



340 & 370 E. Maple Avenue

FOR LEASE | ±49,785 SF ACROSS TWO BUILDINGS

Langhorne, PA

**AVISON
YOUNG**

Property overview

Flexible Office & Medical Suites in Langhorne's Established Business Corridor

340 & 370 East Maple Avenue offer a well-positioned leasing opportunity within the heart of Langhorne's established office corridor. The property consists of **two Class B professional buildings** totaling approximately 49,785 square feet across three floors, providing a variety of suite sizes ideally suited for office and medical users.

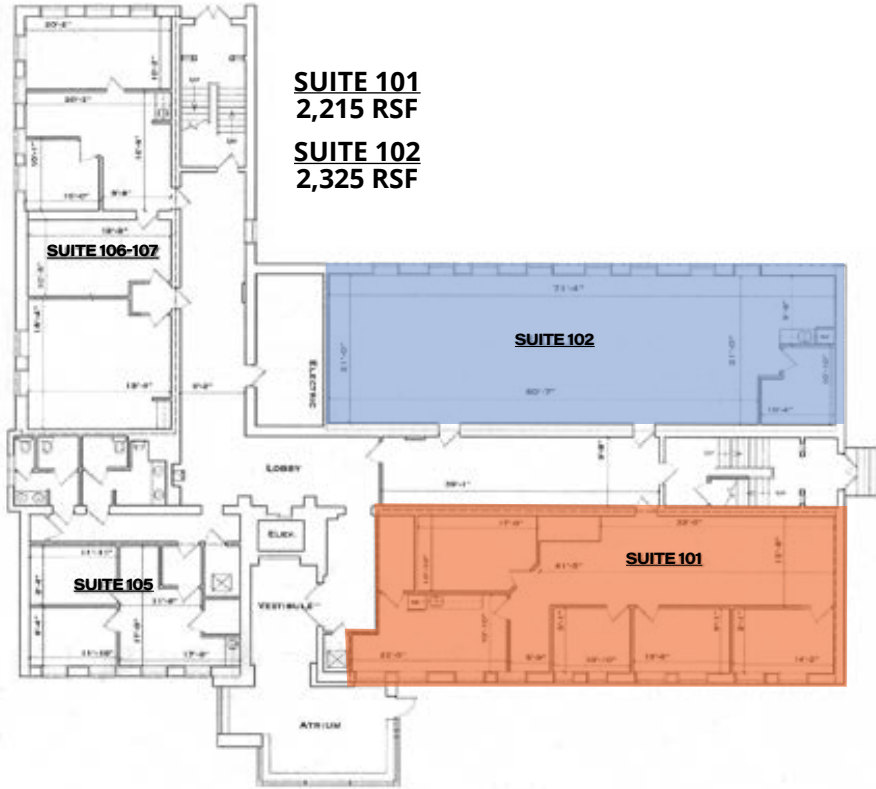
340 E. Maple Avenue (25,785 SF) and 370 E. Maple Avenue (24,000 SF) feature multiple available suites ranging from approximately 1,200 to 2,100 square feet, allowing for flexible leasing options to accommodate both small and growing tenants. The buildings offer efficient layouts, **two elevators, and a strong parking ratio of 4.09 spaces per 1,000 square feet**, ensuring convenience for both employees and visitors.

Originally constructed in 1925 and renovated in 1988, 340 E. Maple blends classic character with functional office space, while 370 E. Maple, built in 2007, provides a more modern office environment. Zoned OR (Office/Research), the property supports a wide range of professional uses.

With its accessible suite configurations, ample parking, and location within a well-established business setting, 340 & 370 East Maple Avenue present an attractive opportunity for tenants seeking a practical and connected office environment in Lower Bucks County.

