

THE WARMINSTER CAMPUS

INVESTMENT OPPORTUNITY

215 AND 225 NEWTOWN ROAD

Confidential Offering Memorandum



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.



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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Binswanger is pleased to exclusively offer 215 and 225 Newtown Road – the former Abington Memorial Hospital, later known as Jefferson Hospital in Warminster, which consists of a 142,482 SF (225 Newtown) hospital building as well as a 20,270 SF (215 Newtown) medical office building.

The property sits on approximately 11.49 acres in Warminster Township, Bucks County, PA. It is bordered by the Pennsylvania Turnpike to the South, Willow Grove, Hatboro, and Horsham to the West, Warrington and Ivyland to the North, and Richland / Southampton to the East. The local area is a

densely developed, middle-income suburban community generally defined and impacted by the presence of Street Road, which is the major commercial corridor. Retail and commercial land uses predominantly line Street Road, with residential, industrial, and institutional land uses in the surrounding areas.

Bids, as outlined in the offering instructions, are expected to be sent electronically to jhaber@binswanger.com and jkramer@binswanger.com **no later than 5:00 PM Eastern Time on April 24, 2025.**



215 NEWTOWN RD OVERVIEW

215 NEWTOWN ROAD

USE:

- Physical Therapy and Medical Imaging Services Building

BUILDING SIZE (SF):

- **1 Story:** 21,038 GSF
 - **Imaging:** 10,438
 - **Physical Therapy:** 10,600

MUNICIPALITY:

- Warminster Township, Bucks County, Pennsylvania

PARCEL ID:

- Part of the Main Building parcel, 49-024-039

ZONING:

- R-2 Zoning permits Hospital Campus as a Conditional Use when authorized by the Board of Supervisors. It is understood that the existing use was grandfathered and authorized when the current Zoning was adopted in 2009.

DATE OF CONSTRUCTION:

- 1990

ROOF:

- Metal, standing seam (original with building construction)
- Covered Walkway connector: Single ply membrane (detail N/A)

IMPROVEMENTS

- Various interior renovations and improvements, and system replacements have been completed over the years.
- Confirm and review for improvements as required.

CONSTRUCTION:

- Steel, concrete on grade

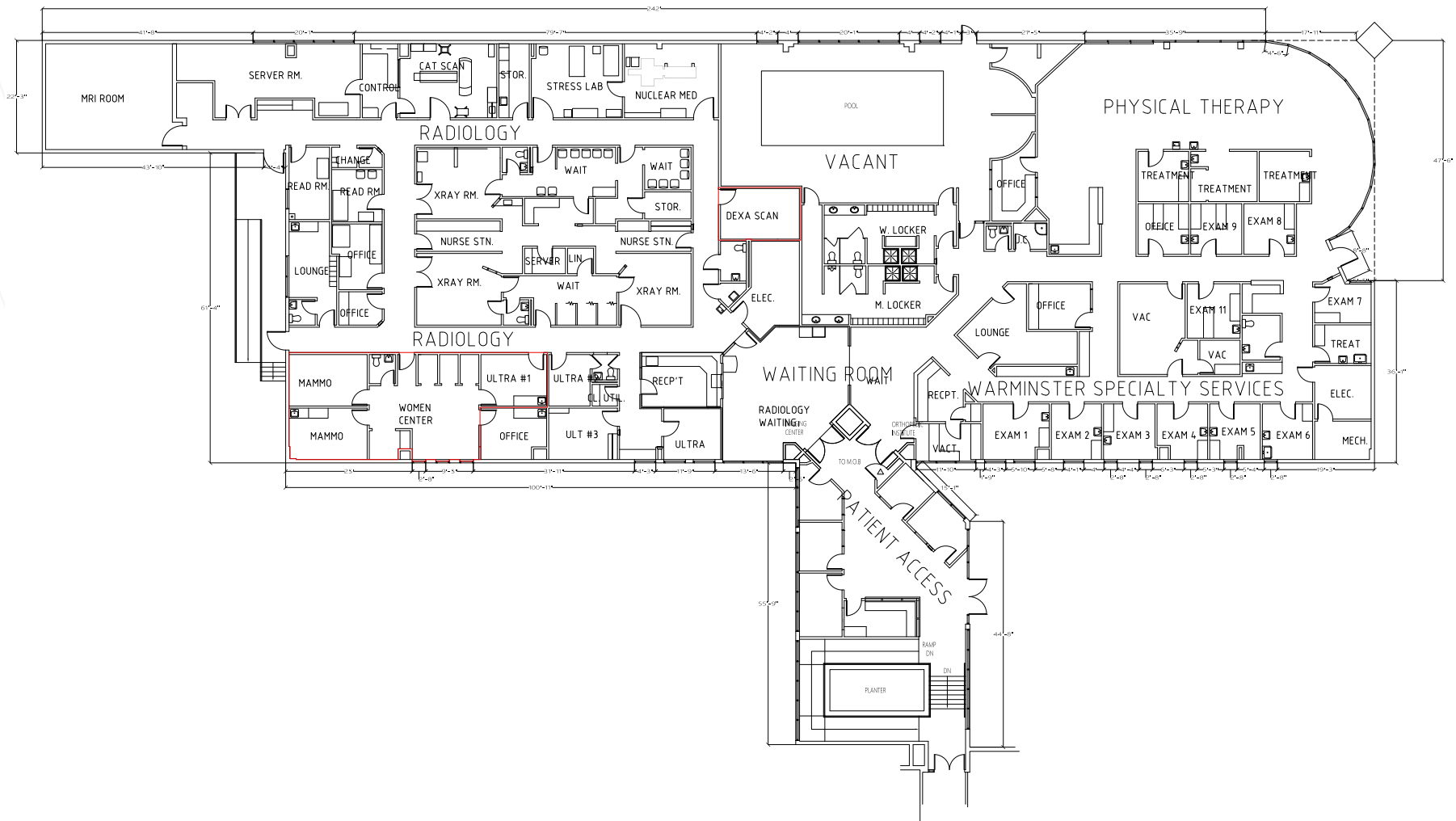
CEILING/DECK HEIGHT:

