

Medical/Office/Flex Space Available | Langhorne, PA

Suites from 2,165 – 12,917 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 850, and 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
- Walking distance to Atlee Square luxury apartments, a newly constructed apartment community with 391 units delivered, another 223 underway (614 total), and resort-style amenities
- 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:



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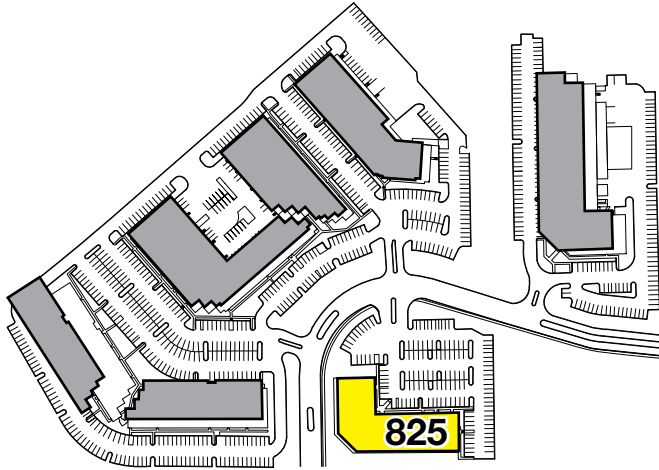
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BUCKS TOWN

MEDICAL CAMPUS



825 Town Center Drive

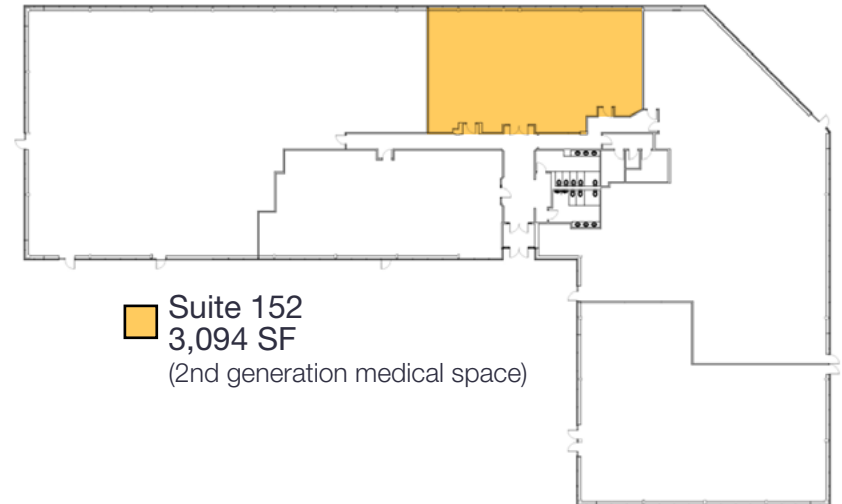
Langhorne, PA 19047

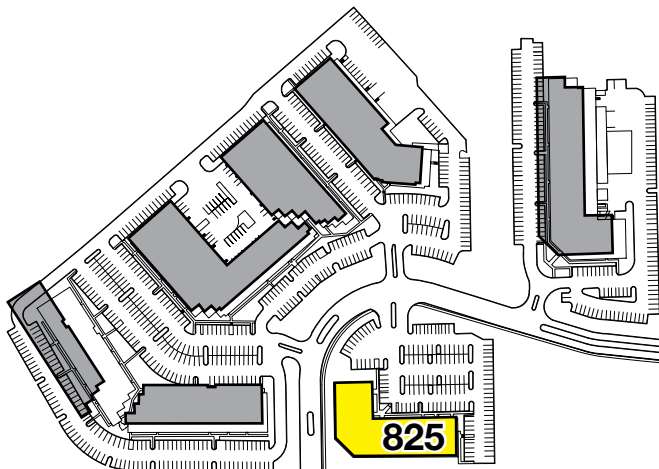
3,094 SF 2nd Generation Medical Office



Property Highlights

- Generous TIA packages offered
- 5.00/1,000 parking ratio
- Fully sprinklered
- Individually controlled HVAC
- Recently renovated common areas



