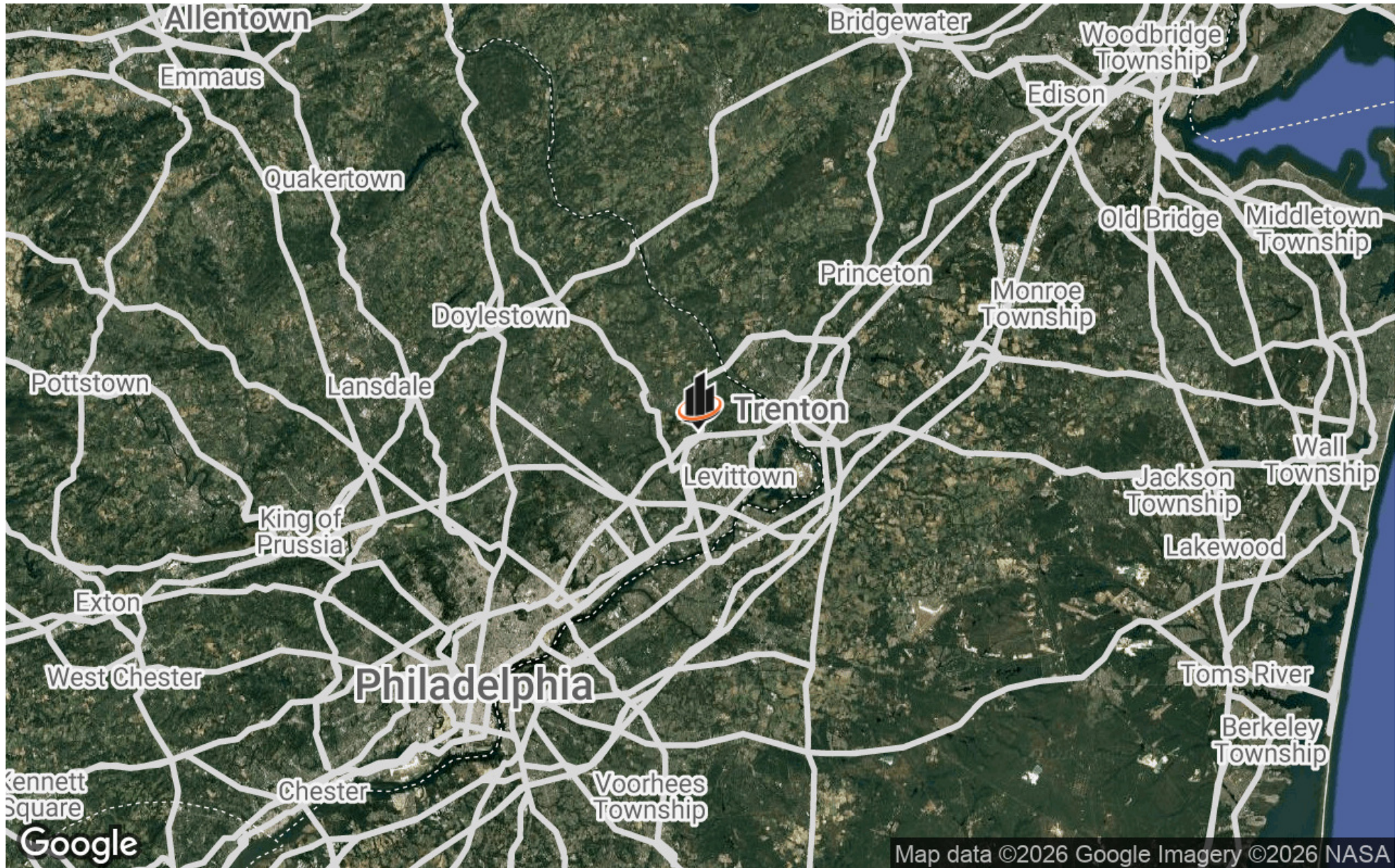


SECTION 2

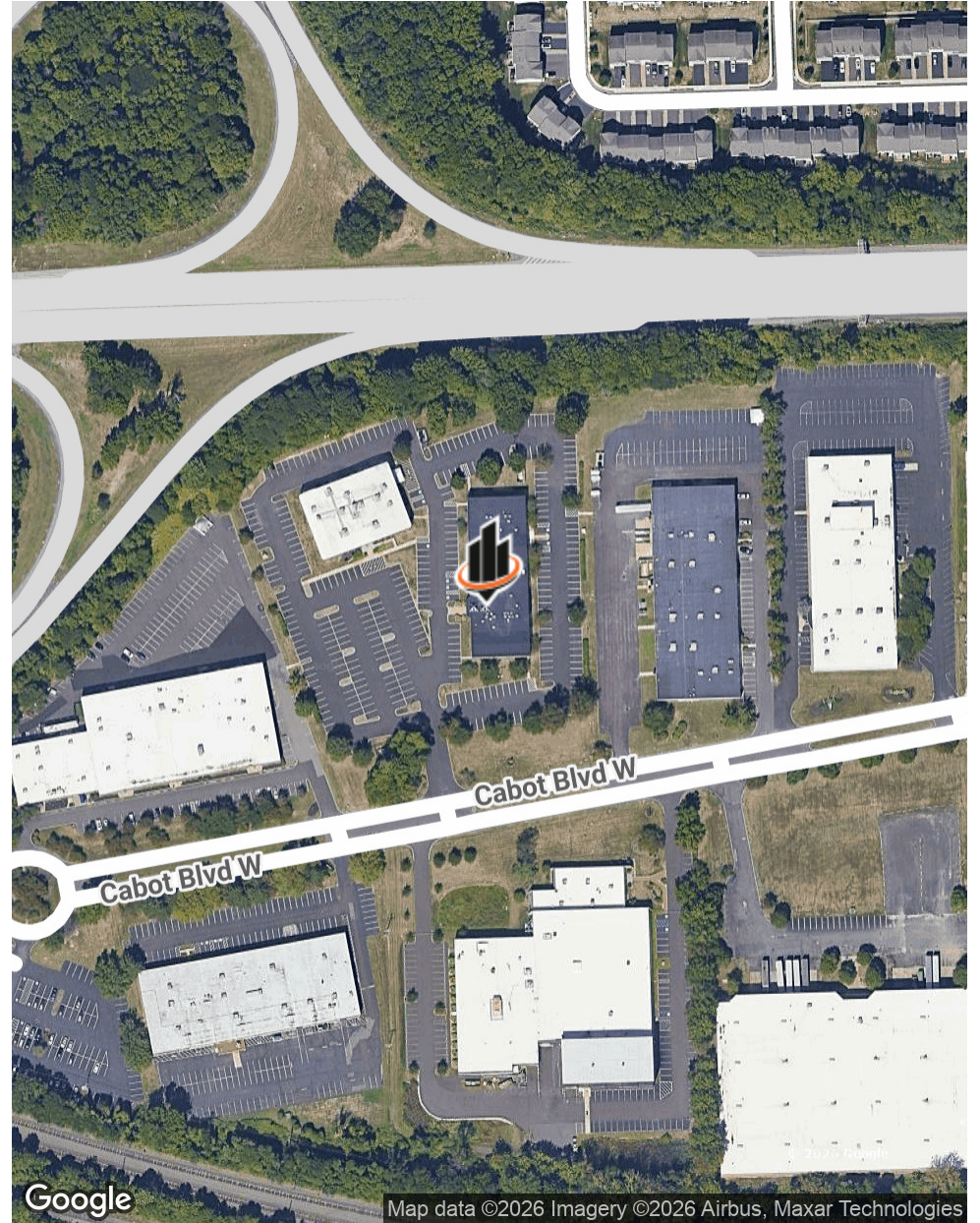
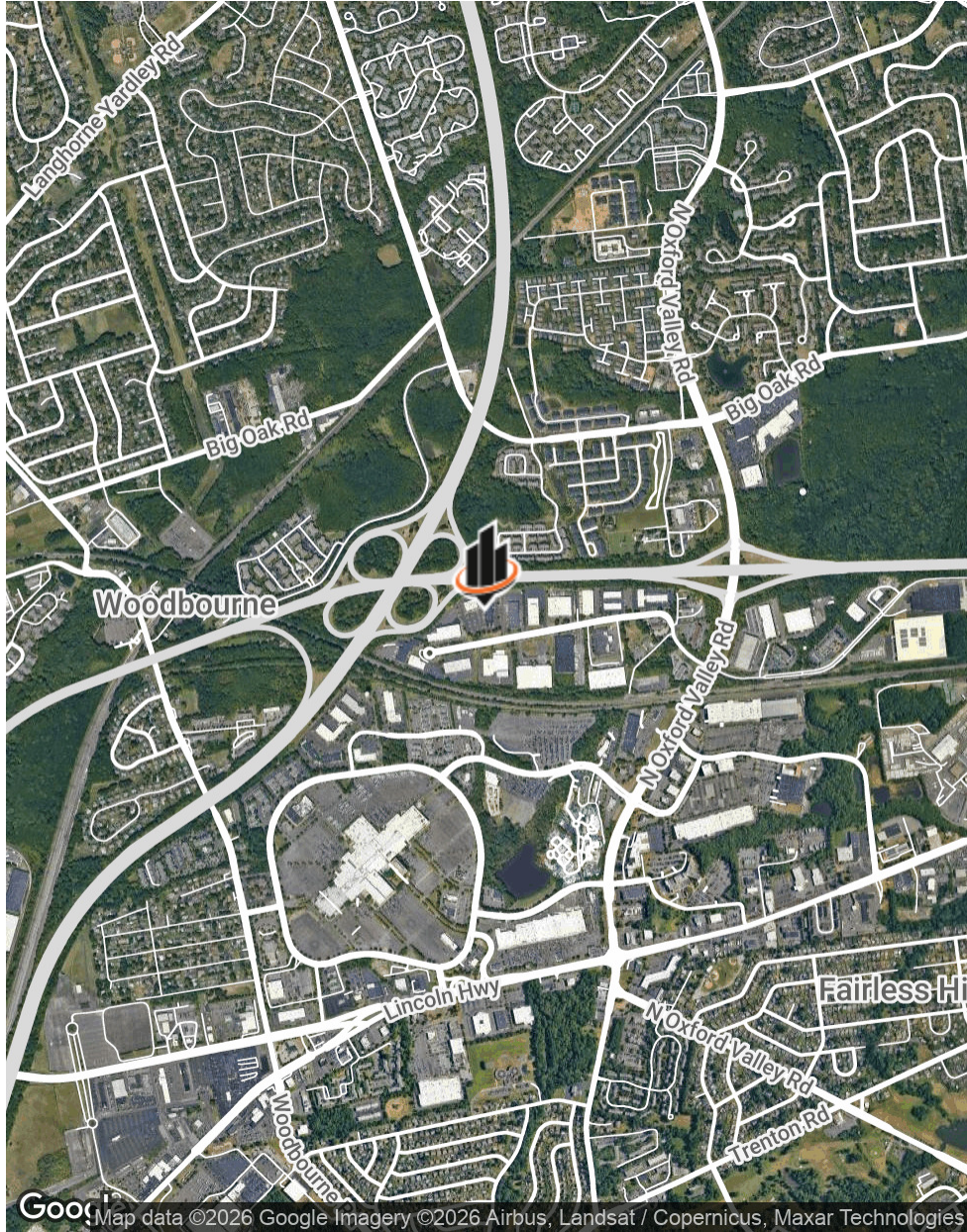
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