- **Ceiling:** 8'-6", nominal, general areas; 12' therapy area
- **Deck Height:** app 21'-6" to center beam
- Note: Representative; Verify as required.

UTILITIES:

- **Water:** Supplied by Warminster Municipal Authority
- **Sewer:** Supplied by Warminster Municipal Authority
- **Stormwater:** Site stormwater drainage system, substantially drains towards east, adjacent retention basin and municipal stormwater system.
- **Electric:**
 - **Supplied by:** PECO (Transmission/ Distribution)
 - **Primary Service V:** 480/ 277 V, 3 Phase
 - **Secondary V:** 120/ 208 V
- **Uninterruptible Power Supplies (UPS):**
 - **Imaging Section:** GE SG Series UPS SBA150, Rating: 150 KVA, 2018; Eaton 9390 UPS, N/A
- **Emergency Lighting:** Battery emergency and exit lights.
- **Telecommunications:**
 - **Telephone:** Verizon
 - **Internet/Cable:** Verizon; Comcast
 - Local circuits for voice, video and data services; Site network; WiFi

FLOOR PLAN



225 NEWTOWN RD OVERVIEW

225 NEWTOWN ROAD

USE:

- Medical Offices and Outpatient Services

BUILDING SIZE (SF):

- **Total SF - 5 Stories:** 145,930
 - **Floor B:** 44,846
 - **Floor 1:** 35,124
 - **Floor 2:** 26,625
 - **Floor 3:** 19,685
 - **Floor 4:** 19,650

MUNICIPALITY:

- Warminster Township, Bucks County, Pennsylvania

PARCEL ID:

- 49-024-039

ZONING:

- R-2 Zoning permits Hospital Campus as a Conditional Use when authorized by the Board of Supervisors. With respect to the Day Care Center ground lease, R-2 Zoning permits Family Day Care as a Special Exception use when authorized by the Zoning Hearing Board, and Public or Private School as a Conditional use.
- It is understood that the existing uses were grandfathered and authorized when the current Zoning was adopted in 2009.

DATE OF CONSTRUCTION:

- 1974

ROOF:

- There are multiple roofs and roof systems. The main 4th Floor roof is a ballasted EPDM membrane; Other roofs are ballasted or mechanically fastened membranes, confirm all as required.
- A detailed roofing summary, including the ages, manufacturers, and warranty status of the roofs, was not available.
- **Roof Deck:** Metal, review as required.