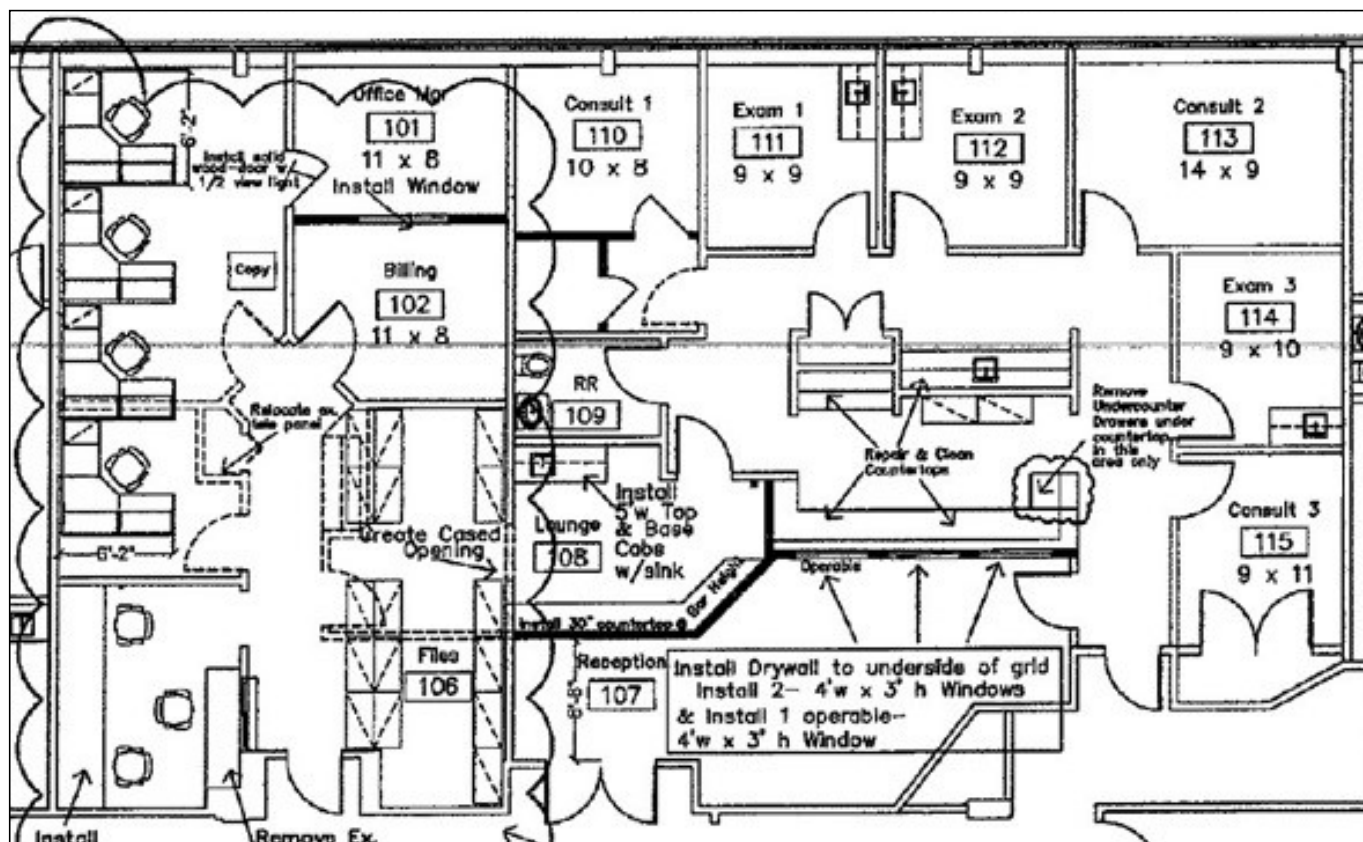


825 Town Center Drive
Langhorne, PA 19047

Suite 152 - 3,094 SF Available

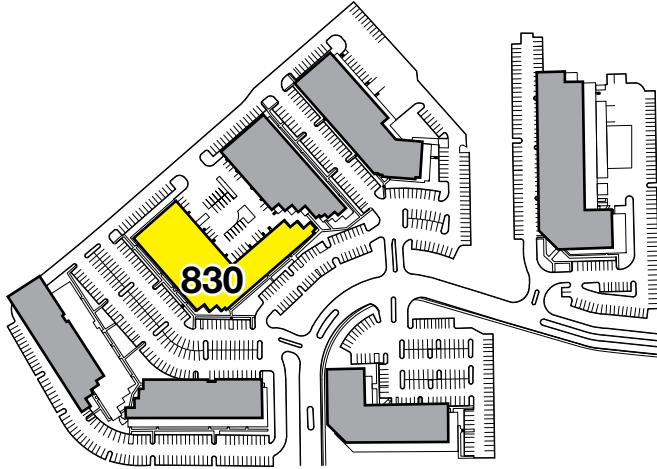
Space Notes

- Suite 152 - 3,094 SF
- 2nd generation medical suite
- Direct visibility from main building entrance, with close proximity to common bathrooms
- Efficient layout with attractive window line
- Private restroom
- Built in reception desk
- Recently renovated common areas



BUCKS TOWN

MEDICAL CAMPUS



830 Town Center Drive

Langhorne, PA 19047

12,917 SF Opportunity



Property Highlights

- 12,917 SF
- Front and rear parking lots
- Dedicated backup generator
- Sprinklered
- High-end finishes throughout

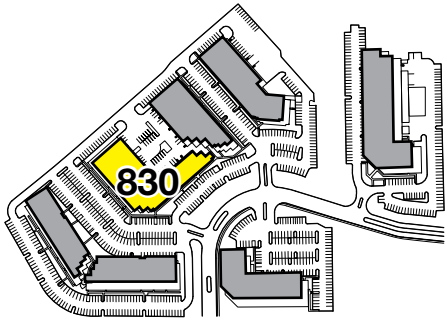
Virtual Tour



Click [HERE](#)
for a virtual tour.

