

Medical/Office/Flex Space Available | Langhorne, PA

Suites from 2,165 – 7,770 SF



Property Highlights

- Approximately 865 total parking spaces
- Single story structures
- Independent control of HVAC within each unit
- Subject availabilities have direct access from surface parking lot
- 3 sides of window line in availabilities at 825 & 880 Town Center
- General business zoning allows for a wide range of by-right uses

Location Highlights:

- Strategically positioned near the intersection of Route 1 & Interstate 95. Minutes from the PA Turnpike
- 1 mile from Jefferson's Bucks Hospital, 5.2 miles from St. Mary Medical Center
- Walking distance to proposed Dining District at Oxford Valley Mall
- 614 unit Class A apartment development currently underway at Oxford Valley Mall
- Area is home to several distinguished colleges & universities offering access to high-quality workforce talent
- Suburban setting with urban-like density of amenities, access to public transit, and access to the Philadelphia workforce
- SEPTA bus station with routes 14,127, 128 & 129 servicing:
 - NJ Transit
 - 4 SEPTA regional rail train stations
 - Lower Bucks Hospital
 - Frankford Transportation Center
 - Market Frankford subway line
 - Neshaminy Mills & Philadelphia Mills

Join our community of excellence:

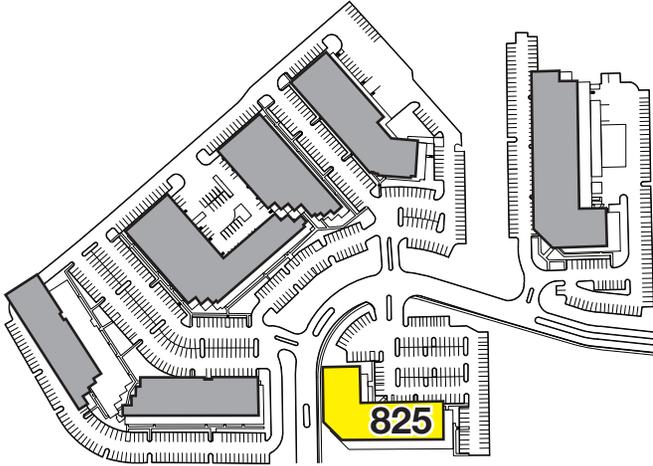


Karl Schwemlein
kars@geisrealty.com

www.geisrealty.com
(215) 568-7222

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

BUCKS TOWN MEDICAL CAMPUS

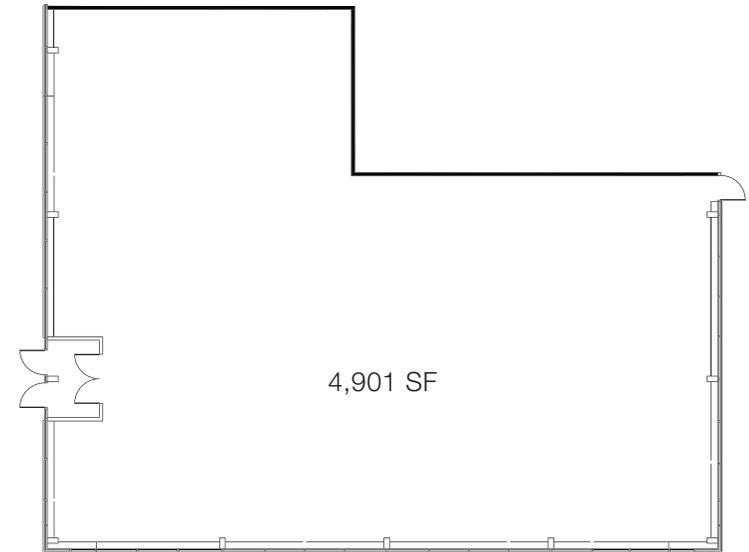


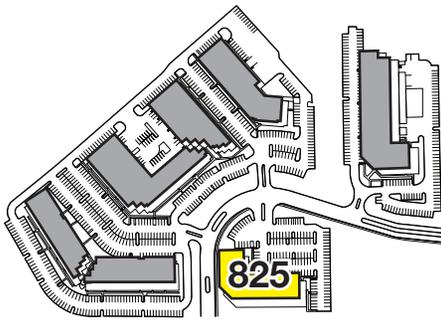
825 Town Center Drive
Langhorne, PA 19047
2,295 – 4,901 SF Available



