



TOWNSHIP LINE ROAD

777 Township Line Rd Yardley, PA 19067



Prime Newtown/Yardley Leasing Opportunity

- Class A office building
- Beautiful, open, light-filled office space with 10' ceilings
- Best in class construction with top grade materials and systems
- LEED Silver Certified & Energy Star Rating
- Best parking ratio in the area plus electric vehicle charging
- Premier suburban location on I-95 between major urban markets
- Advantages of PA's competitive corporate tax structure



Spacious, contemporary lobby



Beautiful park-like setting



A Top Rated Green Building – LEED Silver & Energy Star Certified

777 Township Line Road is the building in Bucks County that earned LEED certification. It successfully met all standards for Green Building Rating based on the following features:

- Sustainable Site Planning
- Energy and Water Efficiency
- Conservation of Materials and Resources
- Indoor Environmental Air Quality

Computer-based energy management System (EMS) regulates temperature, humidity and overall energy use. White TPO roof reflectivity ratings exceed ENERGY STAR specifications. Occupancy sensors are installed throughout the building.



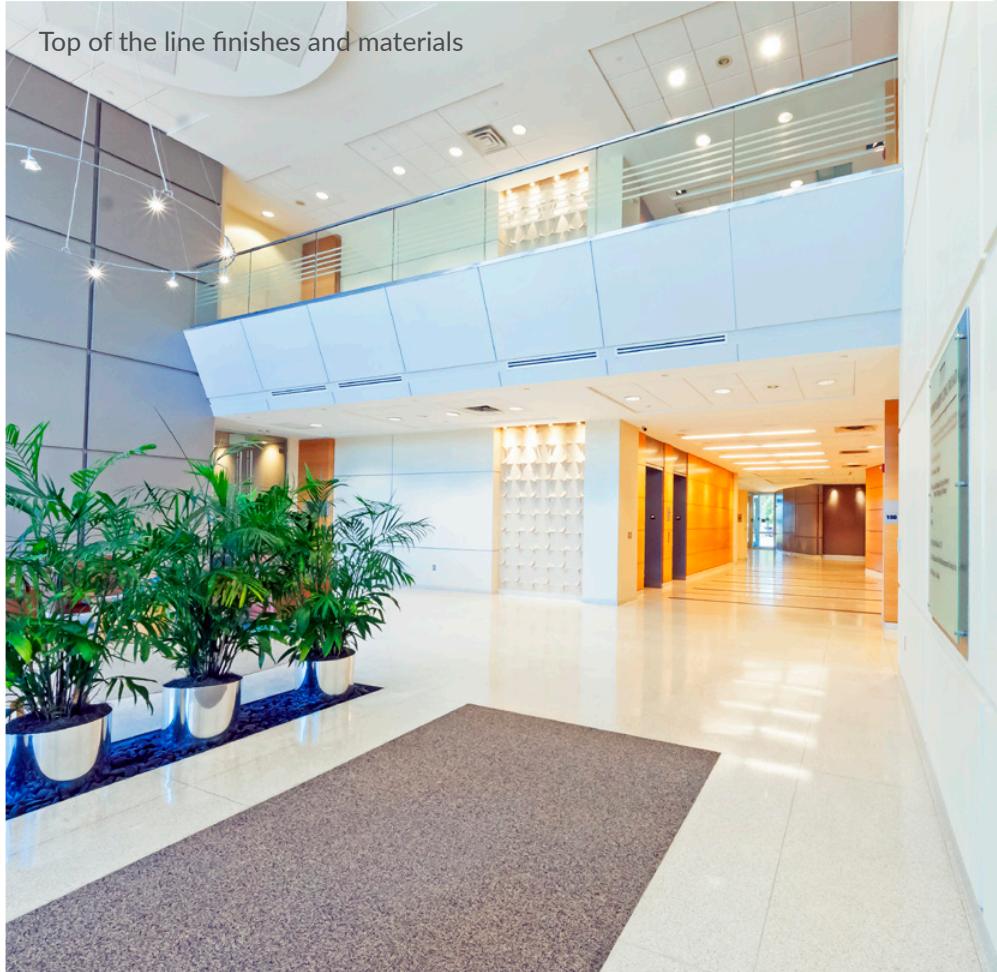
Territorial views



Modern entry



Top of the line finishes and materials



A Healthier Building – A Happier and More Productive Workforce

The value of sustainability to you and your employees – **by the numbers:**

2.88

Fewer sick days per employee per year

35%

Increase in employee retention

10-25%

Better mental function with views of outdoors

23%

Increased productivity from better lighting

11%

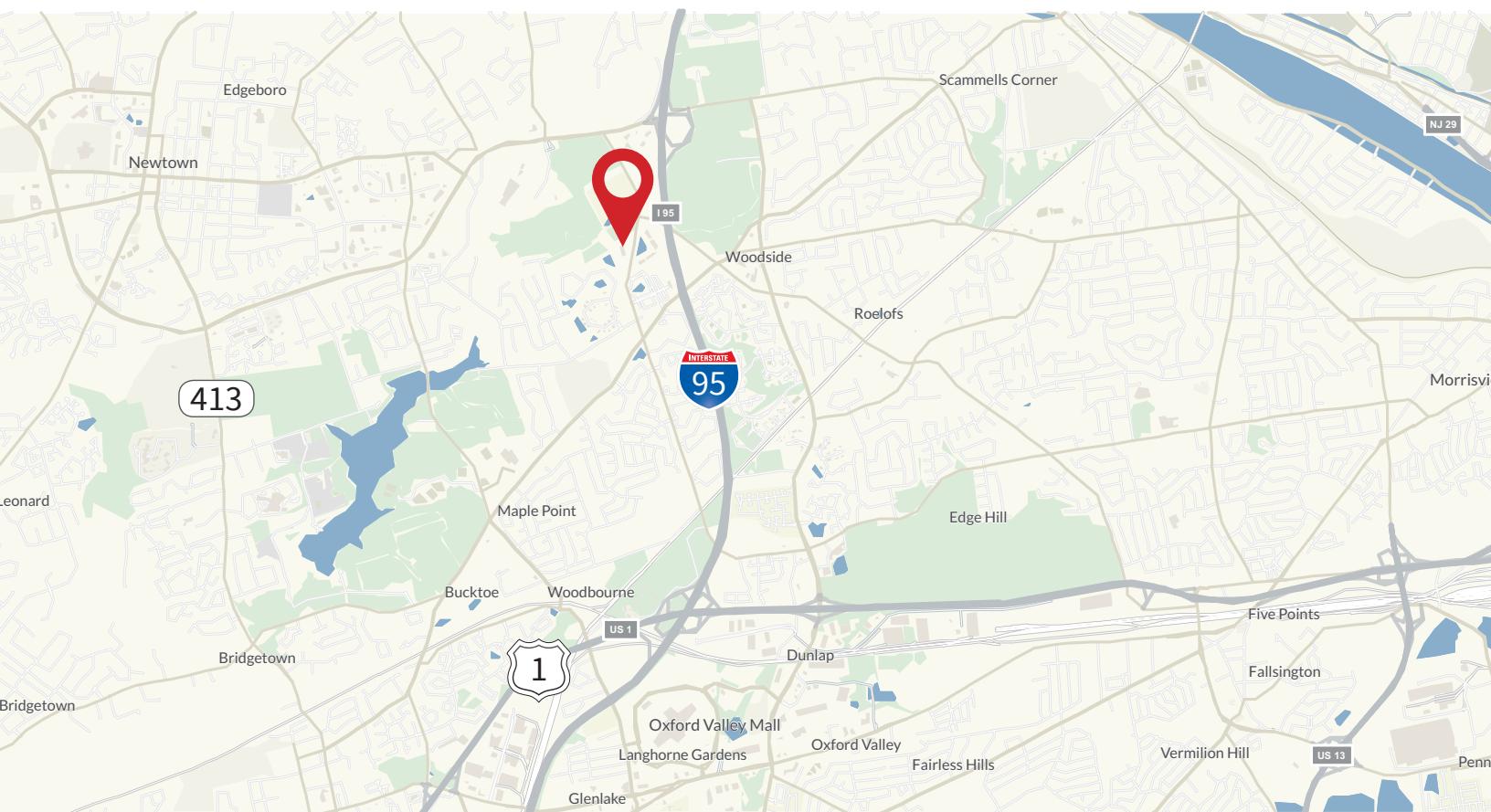
Increased productivity from better ventilation

Source: **THE BUSINESS CASE FOR GREEN BUILDING, 2013, World Green Building Council**, an NPV analysis of operational cost and productivity & health benefits of LEED® certified buildings



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Prime Bucks County location

Close proximity to Newtown Borough, Princeton, and regional Airport. Easy access to nearby hotels, retail locations, gym, deli/cafe, daycare facility, and other amenities

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