

**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

<b>LEASE RATE:</b>	\$20.00/SF/yr (MG)
<b>AVAILABLE SF:</b>	2,836+ to 26,610 RSF±
<b>PROPERTY TYPE:</b>	Office
<b>LOT SIZE:</b>	6.4 AC±
<b>YEAR BUILT:</b>	1974
<b>ZONING:</b>	M-1

## PROPERTY OVERVIEW

SVN is pleased to present an outstanding opportunity for corporate headquarters and 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

<b>LEASE RATE</b>	<b>\$20.00 SF/YR (MG)</b>
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### LOCATION INFORMATION

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

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	41,751 SF±
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>AVERAGE FLOOR SIZE</b>	20,875 SF
<b>YEAR BUILT</b>	1974
<b>YEAR LAST RENOVATED</b>	1990
<b>APN #</b>	22-057-008-006

### PARKING & TRANSPORTATION

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

## PROPERTY HIGHLIGHTS

- Professional office building opportunity
- Class "A" office
- Located in Bucks County Office Park
- 2,836 RSF± to 26,610 RSF± available
- 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



ADDITIONAL PHOTOS

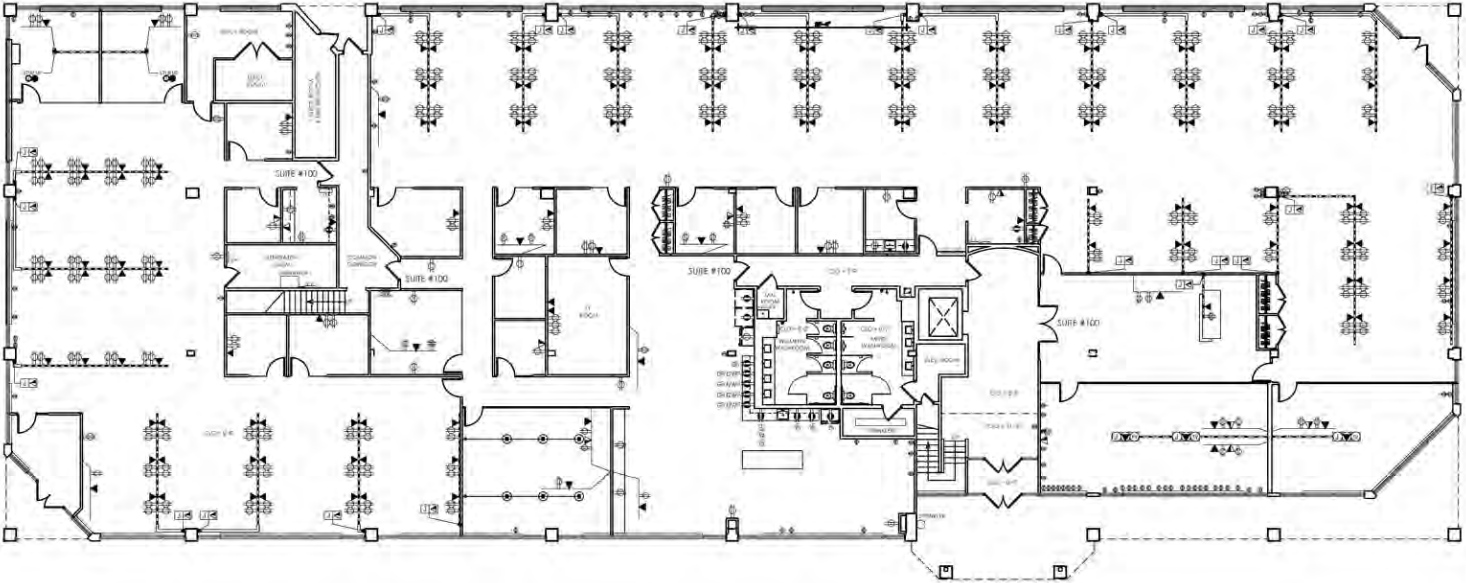






**SECTION 2**  
**The Floorplans**

**SUITE 100**




**Suite 100**                      20,077 RSF  
SCALE: N.T.S.

Legend


NO	ISSUE	DATE

Title:  
**GROUND FLOOR**

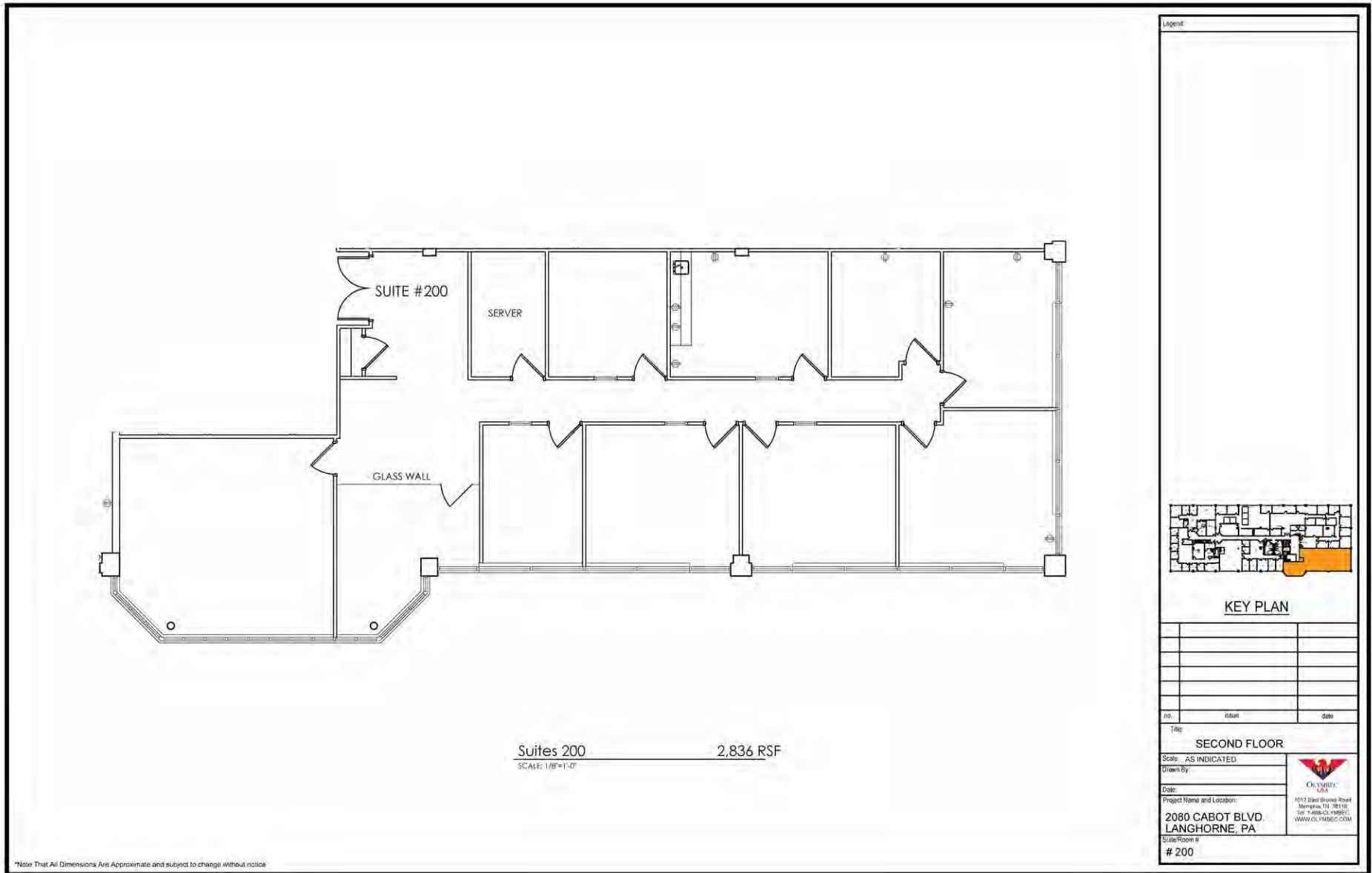
Scale: N.T.S.  
Drawn By:  
Date:  
Project Name and Location:  
**2080 CABOT BLVD.**  
**LANGHORNE, PA**  
Suite/Floor #  
**# 100**