Property Highlights

- Suite 148: 4,901 SF
- Vanilla shell delivery with capped plumbing throughout
- Generous TIA packages offered
- Efficient footprint without common areas or add-on factor
- 3 sides of window line
- Direct access from surface parking lot
- ADA accessibility with ADA parking spaces directly in front of suite entrance
- 5.00/1,000 parking ratio
- Fully sprinklered
- Individually controlled HVAC





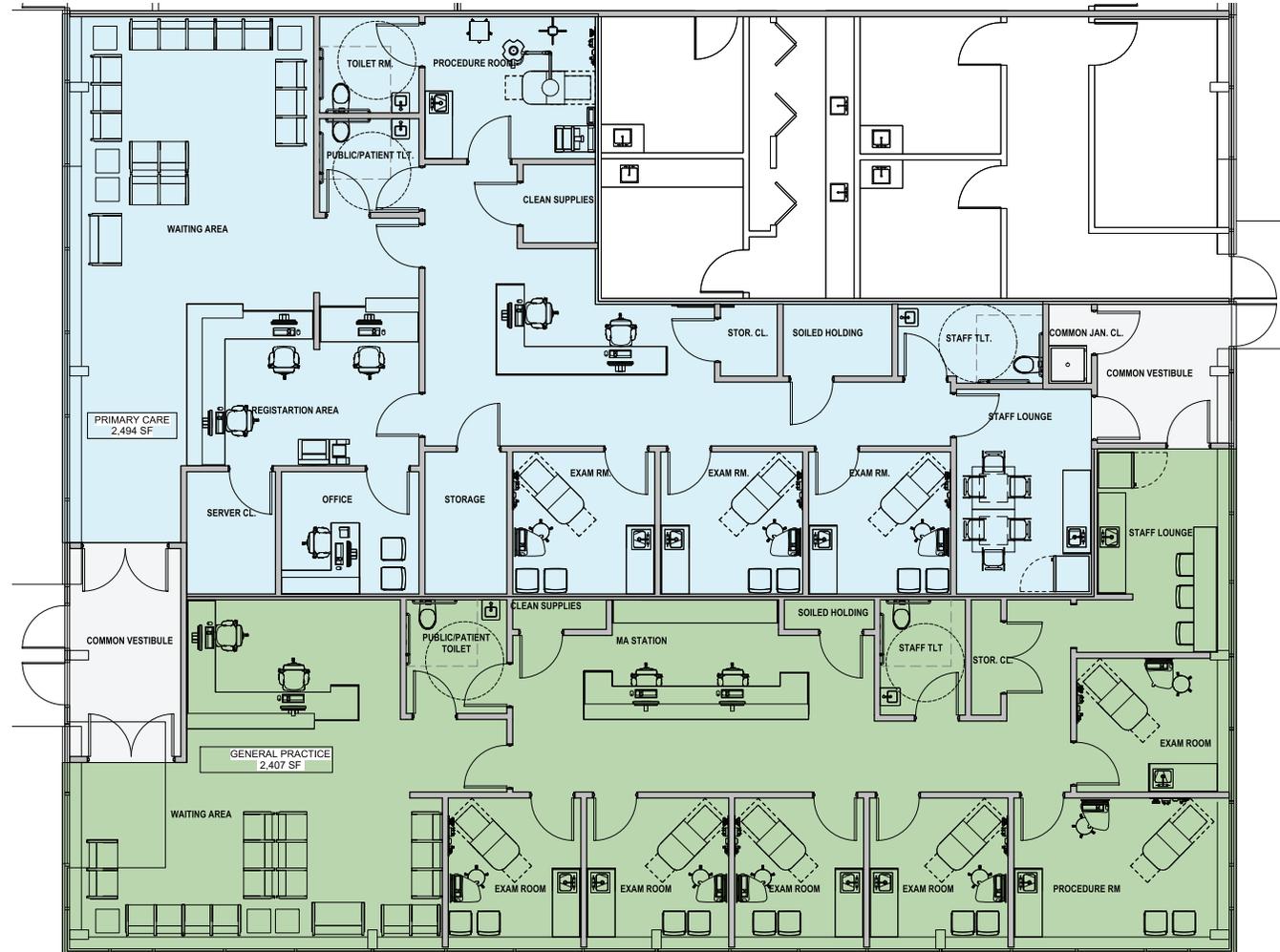
825 Town Center Drive Langhorne, PA 19047

