

CLCC
County Line
COMMERCE CENTER





DIRECTORY



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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

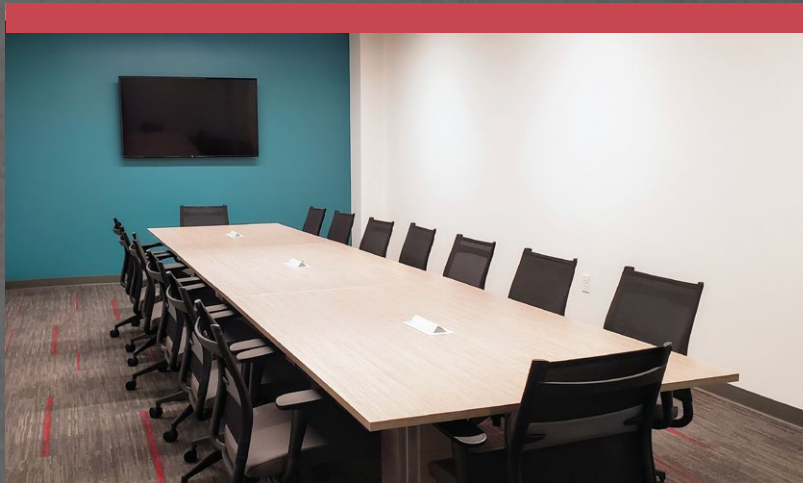
the tenants





the center

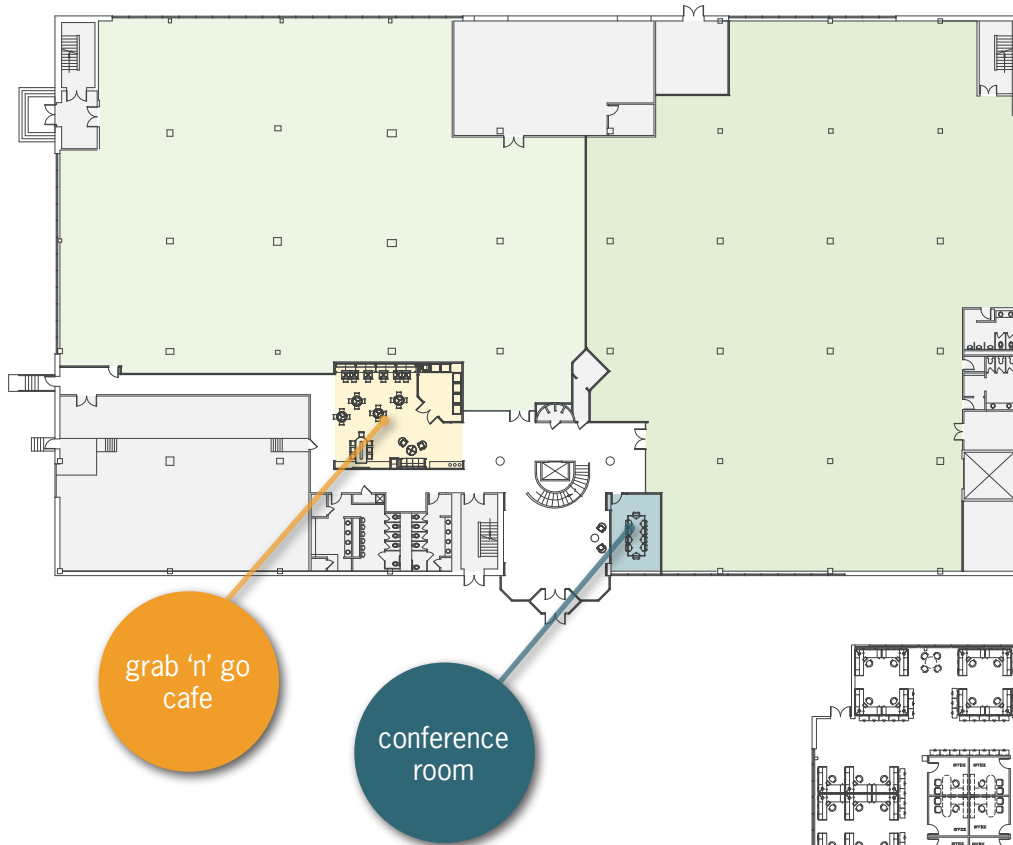
The Center at Building 125 includes a grab 'n' go cafe, fitness center with locker rooms, and conference/training centers seating 18-50+.