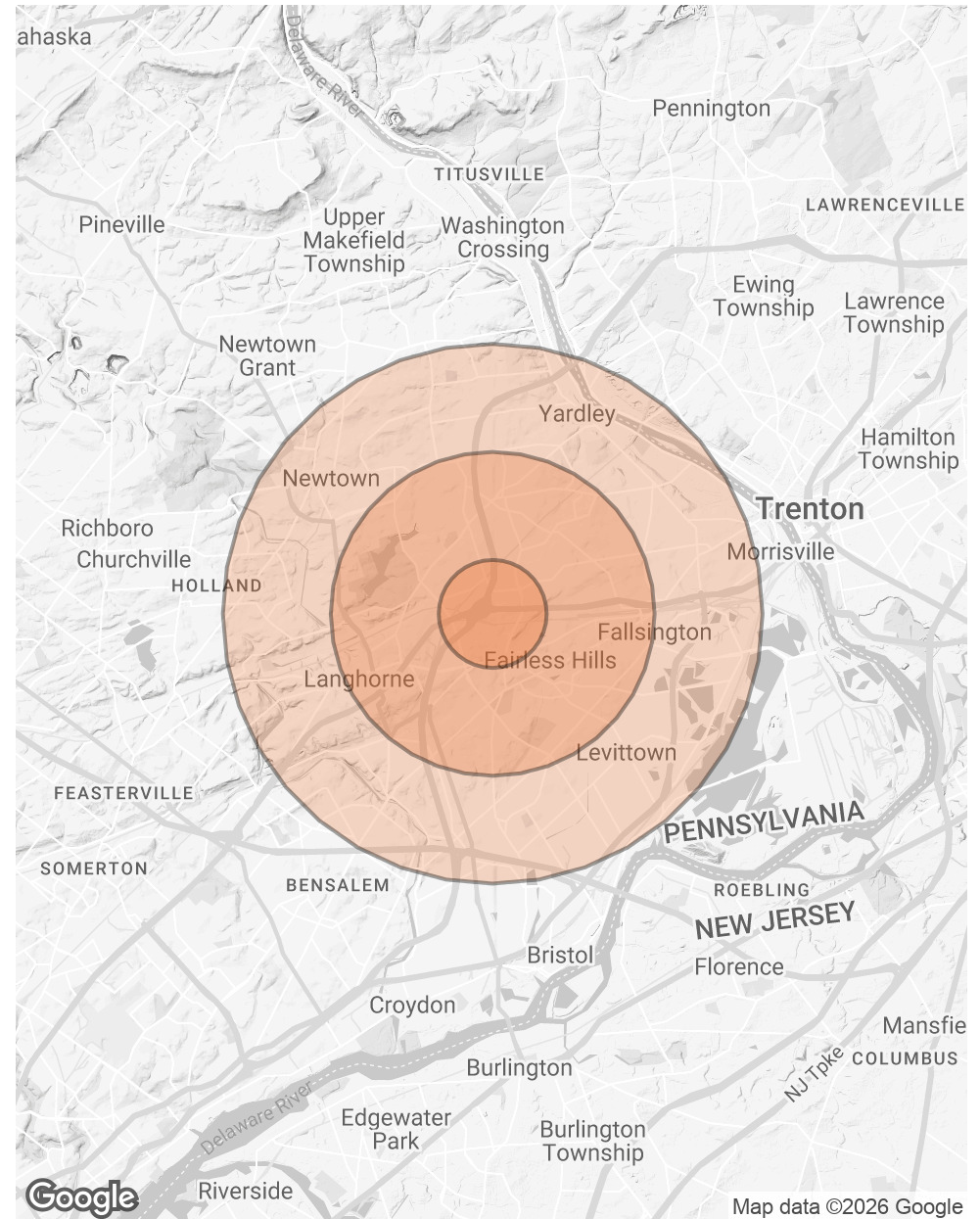
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,224	70,366	200,185
AVERAGE AGE	48	44	43
AVERAGE AGE (MALE)	47	43	42
AVERAGE AGE (FEMALE)	49	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,866	26,555	76,432
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$164,905	\$145,866	\$143,886
AVERAGE HOUSE VALUE	\$555,616	\$451,833	\$445,536

* Demographic data derived from 2020 ACS - US Census





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