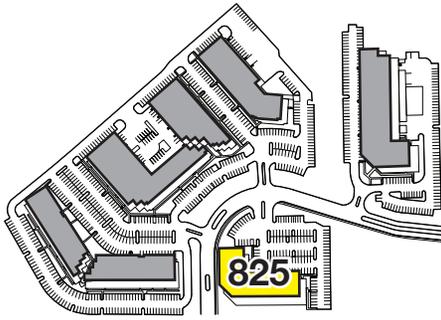
2,295 – 4,901 SF Available

TEST FIT PLAN - OPTION ONE

■ 2,494 SF

■ 2,407 SF





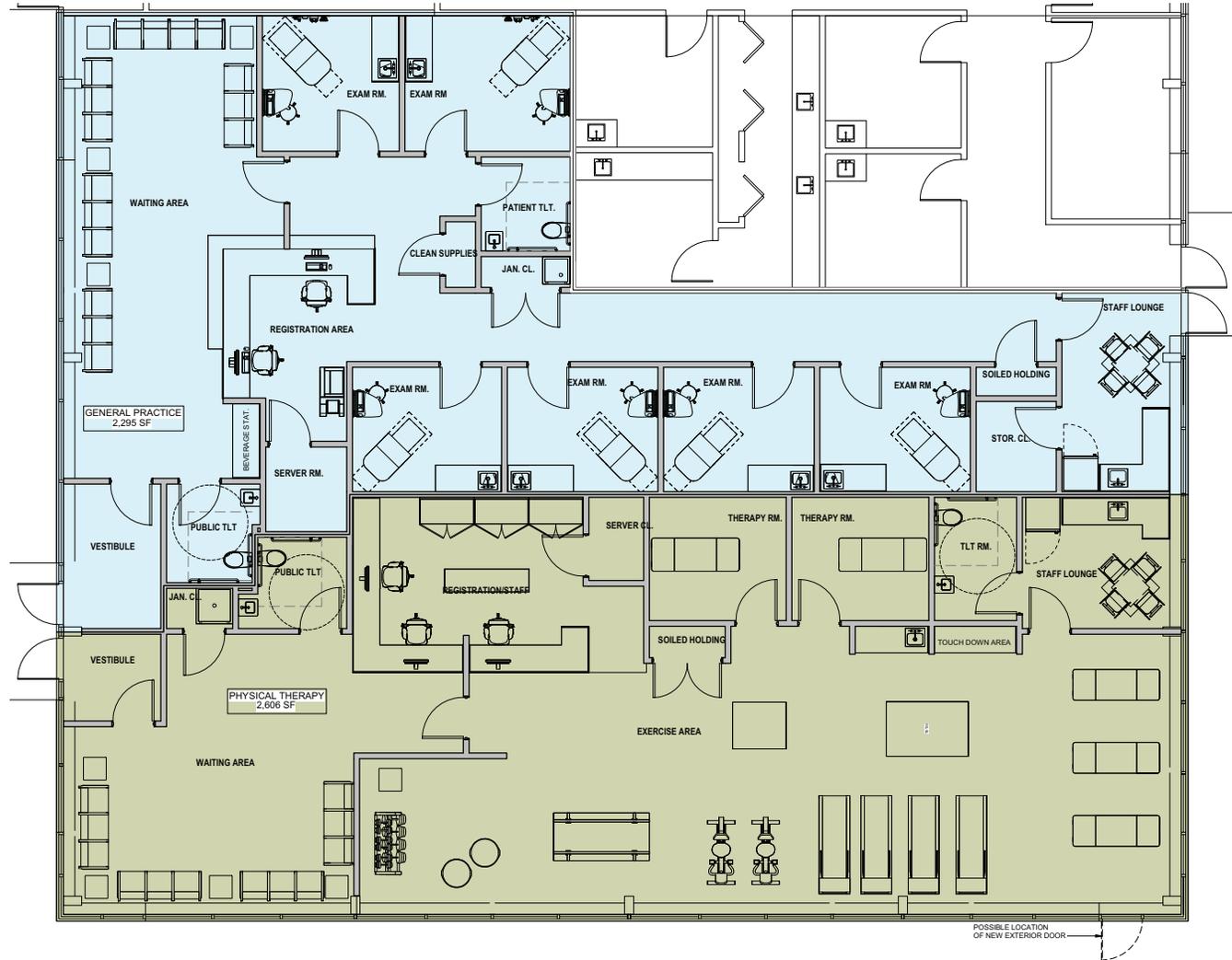
825 Town Center Drive Langhorne, PA 19047