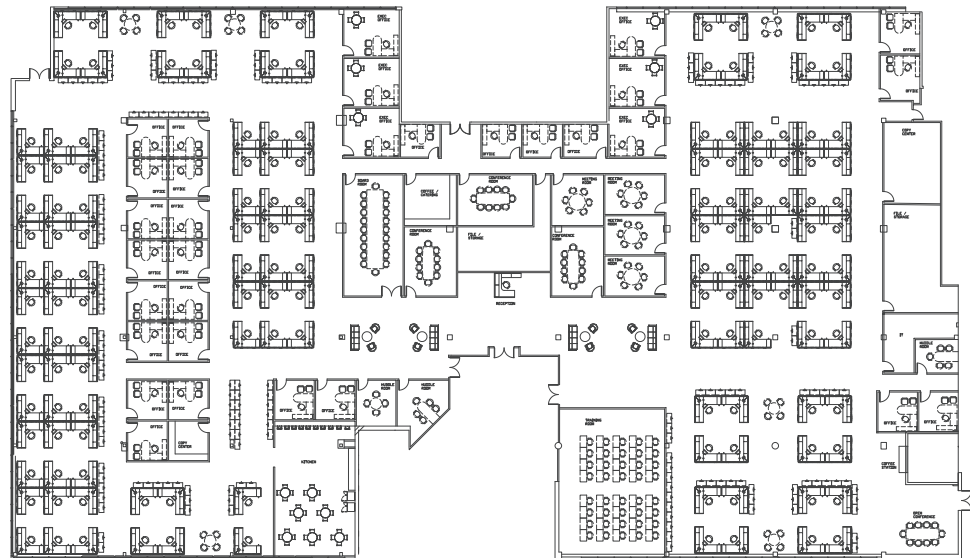


the floor plans

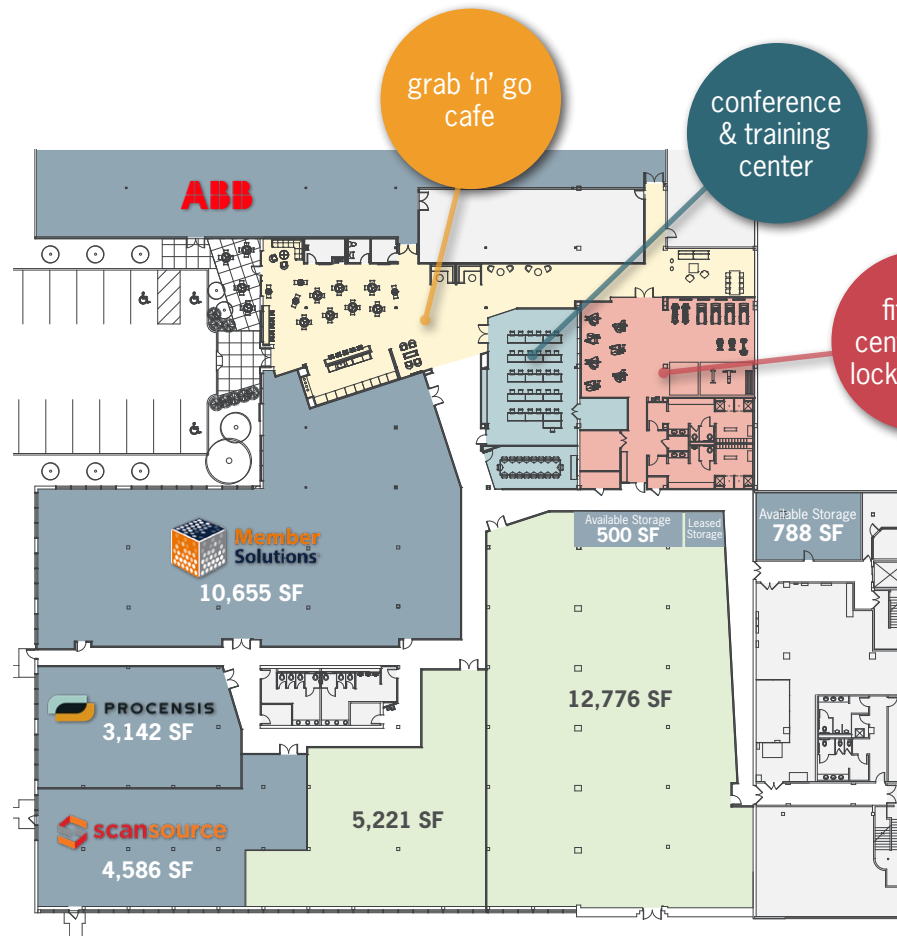
building
101



50,500± sf full floor sample test fit

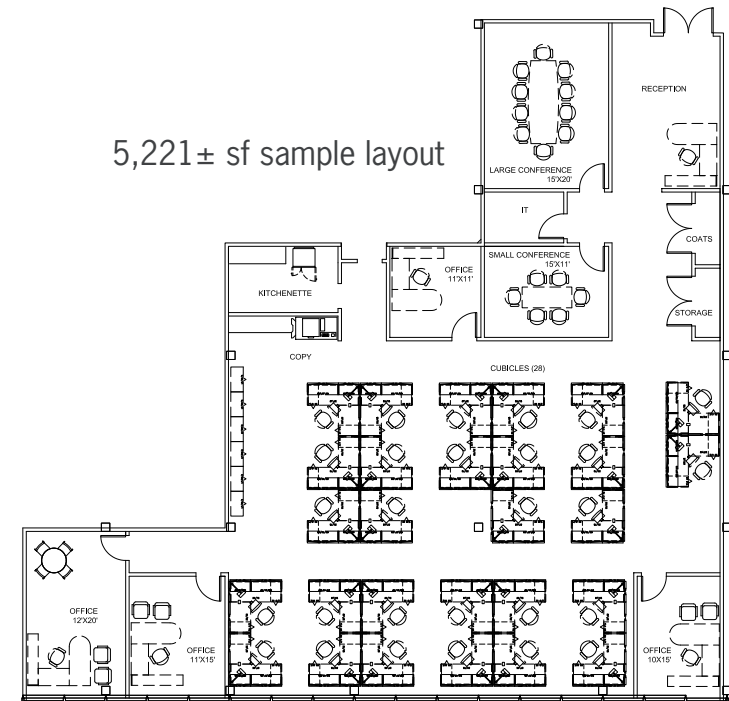