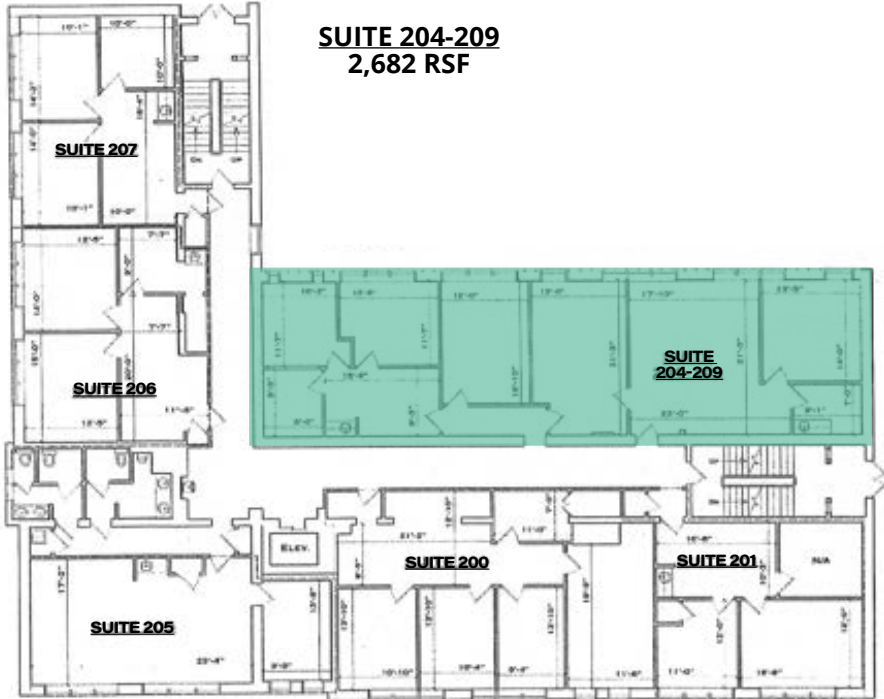


Floor plans



1st Floor

4,540 rsf — 340 E. Maple Avenue



2nd Floor

2,682 rsf — 340 E. Maple Avenue

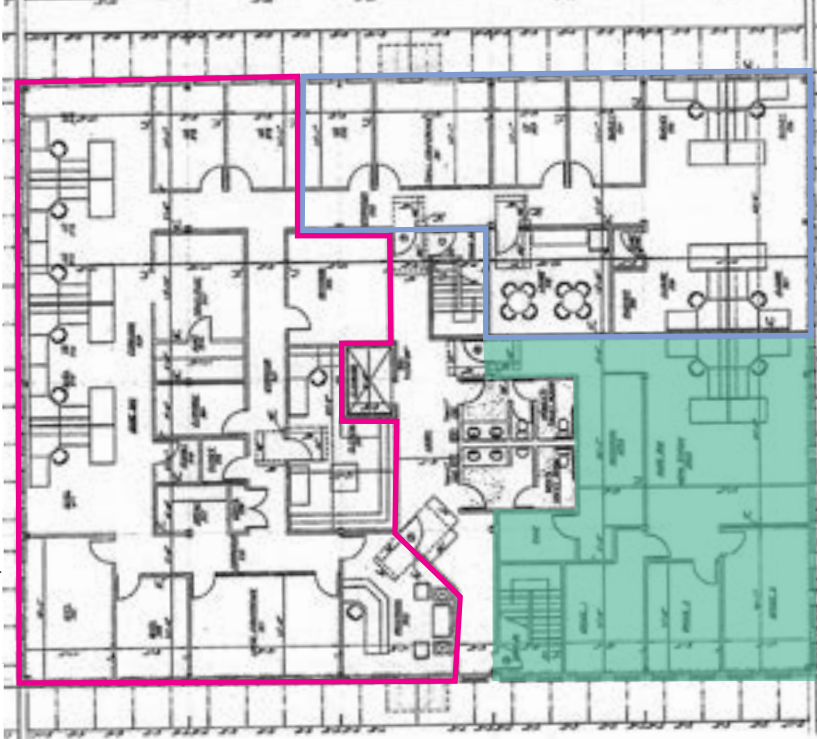
Floor plans



SUITE 104
1,568 RSF

1st Floor

1,568 RSF — 370 E. Maple Avenue



SUITE 204
1,950 RSF

2nd Floor

1,950 RSF — 370 E. Maple Avenue

Floor plans

3rd Floor

3,495 RSF — 370 E. Maple Avenue

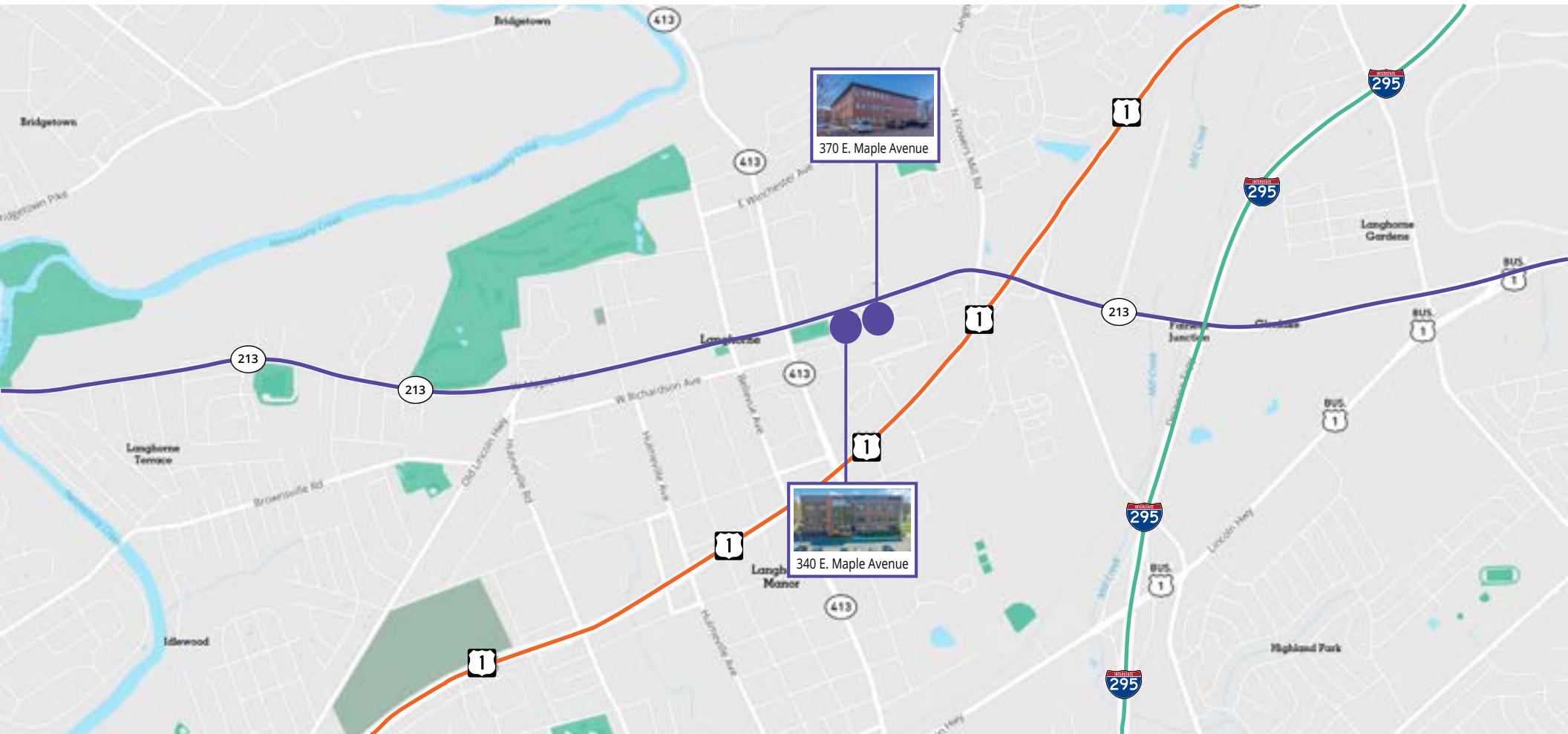
SUITE 303
1,395 RSF



SUITE 304
2,100 RSF

Location overview

340 & 370 East Maple Avenue offer a flexible leasing opportunity in Langhorne's established office corridor, totaling approximately 49,785 SF across two well-maintained buildings with multiple available suites suited for office and medical users. The property features **excellent regional accessibility near Route 1, I-295, the Pennsylvania Turnpike, and Route 1**, along with close proximity to SEPTA Regional Rail and nearby amenities including Oxford Valley Mall, retail, and dining—making it an ideal, well-connected location for a wide range of tenants.



1 Minute to Route 213



5 Minutes to Route 1



6 Minutes to Interstate 295

Nearby amenities

Convenient, Diverse Dining Just Minutes Away

Situated within the Maple Square Professional Center, **340 & 370 E. Maple Avenue** benefit from immediate access to a diverse and convenient dining scene in Langhorne and the surrounding Bucks County corridor. The area offers a strong mix of convenience and quality with casual cafés, quick-service lunch options, and full-service restaurants, supporting both daytime office users and after-work dining. The broader Langhorne and Oxford Valley area further expands offerings with a variety of quick-service, casual, and international restaurants, delivering flexible options for both grab-and-go meals and sit-down dining.