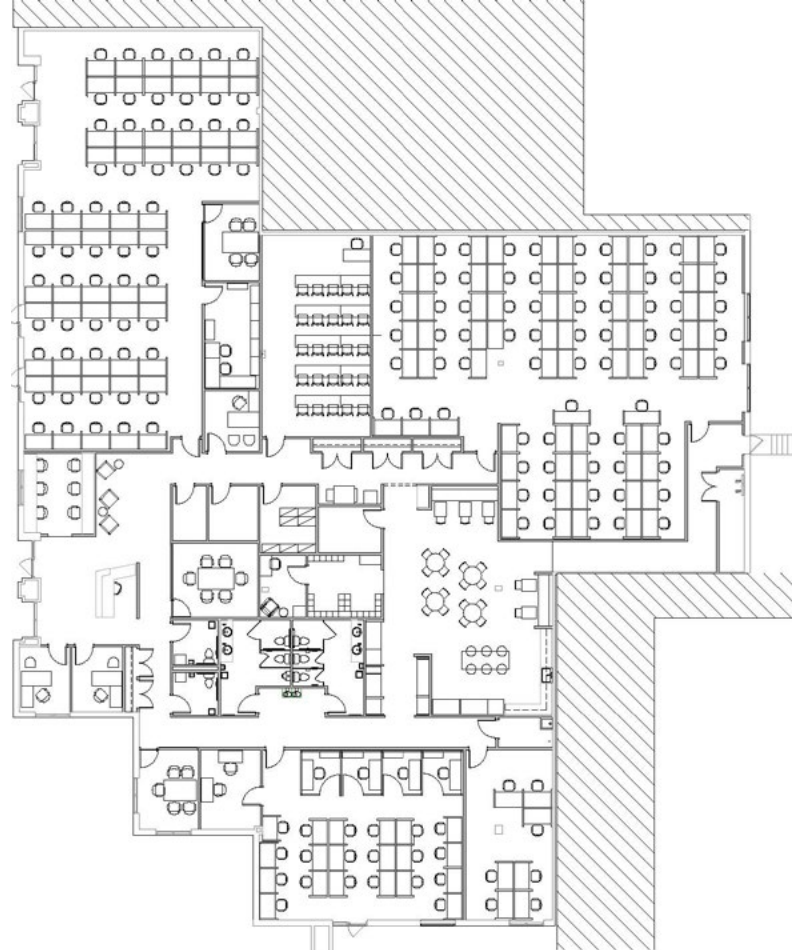
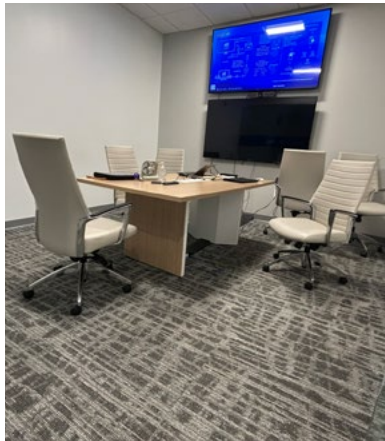
Location Highlights:

- Strategically positioned near the intersection of Route 1 & I-95
- Approximately 10 minute drive to NJ and 20 minute drive to Philadelphia
- Heavily amenitized area, adjacent to Oxford Valley Mall and the 2nd densest retail concentration in Bucks County
- Nearby bus station with SEPTA bus routes 14, 127, 128, and 129



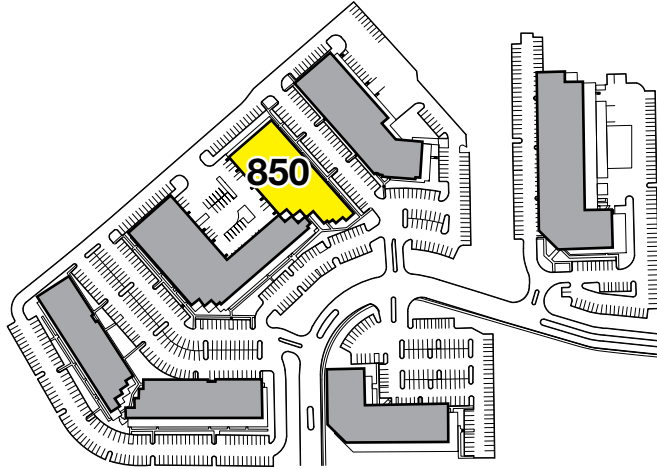
830 Town Center Drive Langhorne, PA 19047

12,917 SF Opportunity



BUCKS TOWN

MEDICAL CAMPUS



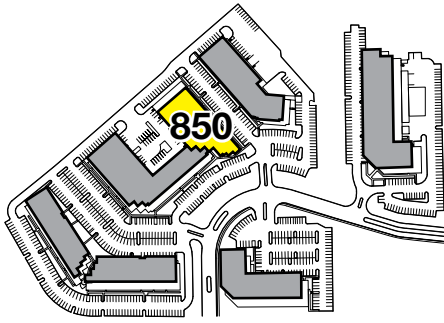
850 Town Center Drive
Langhorne, PA 19047

