

**FOR LEASE**

# CROSS KEYS OFFICE CENTER



**4259 W. Swamp Road  
Doylestown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** *Kurt Eisenschmid, CCIM* — *Penn's Grant Realty Corporation*  
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## PROPERTY FEATURES

- **1,037 — 12,509 Square Feet Available**
  - **Available Immediately**
  - **High Visibility Location**
  - **Adjacent to Route 611 Bypass**
- **Excellent Window Lines and Abundant Natural Light**
  - **On-Site Coffee & Sandwich Shop**
  - **Janitorial Services Included**
- **\$23 Per Square Foot + Utilities (Janitorial Included)**

## PROPERTY SPECIFICATIONS

**Building:** ..... 82,382± SF—Four story office center with high visibility

**Daily Traffic Counts:** ..... 18,117±

**Electric:** ..... PECO

**Restrooms:** ..... Two (2) sets of men's and women's restrooms on each floor

**Mass Transit:** ..... SEPTA

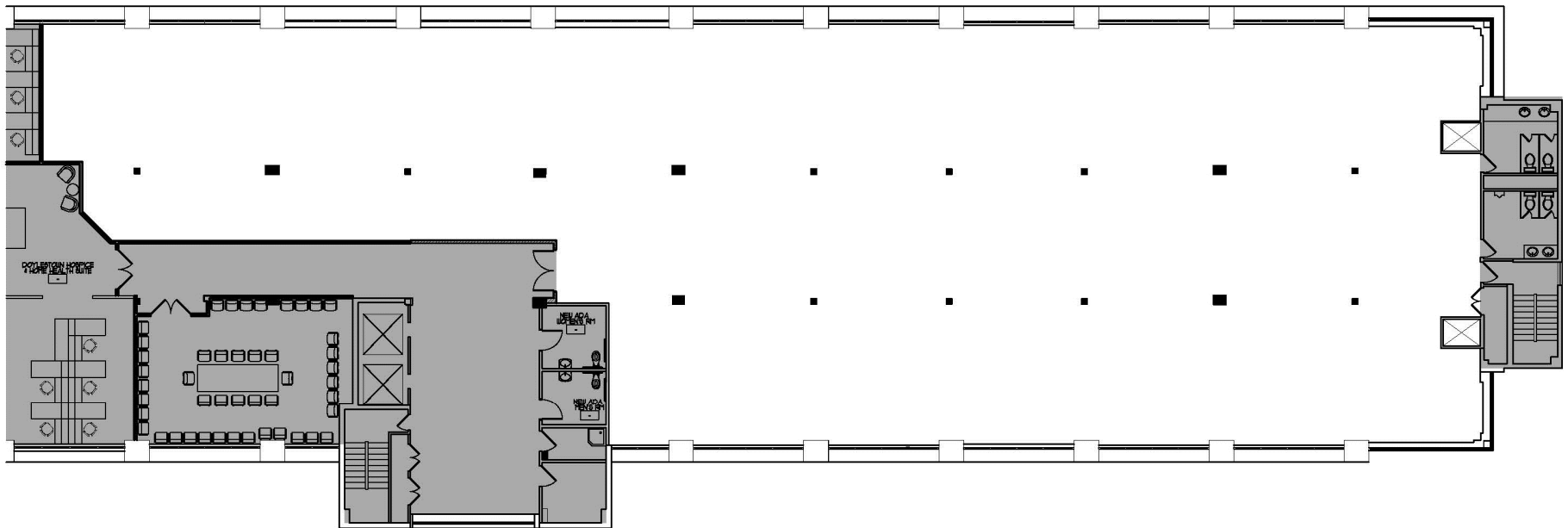
**Zoning:** ..... Planned Commercial District - PC-1

**Municipality:** ..... Buckingham Township

Square Footage	Location
12,509± RSF	2nd Floor (shell condition)
2,187± RSF	3rd Floor - Suite 302
3,384± RSF	3rd Floor - Suite 303 (available 1/31/20)
1,037± RSF	3rd Floor - Suite 310
3,644± RSF	4th Floor



## SECOND FLOOR - 12,509± RSF

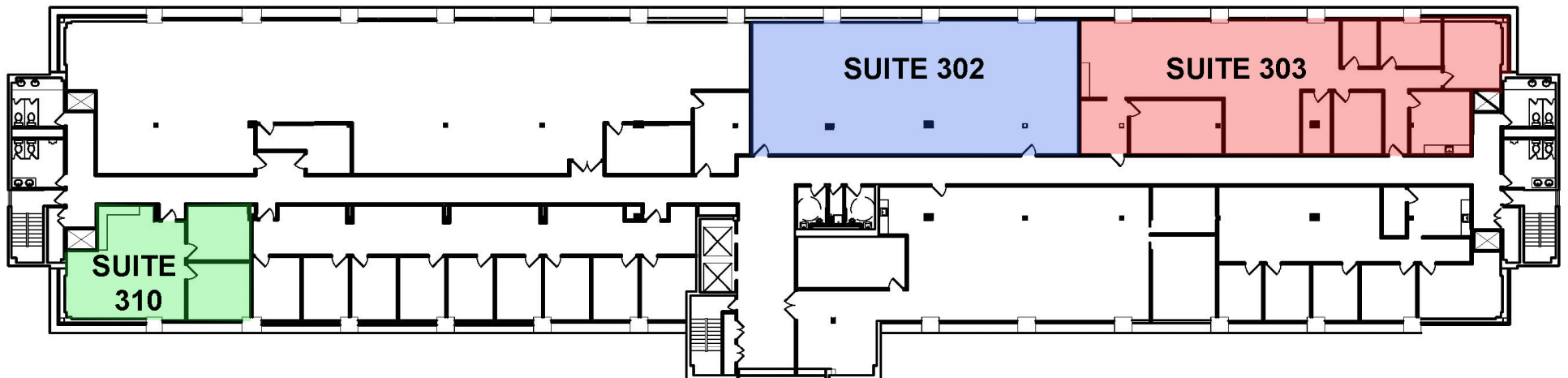


## THIRD FLOOR

Suite 302 - 2,187± RSF

Suite 303 - 3,384± RSF

Suite 310 - 1,037± RSF



## FOURTH FLOOR - 3,644± RSF