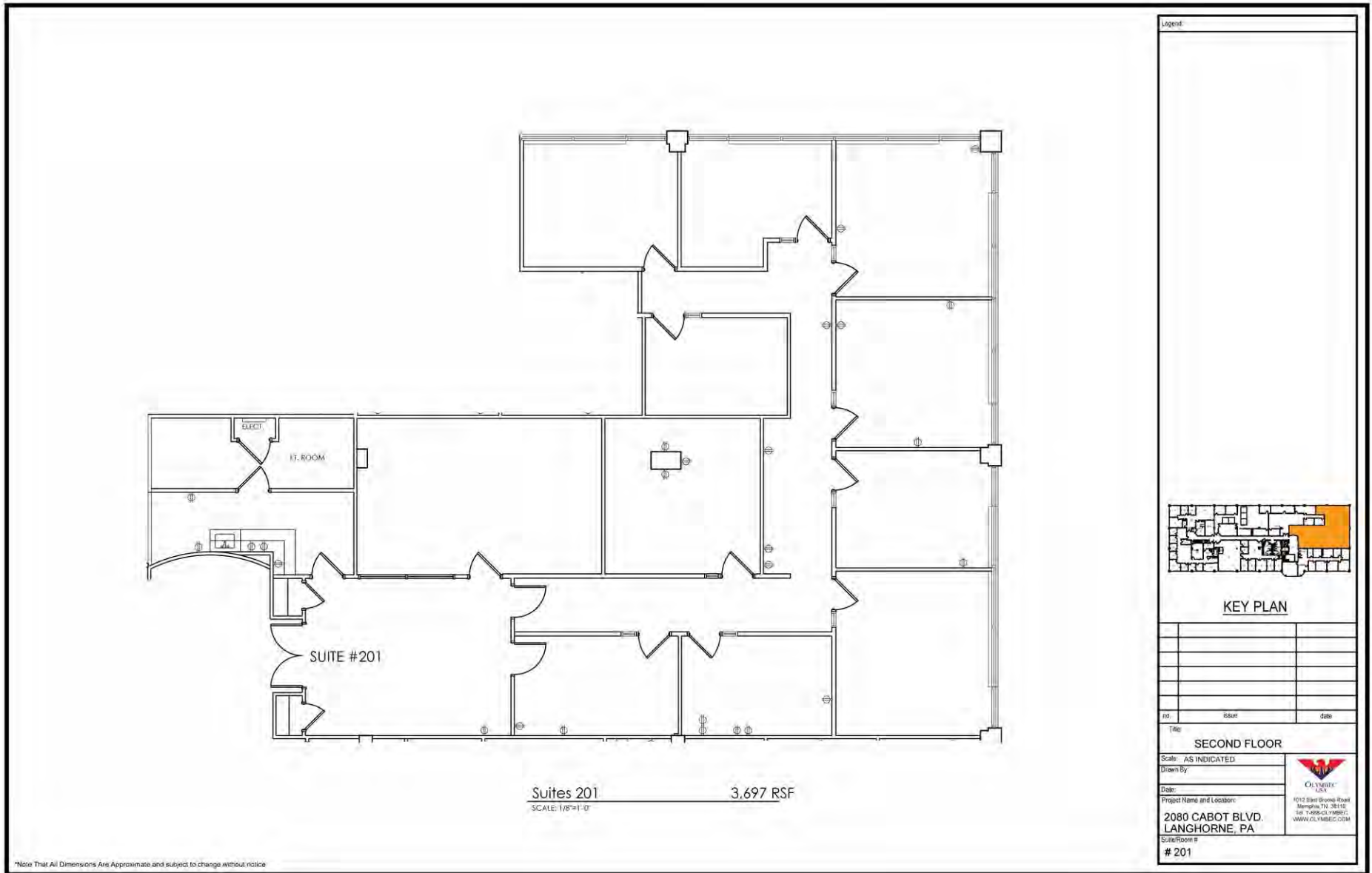
6025 East Irondequoit Road  
 Marietta, GA 30067  
 Tel: 1-800-CLYMBELL  
 WWW.CLYMBELL.COM

\*Note That All Dimensions Are Approximate and subject to change without notice.