11,918 SF Available



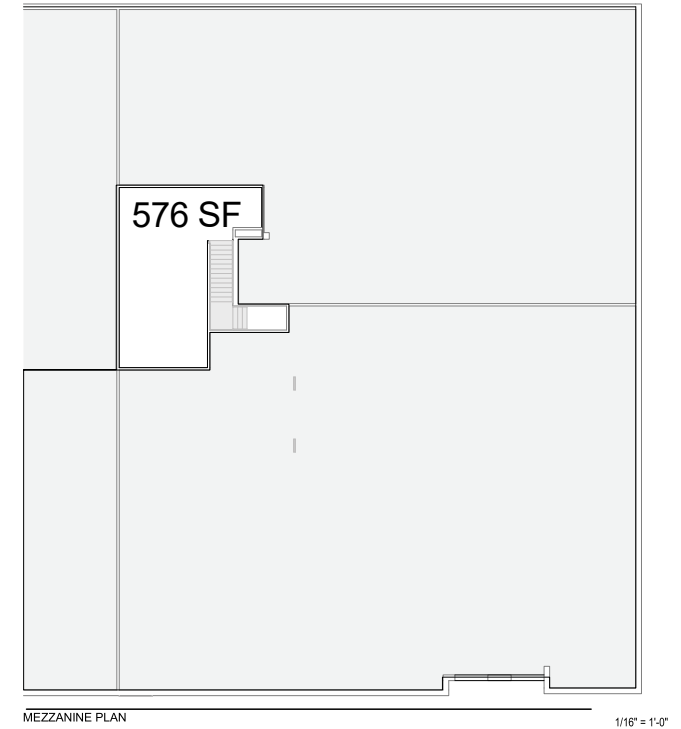
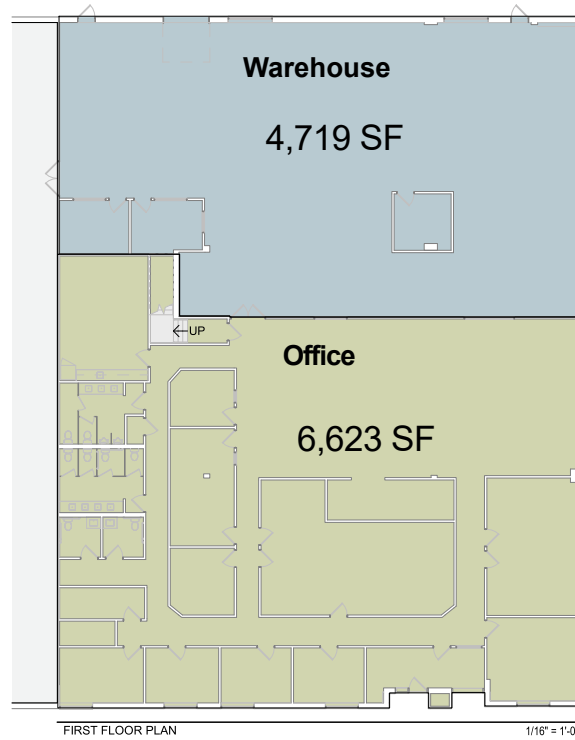
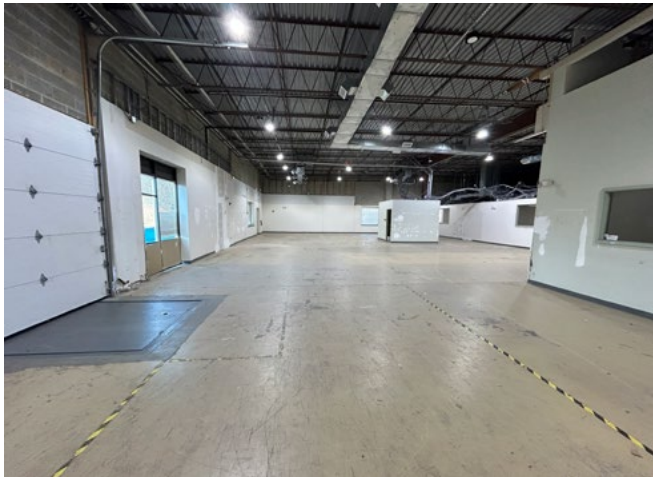
Property Highlights