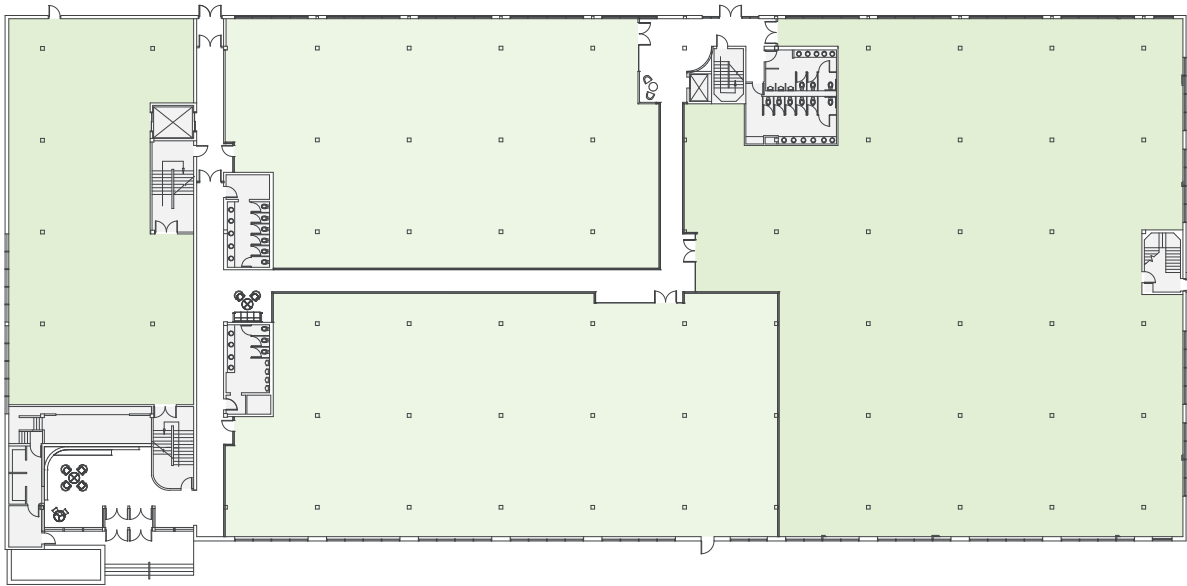
building 125

5,221± sf sample layout

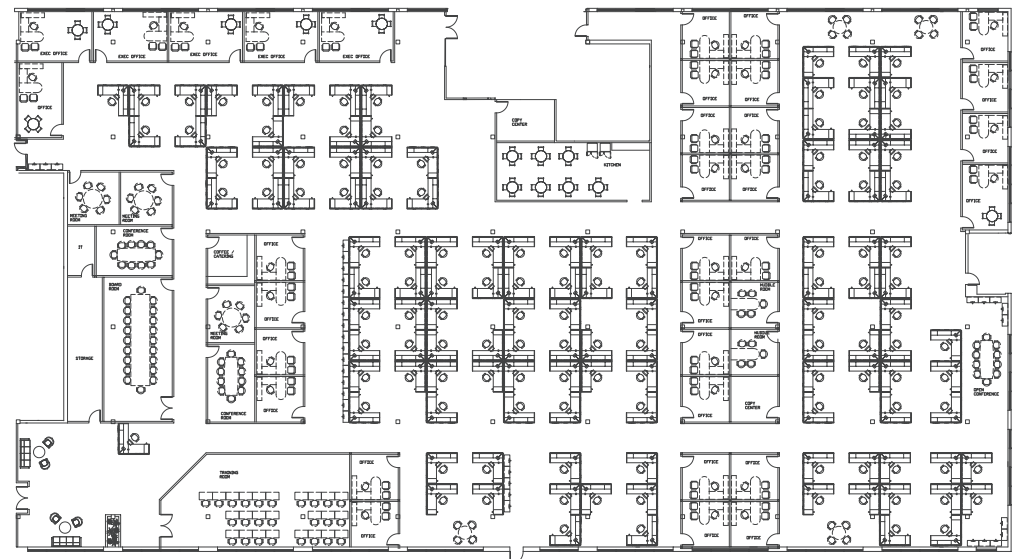




building 159



41,000± sf full floor sample test fit