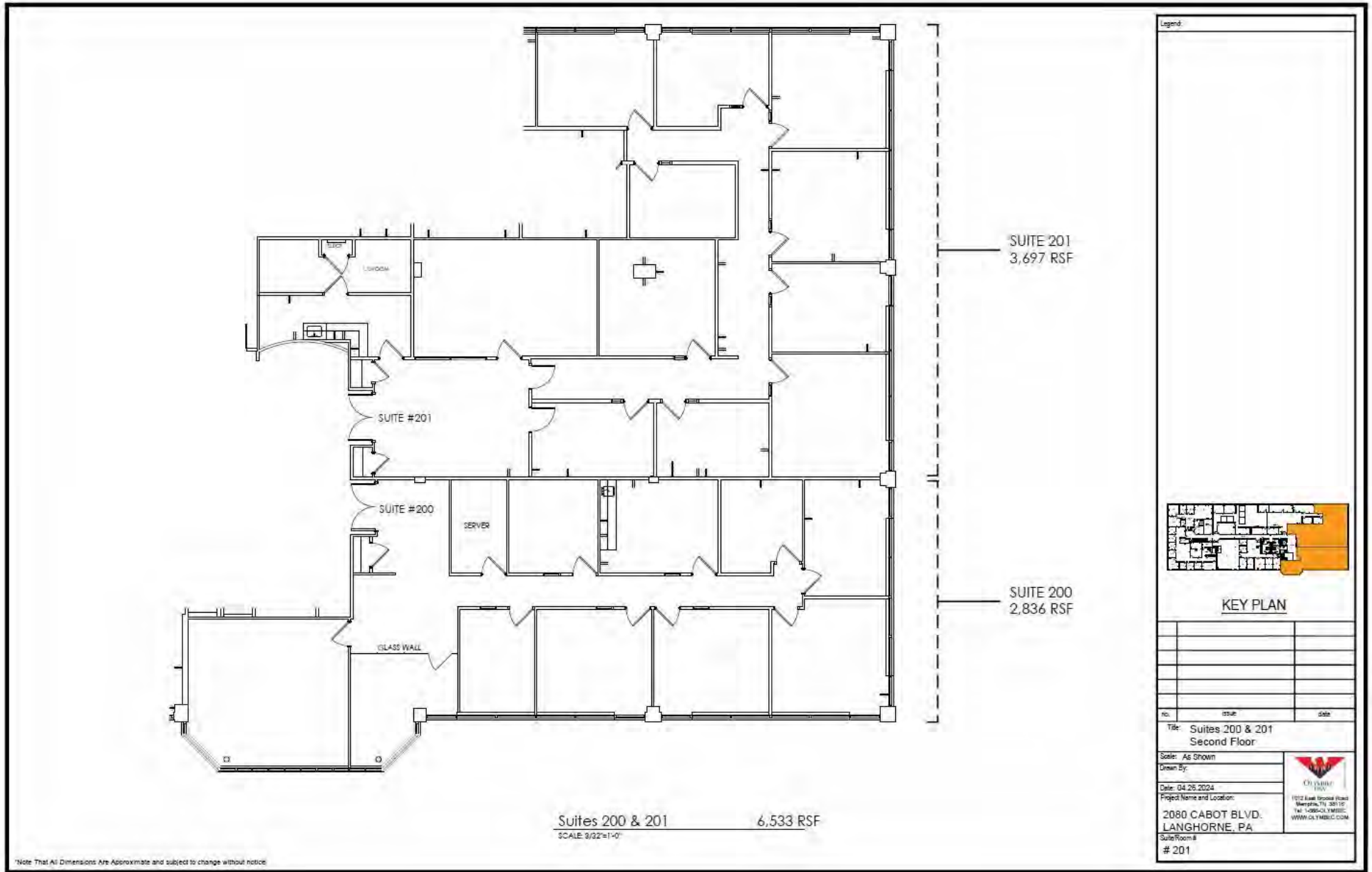
# SUITE 200



# SUITE 201



# SUITE 200/201



\*Note That All