2,295 – 4,901 SF Available

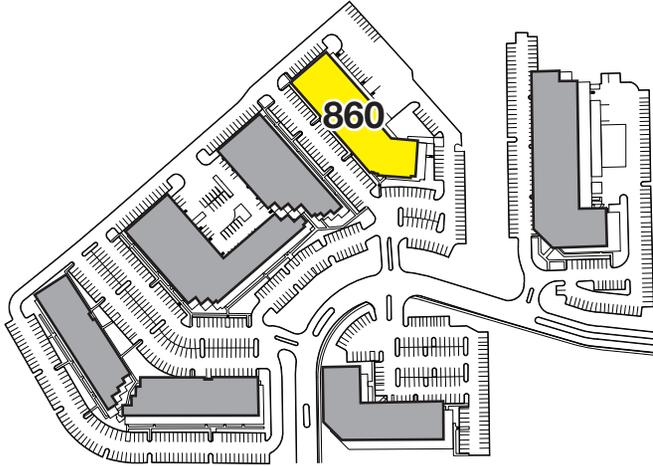
TEST FIT PLAN - OPTION TWO

■ 2,295 SF

■ 2,606 SF



BUCKS TOWN MEDICAL CAMPUS

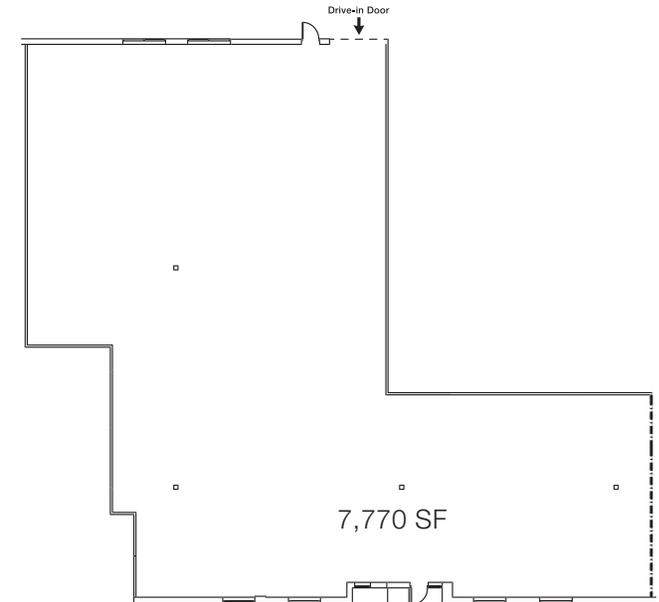


860 Town Center Drive
Langhorne, PA 19047
7,770 SF Office/Flex Available

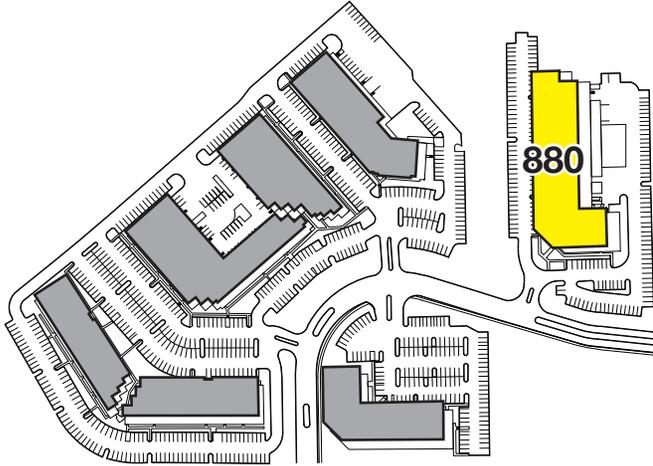


Property Highlights

- Suite 864: 7,770 SF
- 17' clear, 20' to deck
- 1 drive-in door w/ ability to add 1-2 loading docks
- Independently controlled HVAC throughout
- Minimal columns
- Fully sprinklered