- | | |
|--------------------------------------|--|
| 1. <i>The Langhorne Hotel</i> | 7. <i>Pizza Pie II</i> |
| 2. <i>Langhorne Coffee House</i> | 8. <i>The Cafe of Langhorne</i> |
| 3. <i>El Limon Langhorne Borough</i> | 9. <i>Mom's Homemade Water Ice & Ice Cream</i> |
| 4. <i>Sandwich Club</i> | 10. <i>JB Dawson's Restaurant & Bar</i> |
| 5. <i>Brothers Pizza</i> | 11. <i>Dunkin'</i> |
| 6. <i>Peking Tokyo</i> | 12. <i>Common Ground Café and Market</i> |

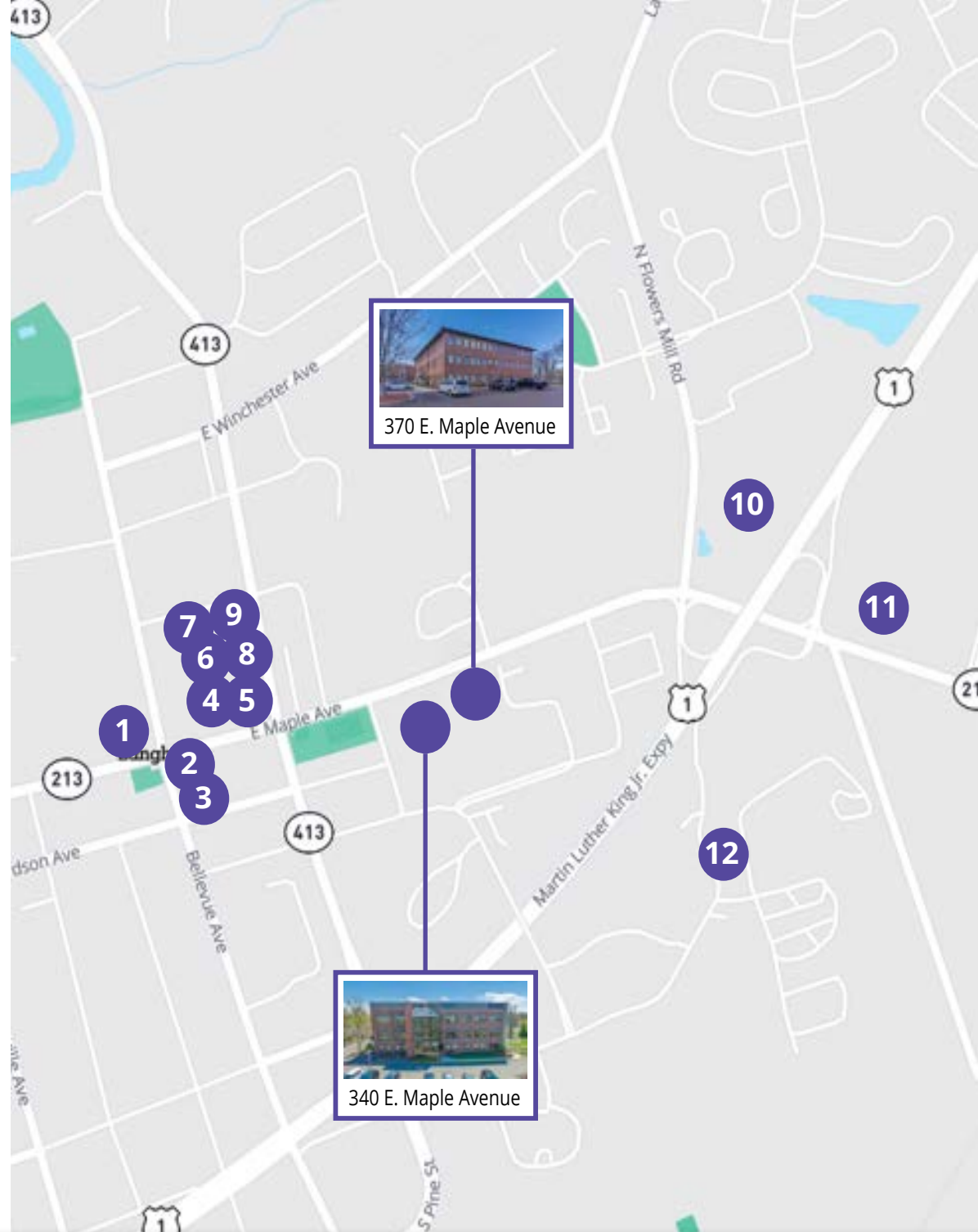


Photo gallery

340 E. Maple Avenue



Photo gallery

370 E. Maple Avenue





**Get in touch with
our team**

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