Dimensions Are Approximate and subject to change without notice



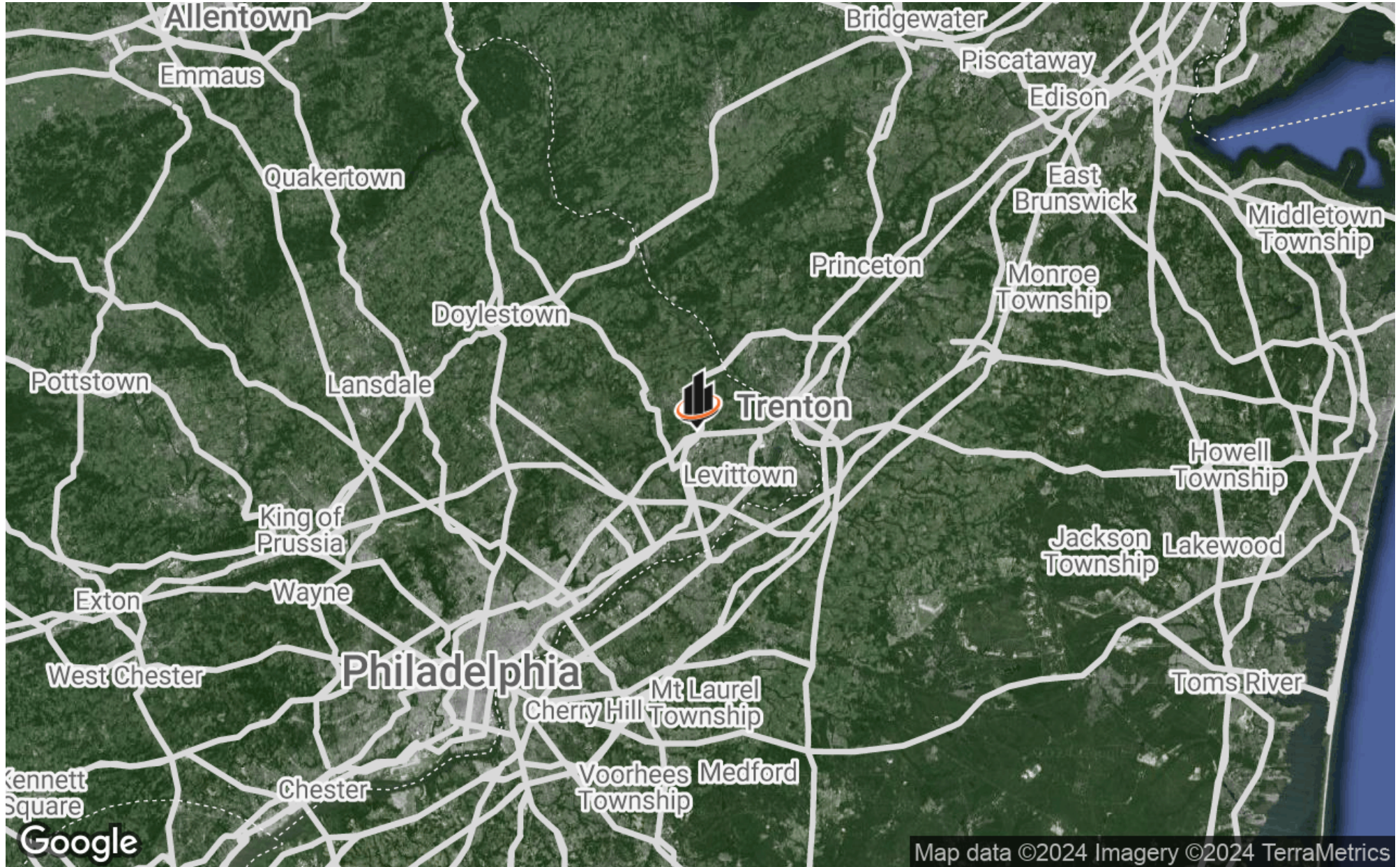