IMPROVEMENTS

- Various major renovations, improvements, and system replacements have been completed over the years.
- Last major finishes upgrade: 1999
- **Relatively recent improved areas include the following:**
 - Ground Floor, Keystone Kidney Center (former OR), 4,500 SF (app 2018)
 - 2nd Floor, Bariatrics Center, 9,000 SF, (app 2008)
 - 3rd Floor, Hospice, 13,267 SF (app 2012) (Currently closed)
- Confirm and review for improvements as required.

CONSTRUCTION:

- Masonry, steel, concrete

CEILING/DECK HEIGHT:

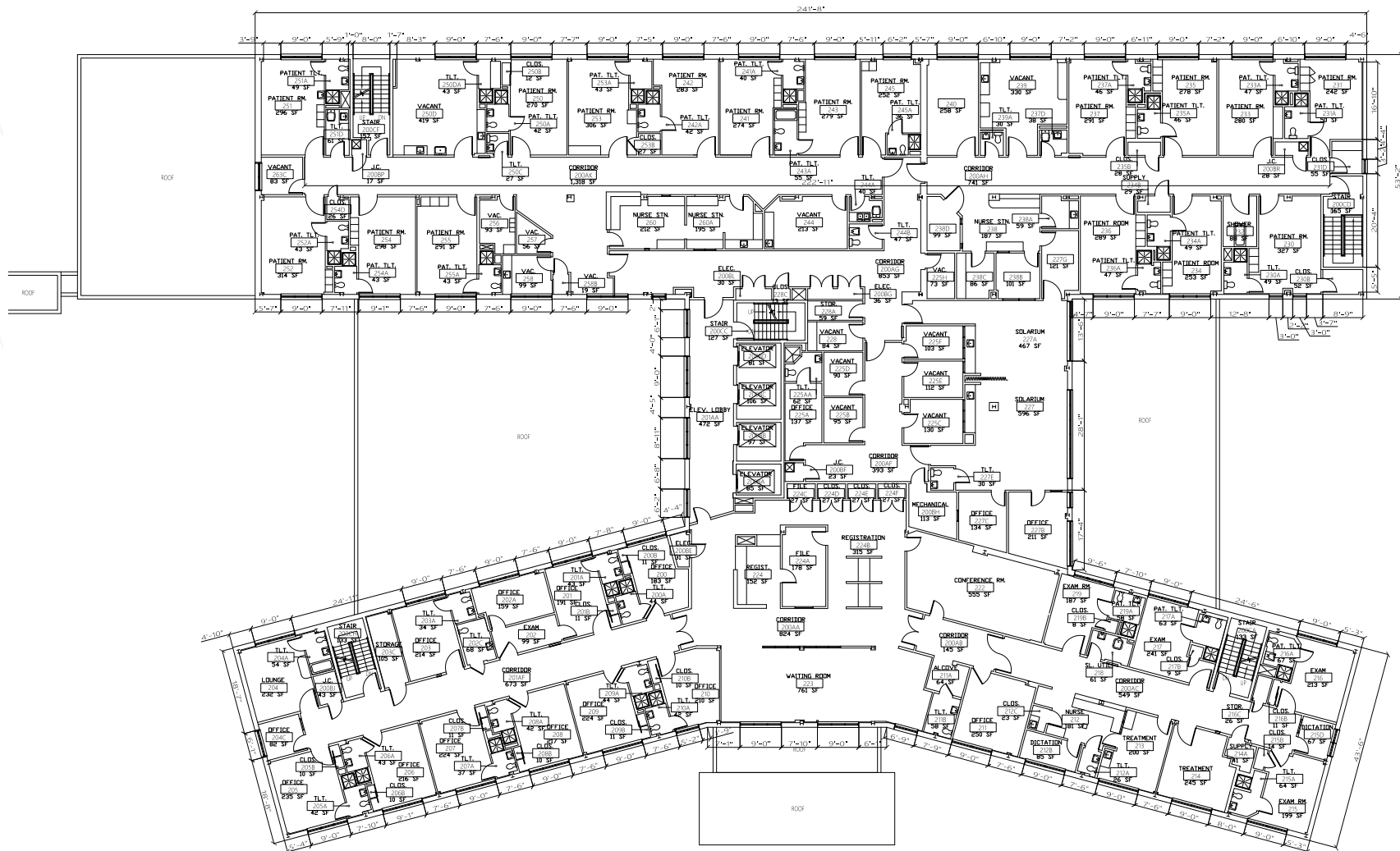
- **Ceiling (varies):** Corridor: 7'-9"; Perimeter: 8'-10"
- **Deck Height:** 4th: 11'-3"; B: 12'-9"
- Note: Representative; Verify as required.