- Endcap unit with 3 sides of window line
- HVAC throughout
- Sprinklered
- 6,623 SF of existing office space
- 4,719 SF of warehouse space with 576 SF mezzanine
- 1 loading dock, with the ability to add more
- Parking in the front and rear of building
- 120/208V, 3PH, 4W electric service
- +/-16' clearance, 18' to deck



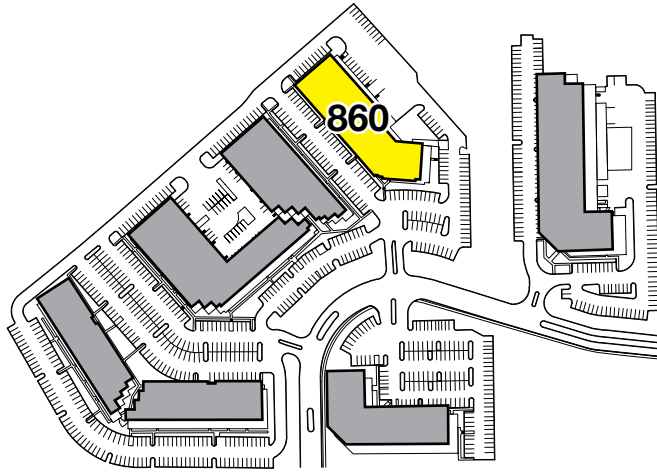
850 Town Center Drive Langhorne, PA 19047

11,918 SF Available



BUCKS TOWN

MEDICAL CAMPUS



860 Town Center Drive

Langhorne, PA 19047

12,890 SF Flex Available



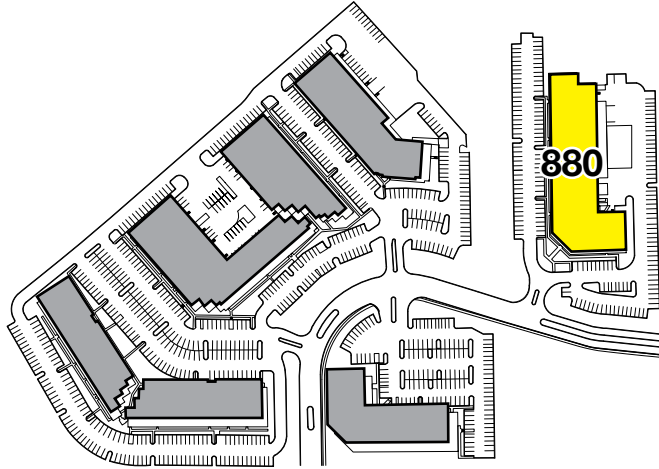
Property Highlights

- 2 loading docks
- 1 drive-in
- ~17' clearance to bottom of beam
- ~19' clearance to deck
- Fully sprinklered



