





# DIRECTORY



the **story** 4

the **center** 6

the **floor plans** 8

the **location** 14



# the story

County Line Commerce Center (CLCC) is a dynamic, 444,000 square foot campus along County Line Road in Warminster, PA. Relocating your business to CLCC will help to attract and retain top talent, significantly reduce occupancy costs, and provide a progressive and creative work environment for your business to thrive.

The brand new, tenant only amenity center includes a grab 'n' go café, fitness center with locker rooms and showers, a 50± seat training room and a 20± seat board room. Phase two of the project will commence summer 2019 and includes renovated interior and exterior entrances, lobbies, common areas, rest rooms, stairwells and elevators.

The local, well capitalized ownership group will custom design space to reflect your culture and brand, and are signing new leases starting at \$19.00 PSF + utilities. The rental rate includes a build out with glass main entrance doors, LED lighting, 9' finished ceilings and a kitchen with a countertop, sink and cabinetry. The interior designs can also incorporate exciting features including skylights, exposed ceilings, wood beams, brick walls, and HVAC duct work.

This is your opportunity to explore what an upgraded work environment can look like, with on-site amenities, without breaking the bank. Do not let this opportunity pass you by.

## the ownership



## the features

fitness center & locker rooms  
grab 'n' go cafe  
training center  
conference rooms  
shuttle services to train stations  
3 miles to PA Turnpike

## the availability

**2,500 - 270,000 sf**  
available to lease

## the price

starting at  
**\$19 psf**

## the tenants





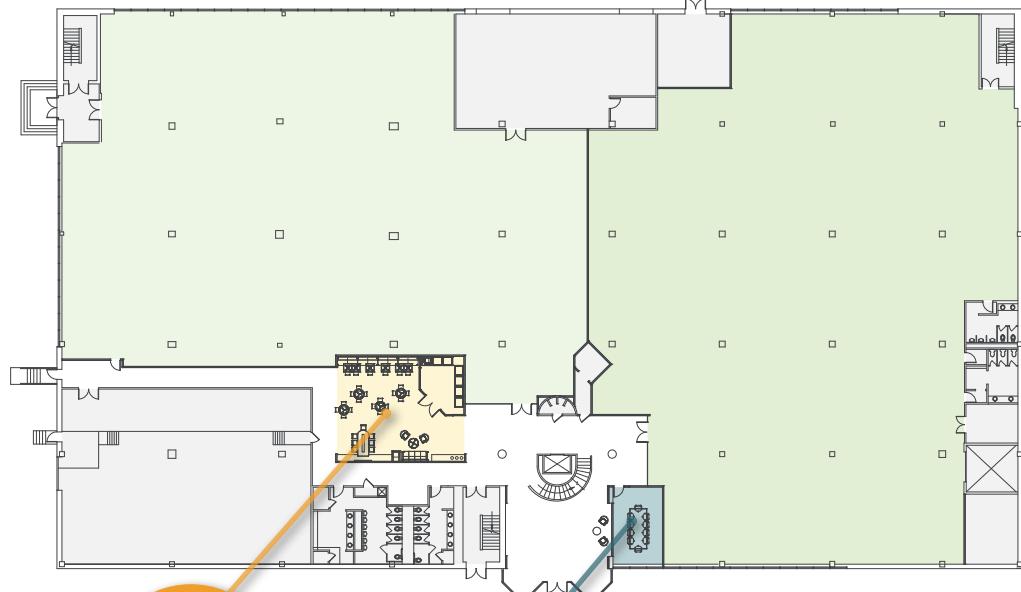
# the center

The Center at Building 125 includes a grab 'n' go cafe, fitness center with locker rooms, and conference/training centers seating 18-50+.