UTILITIES:

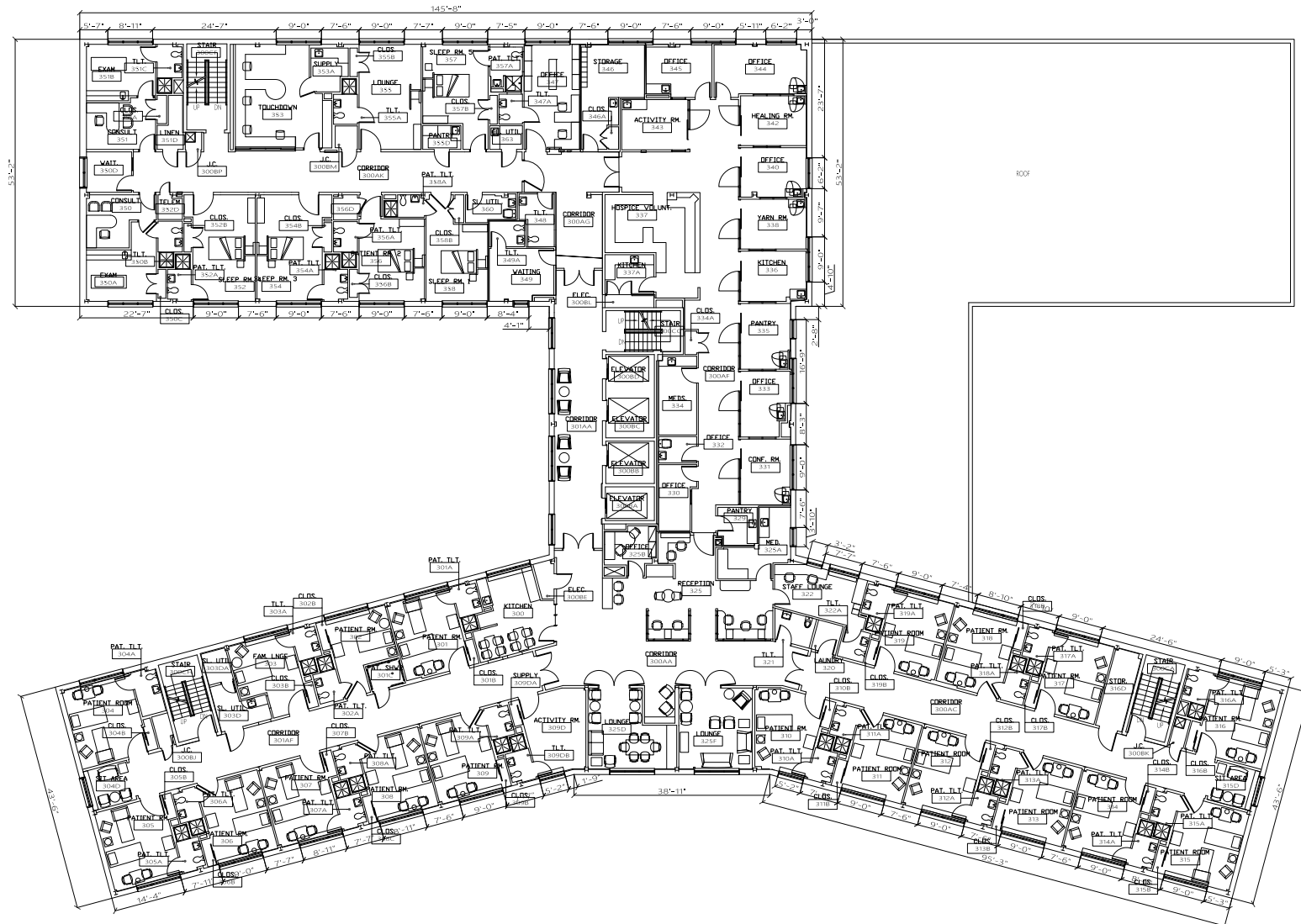
- **Water:** Supplied by Warminster Municipal Authority
- **Sewer:** Supplied by Warminster Municipal Authority
- **Stormwater:** Site stormwater drainage system, substantially drains towards east, adjacent retention basin and municipal stormwater system.
- **Natural Gas:**
 - **Supplied by:** PECO
 - **Service Main:** 2" (at meters); 3 meters (Base building, Kitchen)
- **Electric:**
 - **Supplied by:** PECO (Transmission/ Distribution)
 - **Primary Service V:** 33,000 V, Dual feed, PECO Lines 10836 & 733
 - **Secondary V:** 480/ 277 V, 3 Phase
- **Emergency Power:**
 - **Manufacturer:** Katolight
 - **Note:** Connection for supplying the 3rd Floor (Hospice) with emergency power for heating and air conditioning from a temporary generator.