BUCKS TOWN

MEDICAL CAMPUS



880 Town Center Drive

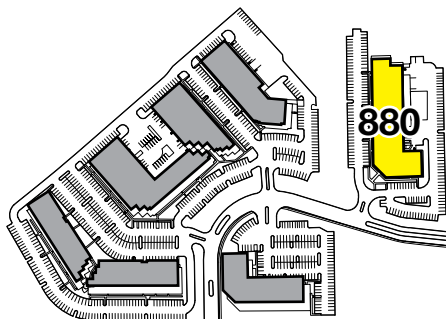
Langhorne, PA 19047

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

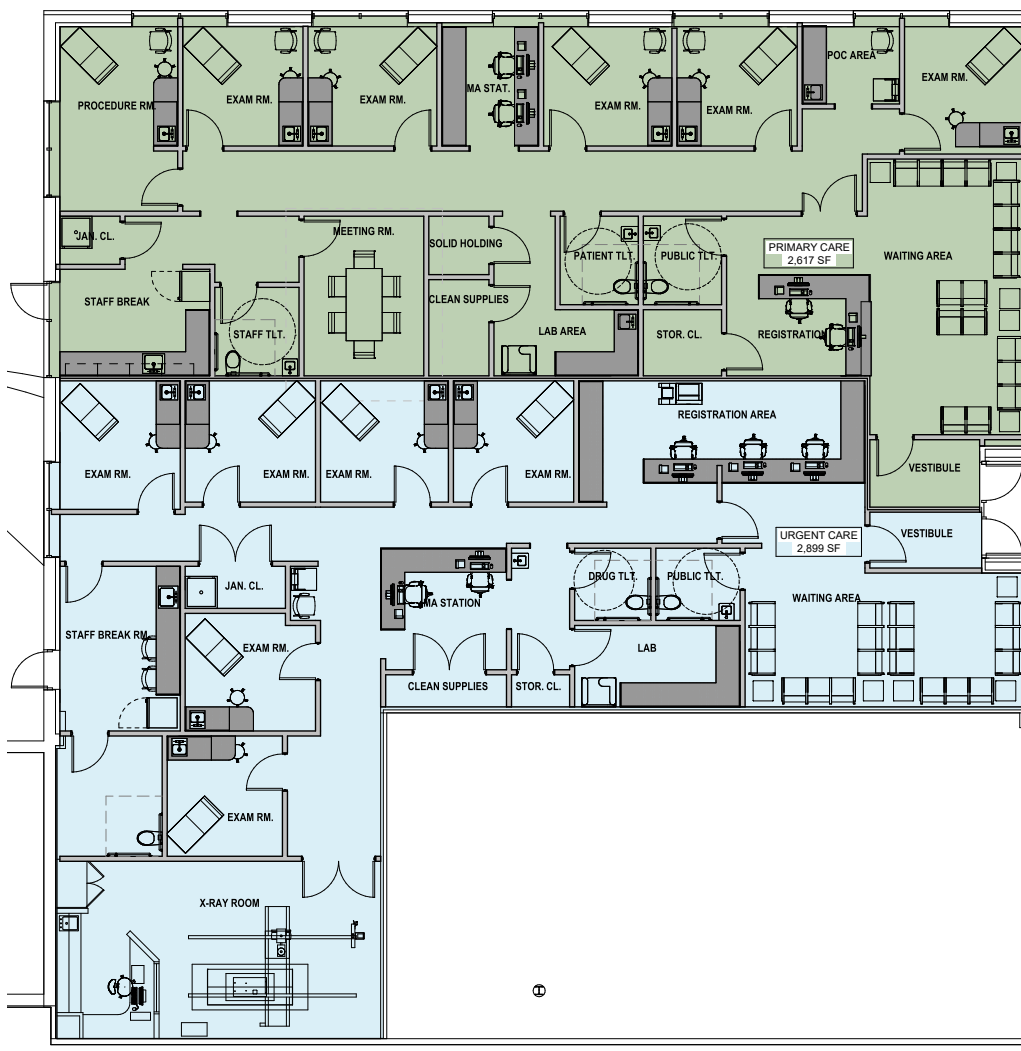


880 Town Center Drive

Langhorne, PA 19047

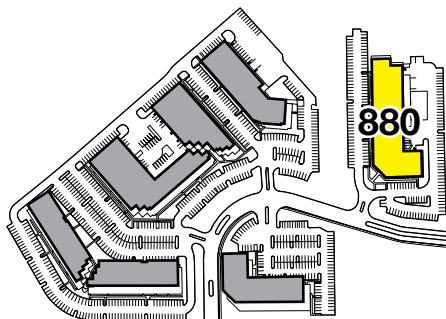
2,165 – 5,516 SF Available

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