SECTION 3

The Location

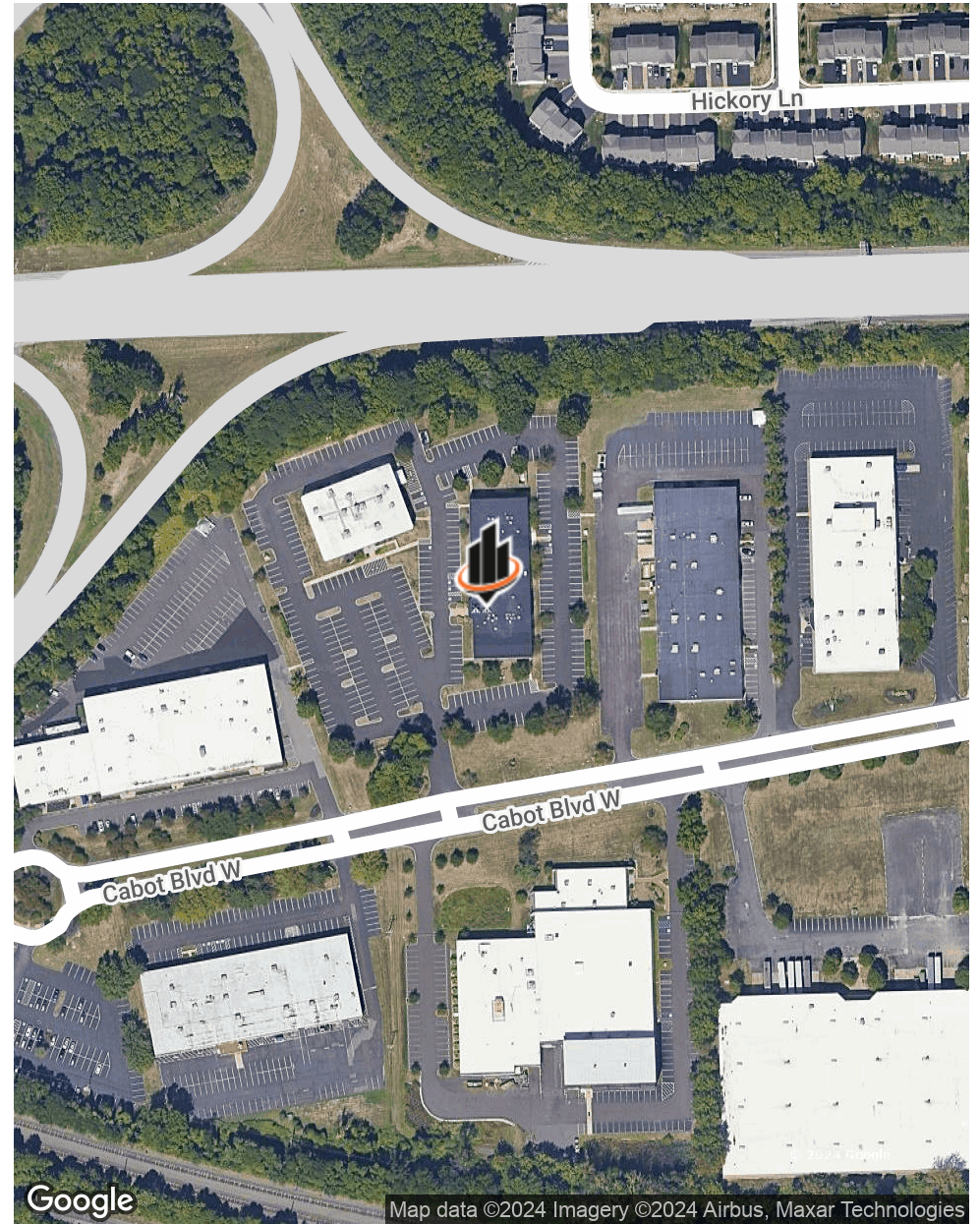
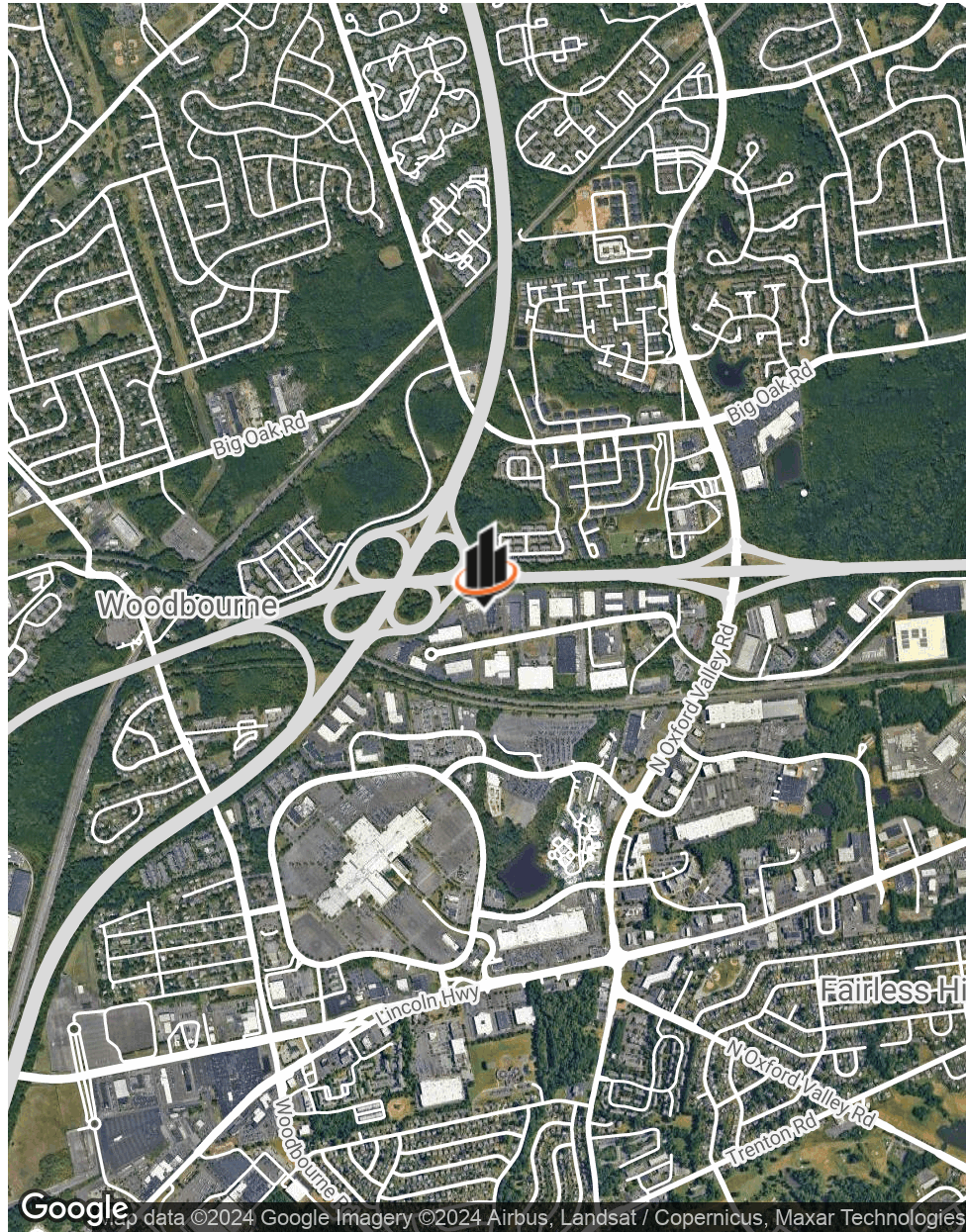