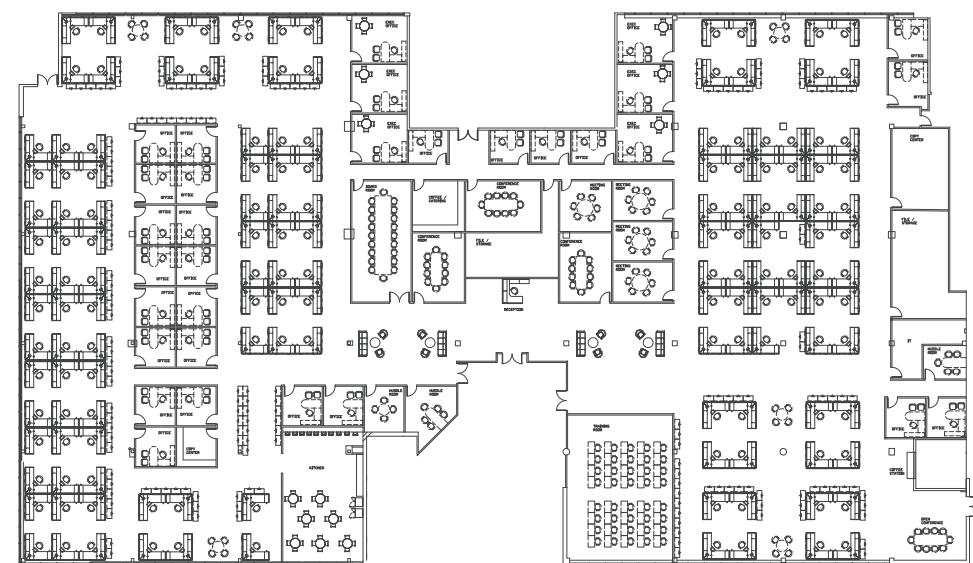


# the floor plans

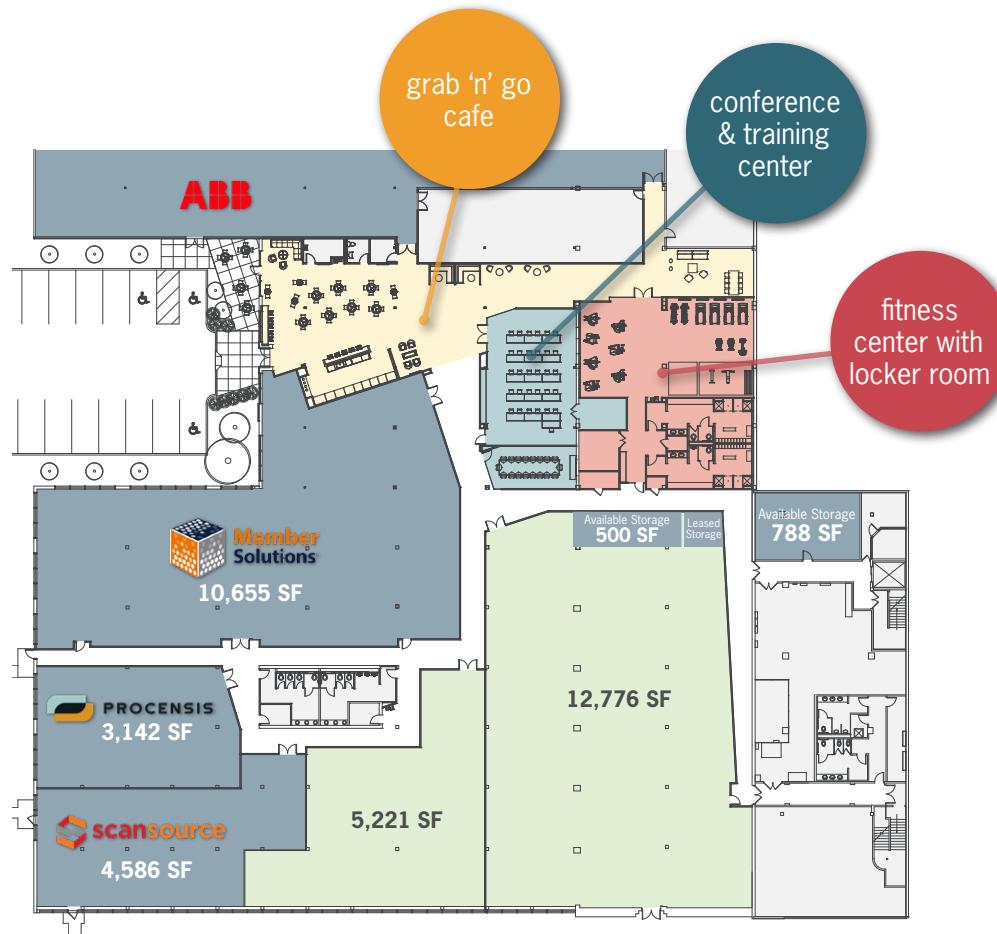


building  
**101**

50,500± sf full floor sample test fit

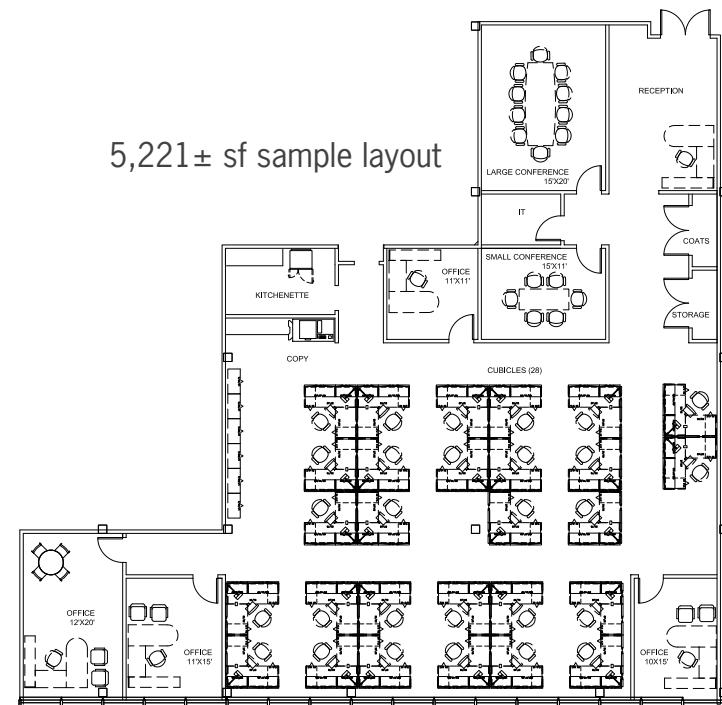