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



LOCATION SUMMARY

LOCATION DESCRIPTION

The local area is a densely developed, middle-income suburban community generally defined and impacted by the presence of Street Road, which is the major commercial corridor. Retail and commercial land uses predominantly line Street Road, with residential, industrial, and institutional land uses in the surrounding areas. The local area is almost fully built out, with denser development in the southern and eastern portions of the surrounding areas.

Significant developments in the area include the Willow Grove Air Force Base, situated approximately five miles west of the property.

The majority of the local area's office space is located within developed office parks throughout the area, closer to the Willow Grove/Horsham area, as well as in the southern portion of Bucks County in the Trevose/Feasterville area. Due to the confluence of major roadways, Willow Grove is the location for a variety of retail, office, and other commercial uses.

The immediate area is predominately residential in nature, with residential subdivisions surrounding the property in each direction and numerous multifamily projects. However, there are interlaced commercial, institutional, and industrial uses in the neighborhood. Located approximately one mile to the north of the property is a mixed-use commercial center that includes small retail spaces and office spaces. Located approximately one mile to the east of the property is William Tennent High School. Located approximately one mile to the south of the property is East County Line Road, which is developed with both residential uses and commercial uses. Located approximately two miles southwest of the property is a light industrial use.





MARKET OVERVIEW

MULTI-FAMILY MARKET OVERVIEW

The Warminster Area multifamily submarket has a vacancy rate of 6.6% as of the first quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.2%, a result of 310 units of net deliveries and 310 units of net absorption.

The Waminster area vacancy rate of 6.6% compares to the submarket's five-year average of 5.9% and the 10-year average of 6.4%.

As of the first quarter of 2025, there are 124 multifamily units under construction in the Warminster area. In comparison, the submarket has averaged 320 units under construction annually over the past 10 years.

The Warminster area multifamily submarket contains roughly 14,000 units of inventory. The submarket has approximately 3,500 units rated 4 & 5 Star, 7,000 units rated 3 Star, and 3,400 units rated 1 & 2 Star.

Average rents in the Warminster area are \$1,800/month, compared to the Philadelphia average of \$1,800/month.

Rents have changed by 1.2% year over year in the Warminster area, compared to a change of 1.9% metro wide. Annual rent growth of 1.2% in the Warminster area compares to the submarket's five year average of 3.5% and its 10-year average of 3.6%.



12 MO DELIVERED UNITS

310



12 MO ABSORPTION UNITS

314



VACANCY RATE

6.6%



12 MO ASKING RENT GROWTH

1.2%

OFFICE MARKET OVERVIEW

The Warminster area office submarket has a vacancy rate of 11.8% as of the first quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -1.6%, a result of -2,500 SF of net delivered space and 190,000 SF of net absorption.

The Warminster area vacancy rate of 11.8% compares to the submarket's five-year average of 11.9% and the 10-year average of 10.5%.

The Warminster area office submarket has roughly 2.3 million SF of space listed as available, for an availability rate of 19.3%. As of the first quarter of 2025, there is 46,000 SF of office space under construction in the Warminster area. In comparison, the submarket has averaged 46,000 SF of under construction inventory over the past 10 years.

The Warminster area contains 11.9 million SF of inventory, compared to 335 million SF of inventory metro wide.

Average rents in the Warminster area are roughly \$24.00/SF, compared to the wider Philadelphia market average of \$28.00/SF.

Rents have changed by 0.6% year over year in the Warminster area, compared to a change of 0.4% metro wide. Annual rent growth of 0.6% in the Warminster area compares to the submarket's five year average of 1.6% and its 10-year average of 2.2%.