F.D.C.

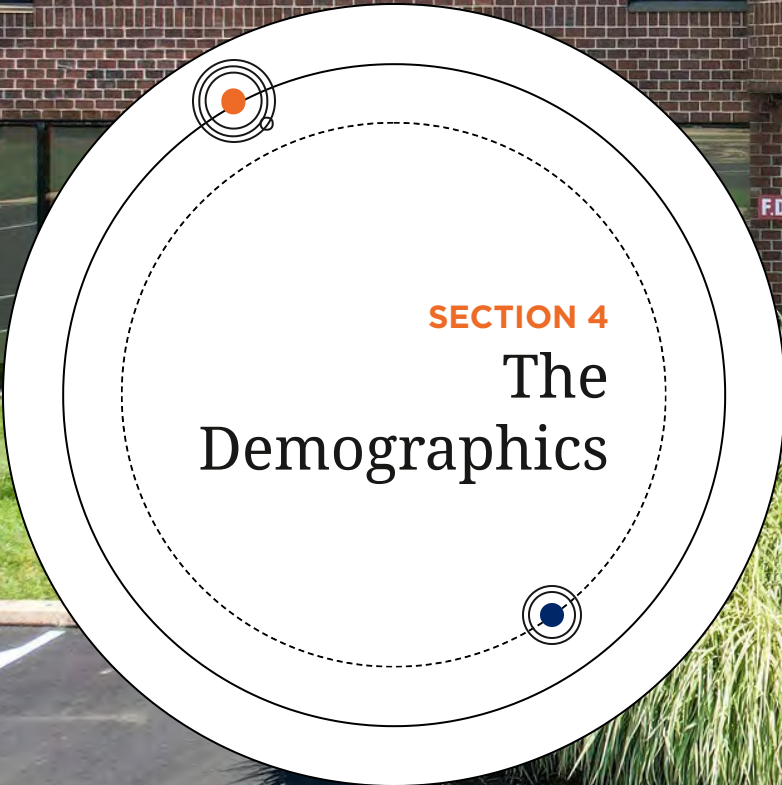
**REGIONAL MAP**



# LOCATION MAP







**SECTION 4**  
**The**  
**Demographics**

F.D.C.