BUCKS TOWN MEDICAL CAMPUS

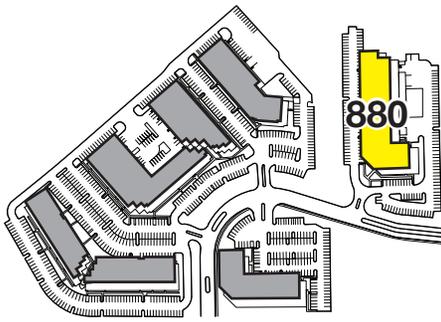


880 Town Center Drive
Langhorne, PA 19047
2,165 – 5,516 SF Available



Property Highlights

- Prominent exterior branding opportunities
- Efficient footprint without common areas or add-on factor
- Vanilla shell delivery
- Generous TIA packages offered
- Brand new ADA ramp exclusively servicing the Premises
- 3 sides of window line
- Abundant parking with direct access from surface parking lot
- Fully sprinklered
- Individually controlled HVAC



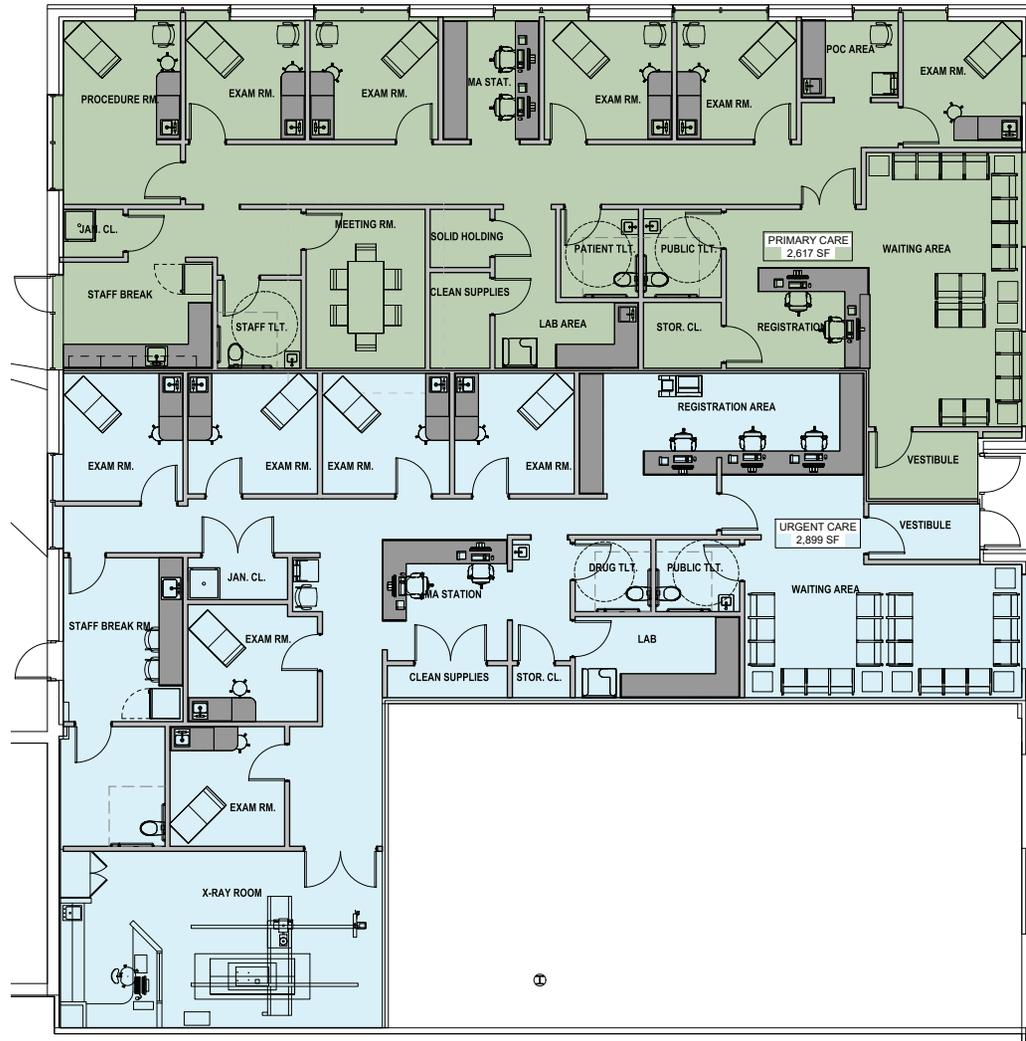
880 Town Center Drive Langhorne, PA 19047

