



770 Newtown Yardley Rd

770 Newtown Yardley Rd, Newtown, PA 18940

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**FOX & ROACH,
REALTORS®**



Madeline Jones

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770 Newtown Yardley Rd

\$54.00 /SF/YR

- ADU compliant and located on the ground level with no stairs
- minutes from I-295, Route 1 and Scudders Falls Bridge to NJ
- Quiet suite with other quiet businesses
- Plentiful parking
- Among the lowest price rent in town
- Shared lobby, waiting areas, bathroom and kitchenette



Rental Rate:	\$54.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	25,000 SF
Year Built:	2005
Cross Streets:	Friends Ln
Walk Score @:	24 (Car-Dependent)
Rental Rate Mo:	\$4.50 /SF/MO

1st Floor Ste 214

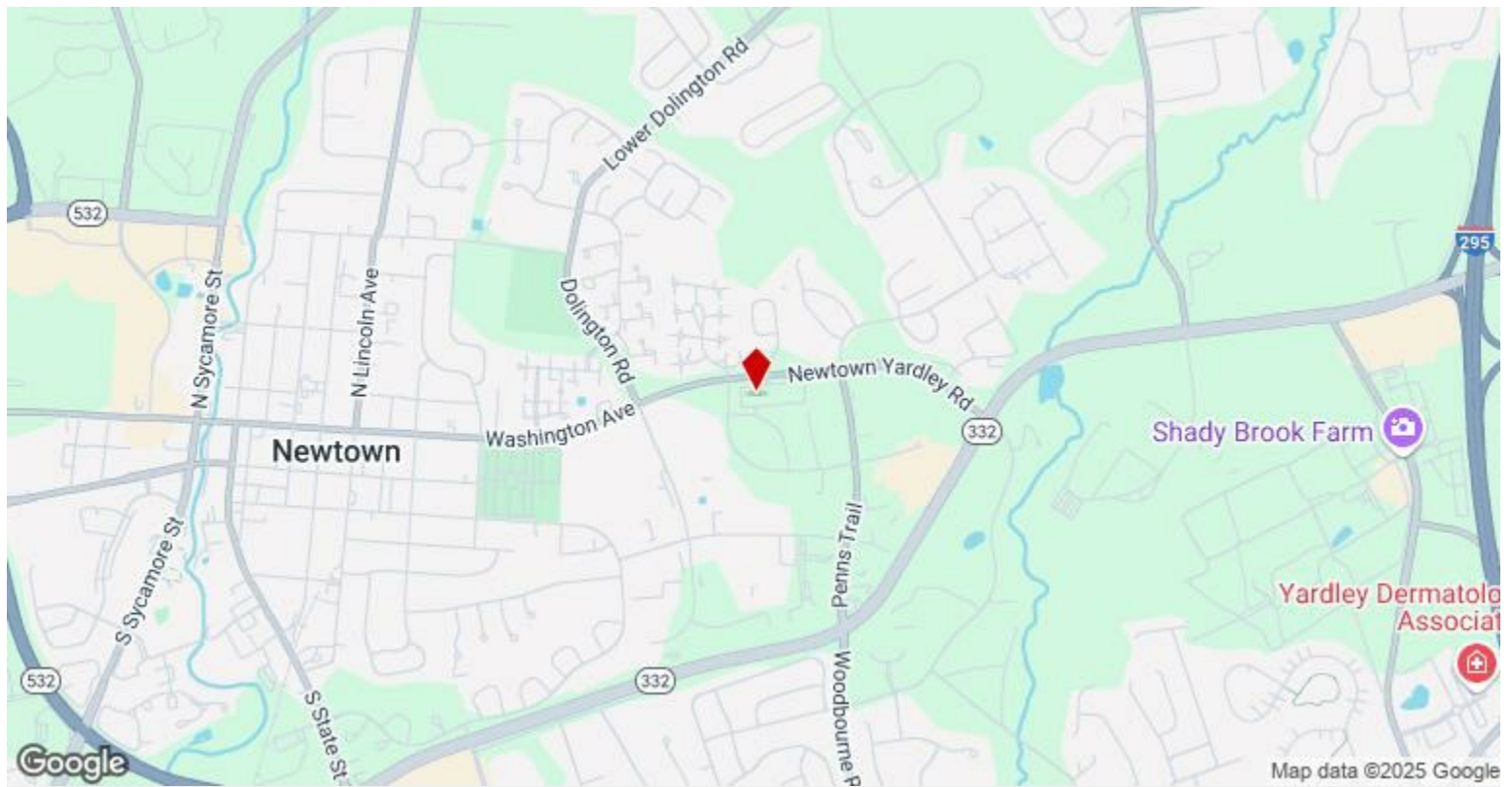
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Space Available	110 SF
Rental Rate	\$54.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite 214 offering 2 spaces for rent. The office/room is \$500 a month rent plus a portion of the HOA fee (approx \$35 a month) and a portion of the electric bill (fluctuates depending on season but approx \$10 a month). The HOA covers exterior maintenance and snow removal. There are currently five other tenants occupying rooms for various businesses in Suite 214. Current tenants are massage therapy, talk therapy, fascia stretching, acupuncture and nail tech. Quiet services preferred please. There is shared entry, shared half bathroom, shared coffee bar and two waiting areas. There is a maintenance person for all interior issues that could arise. Room is approximately 10x11.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
ATI Physical Therapy	-	August 2020
Energy Therapy	-	January 2020
Lauren Schechter Candid Therapy and Counseling	-	
Newtown Foot & Ankle Specialists	-	
Raku Acupuncture	-	
Signature Medicine	-	April 2020
Stretch Guru Bucks	-	
Trinity Health Mid-Atlantic	-	



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Property Photos



Property Photos



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Screen Shot 2025-02-13 at 4.33.28 PM

Property Photos



Screen Shot 2025-02-13 at 4.33.20 PM



Screen Shot 2025-02-13 at 4.33.11 PM

Property Photos



Property Photos



Property Photos



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