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

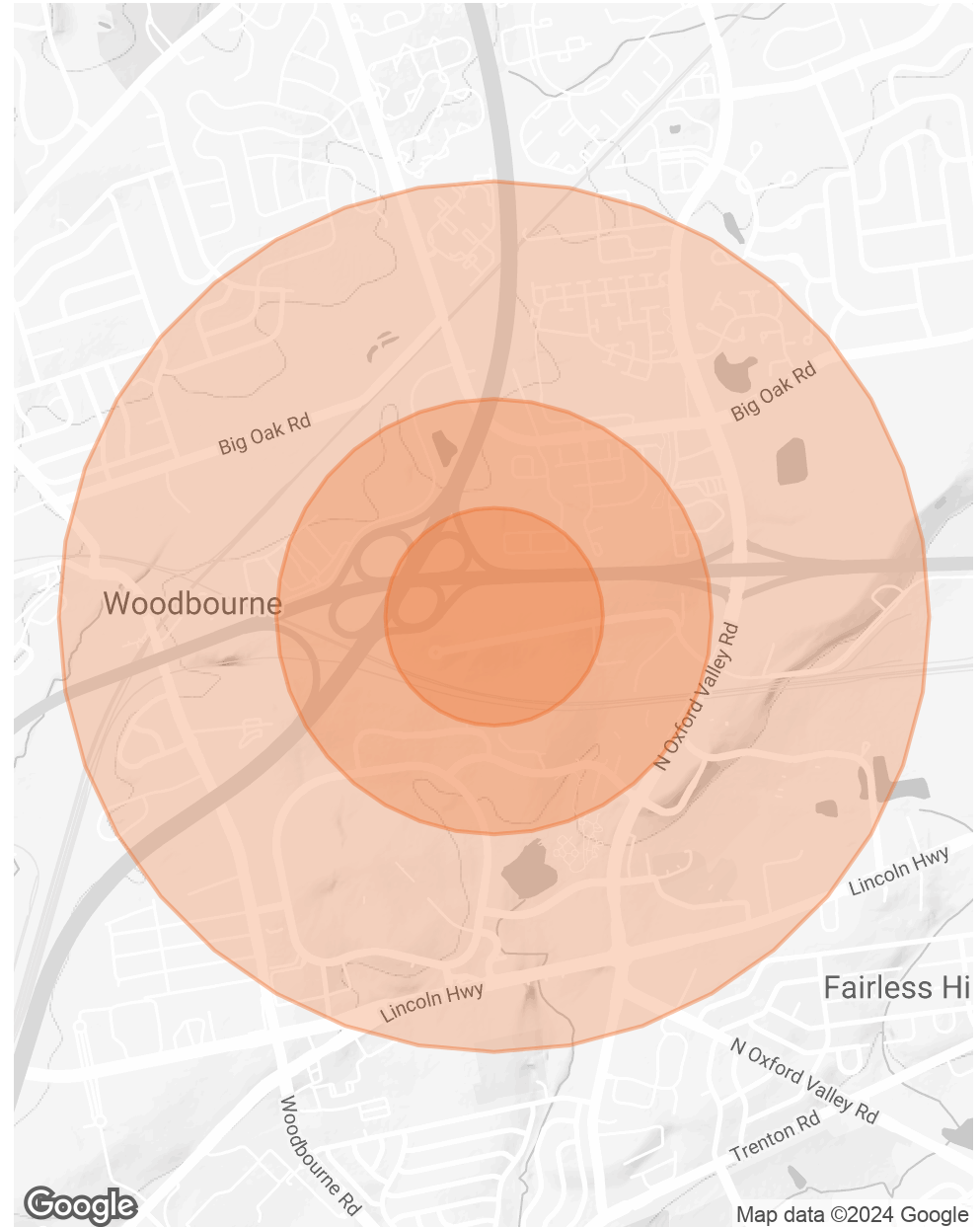
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	294	1,354	5,366
AVERAGE AGE	50.1	51.4	50.5
AVERAGE AGE (MALE)	53.0	54.3	50.9
AVERAGE AGE (FEMALE)	49.8	50.8	50.1

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	142	648	2,286
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$99,253	\$111,640	\$139,803
AVERAGE HOUSE VALUE	\$443,372	\$455,077	\$424,340

\* Demographic data derived from 2020 ACS - US Census





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