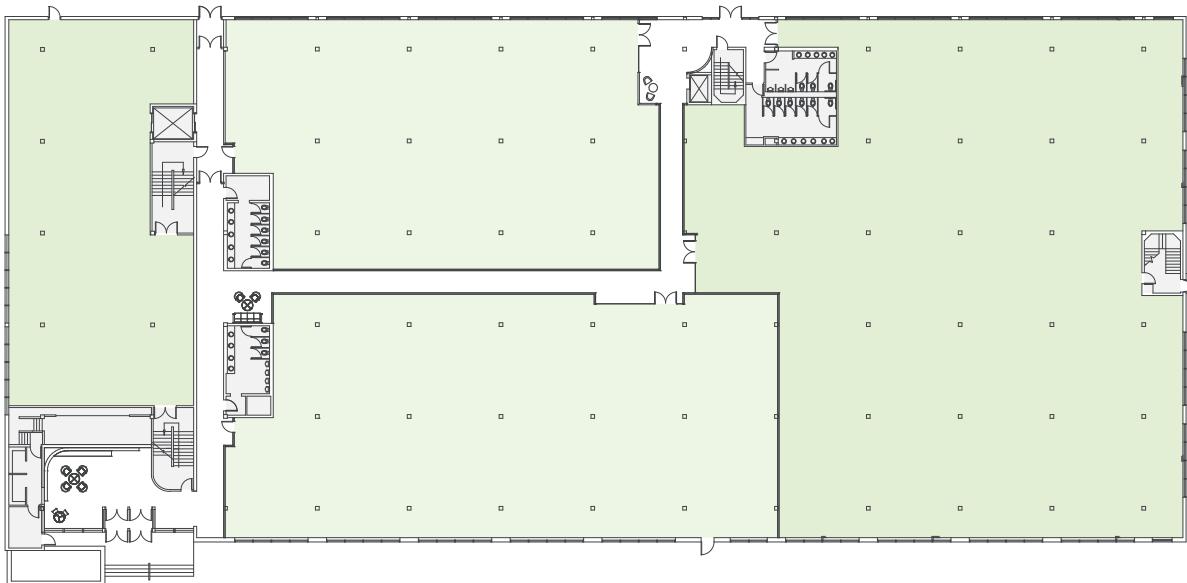
# building 125

5,221± sf sample layout

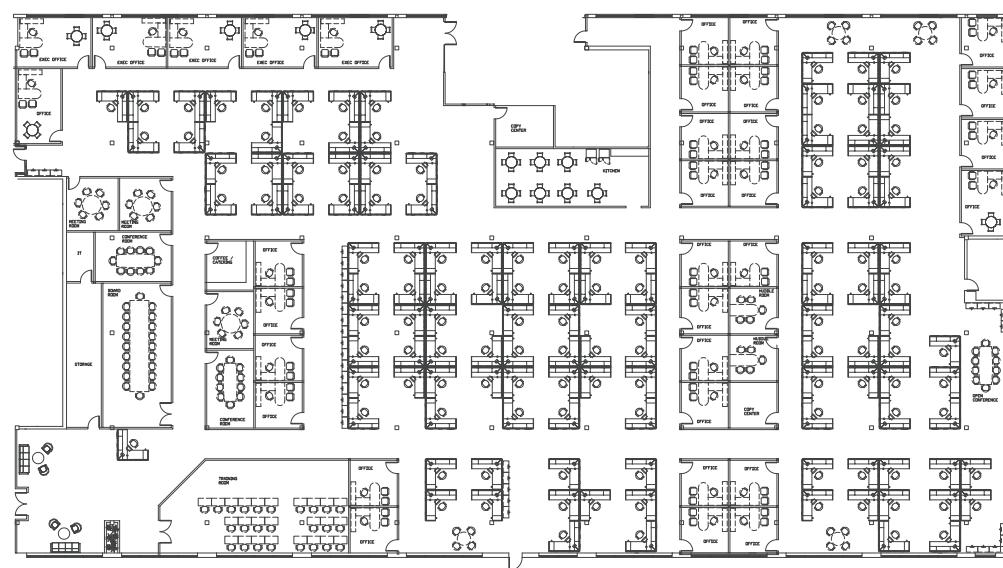




# building 159



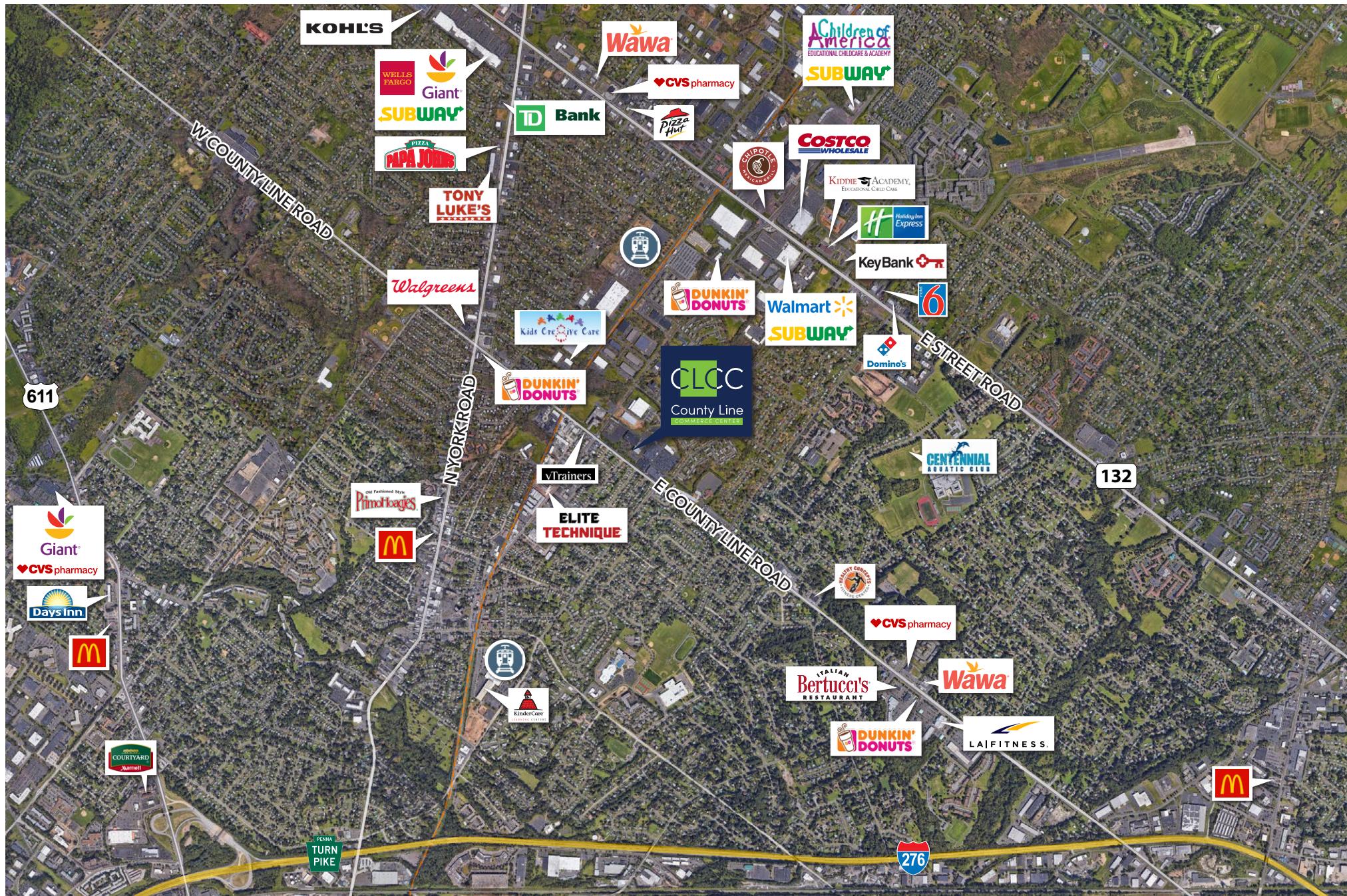
41,000± sf full floor sample test fit





14 the location

# the location





# County Line COMMERCE CENTER



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