12 MO DELIVERIES IN SF



12 MO NET ABSORPTION IN SF



VACANCY RATE



MARKET ASKING RENT GROWTH

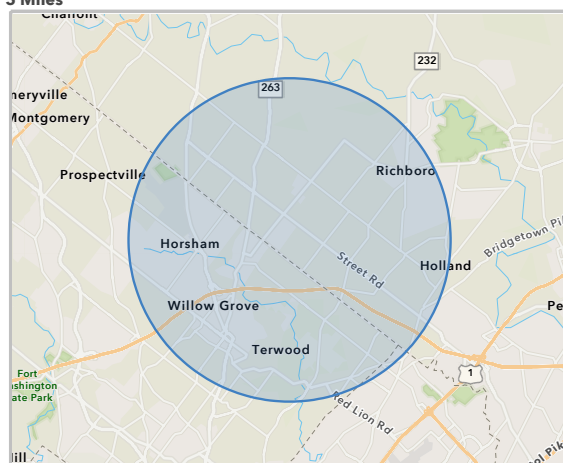


PROPERTY DEMOGRAPHICS

Market Insights for Real Estate

225 Newtown Rd, Warminster, Pennsylvania, 18974

5 Miles



186,163
Total Population
(Current year)



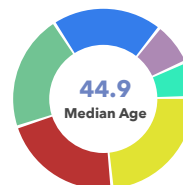
0.02%
Population Growth
(Projected 5-yr)



\$102,571
Household Income
(Median)

Generational Predominance

- Baby Boomer (Ages 58 - 76)
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- GenZ (Ages 6 - 23)
- Silent / Greatest Gen (77+)
- Gen Alpha (Ages <6)

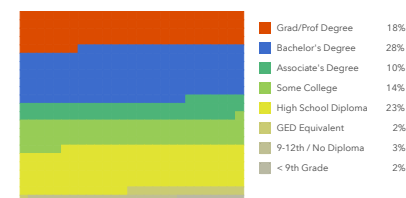


\$396,681
Home Value
(Median)



\$82,685
Disposable Income
(Median)

Educational Attainment



37,768
Residents
Who Commute
30+ Minutes

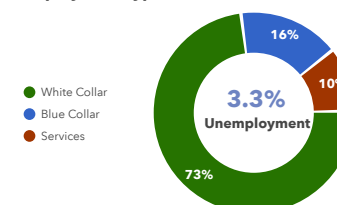


78
Schools

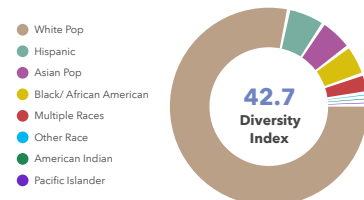


8,878
Businesses

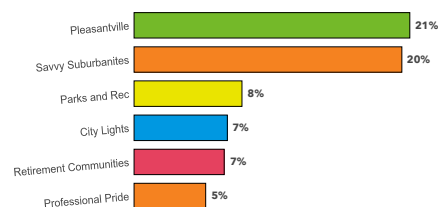
Employment Type (Residents)



Race and Ethnicity



Top Lifestyle Segments

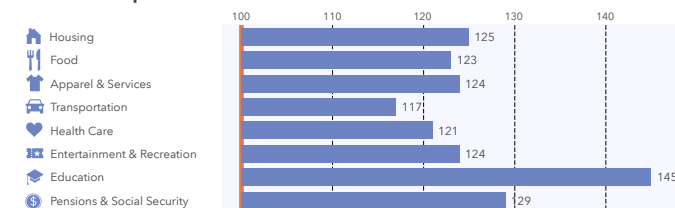


71,849
Households
(Total)



2.6
Household Size
(Average)

Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.

SUMMARY OF OFFER PROCESS

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Binswanger is advising Ownership regarding the disposition of 215 and 225 Newtown Road, Warminster, PA. These properties are being offered to prospective purchasers through an offer process. These properties will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure. The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to jhaber@binswanger.com and jkramer@binswanger.com no later than 5:00 PM Eastern Time on April 30, 2025.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Offering Price
- Study Period (if any)
- Earnest Money Deposit
- Contingencies (if any)
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt)
- Consents and/or approvals needed (if any)
- Any other information having a direct bearing on the buyer’s ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.



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