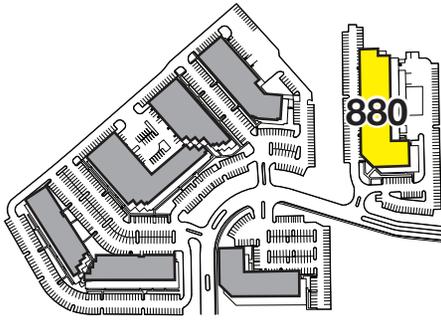
2,165 – 5,516 SF Available

TEST FIT PLAN - OPTION ONE

■ 2,617 SF

■ 2,899 SF



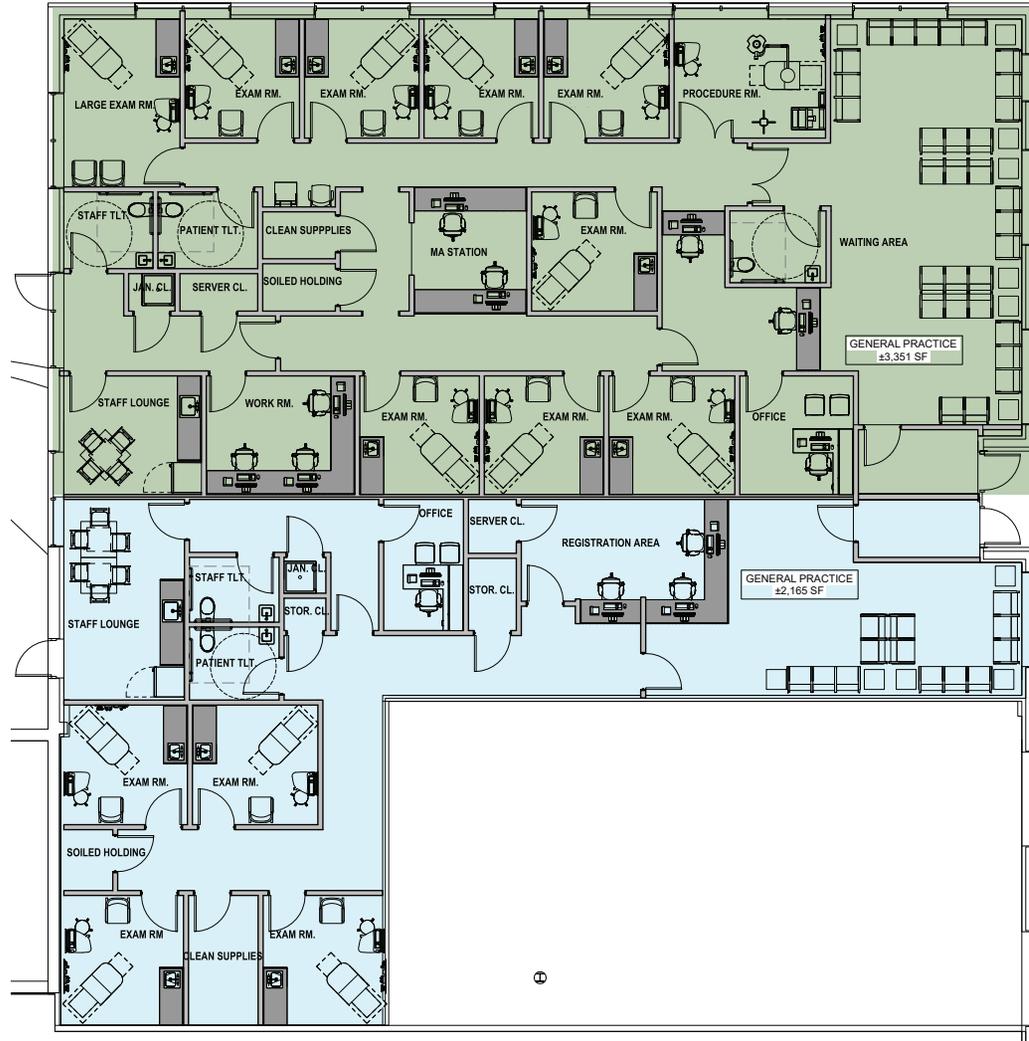


880 Town Center Drive

Langhorne, PA 19047

2,165 – 5,516 SF Available

TEST FIT PLAN - OPTION TWO



3,351 SF

2,165 SF