 SEPTA'S WARMINSTER RAIL STATION

1
mile

 ROUTE 22
BUS STOP


County Line
COMMERCE CENTER

 WILLOW GROVE
INTERCHANGE

3
miles

 SEPTA'S HATBORO RAIL STATION

1
mile

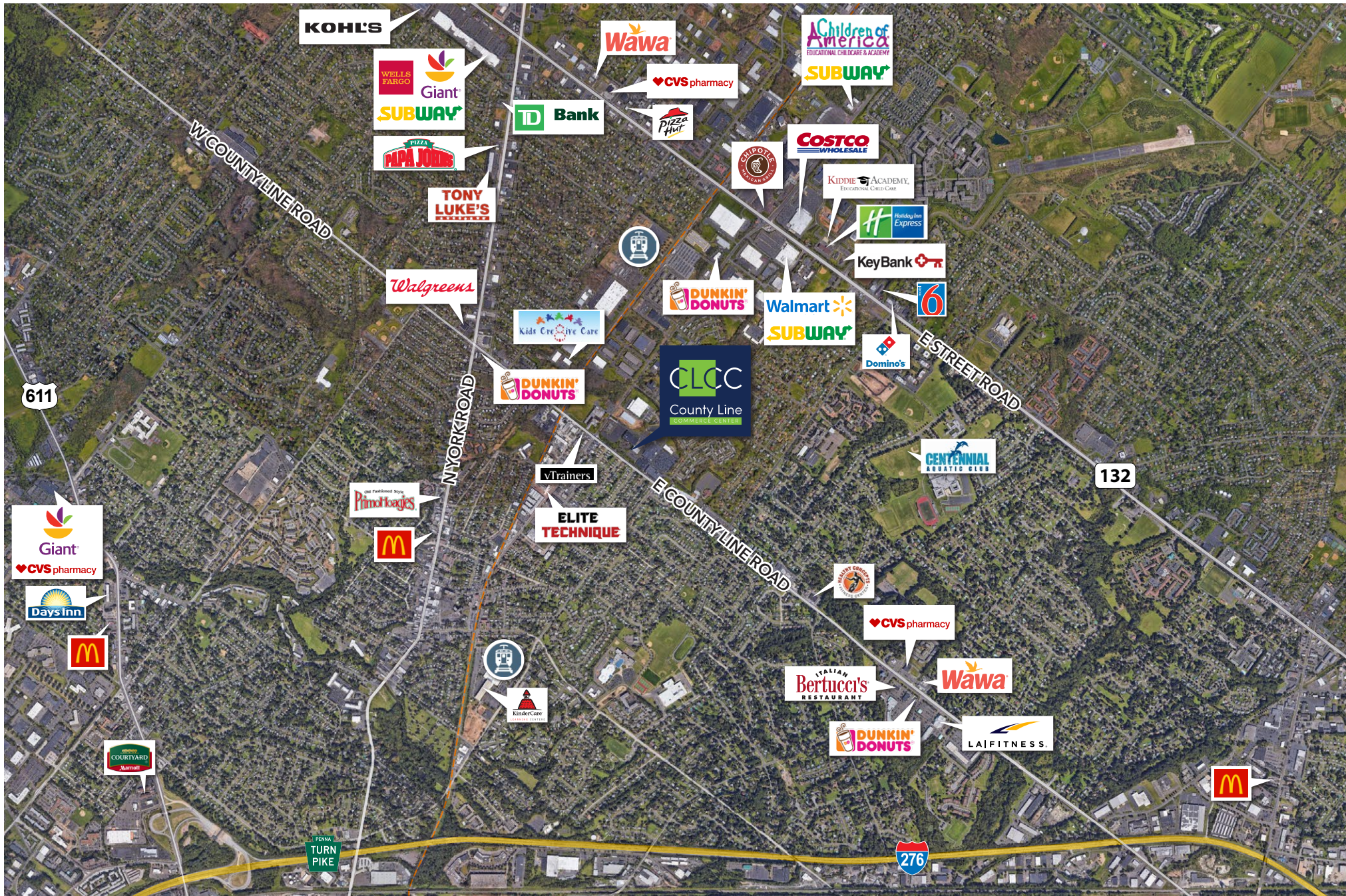
COUNTY LINE ROAD

 TURN
PIKE

 276

14 the location

the location





County Line
COMMERCE CENTER



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