

OFFERING MEMORANDUM

Exceptional Office Space

2080 CABOT BLVD WEST

Langhorne, PA 19047

PRESENTED BY:

CHICHI E. AHIA, SIOR

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

MONIKA POLAKEVIC, CCIM

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807





Table of Contents

4	THE PROPERTY			
	Property Summary	5		
	Property Details	6		
	Property Highlights	7		
	Floor Plans - Suite 202	8		
	Floor Plans - Suite 205	9		
	Additional Photos	10		
		11	THE LOCATION	
			Regional Map	12
			Location Map	13
		14	THE DEMOGRAPHICS	
			Demographics Map & Report	15

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

PROPERTY TYPE	Office
LEASE RATE:	\$20.00/SF/yr (MG)
AVAILABLE SF:	2,068 & 3,321 RSF±
LOT SIZE:	6.4 AC±
ZONING:	M1
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Oxford Valley Rd

PROPERTY OVERVIEW

SVN is pleased to present an outstanding opportunity for professional offices in Langhorne, Bucks County, Pennsylvania. This impressive complex comprises two buildings totaling 71,751 SF of GLA. Nestled on nearly 7 acres of grounds, this modern, two-story facility offers convenience and sophistication. Elevator service, full sprinkler systems, and ADA compliance ensure accessibility and safety, while a generous parking ratio of 5 spaces per 1000 square feet adds convenience. Situated within the Bucks County Business Park, the property enjoys proximity to a wealth of amenities. With thoughtful design and construction, these spaces offer both functionality and prestige in a highly desirable location.

LOCATION OVERVIEW

The site is on the perimeter of the Oxford Valley corridor and located 0.9 miles to U.S. Route 1, 1.5 miles to Interstate 95 / 295, 4.2 miles to Newtown Bypass (PA Rt. 332), and 8.0 miles to PA. The property is located in immediate proximity to extensive area amenities, including the Oxford Valley Mall, Aria-Jefferson Health Hospital, Sesame Place, restaurants, hotels, public transportation and the PA turnpike, offering convenient access from/to Philadelphia and Central and Southern New Jersey.

PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR (MG)
-------------------	---------------------------

LOCATION INFORMATION

STREET ADDRESS	2080 Cabot Blvd. W
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Oxford Valley Rd
TOWNSHIP	Middletown Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	U.S. Route 1 - 0.9 Mi
NEAREST AIRPORTS	Trenton Mercer (TTN) - 9.9 MI Philadelphia Intl (PHL) - 35.3 MI

BUILDING INFORMATION

BUILDING SIZE	41,751 SF±
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	20,875 SF
YEAR BUILT	1974
YEAR LAST RENOVATED	2020
APN #	22-057-008-006

PARKING & TRANSPORTATION

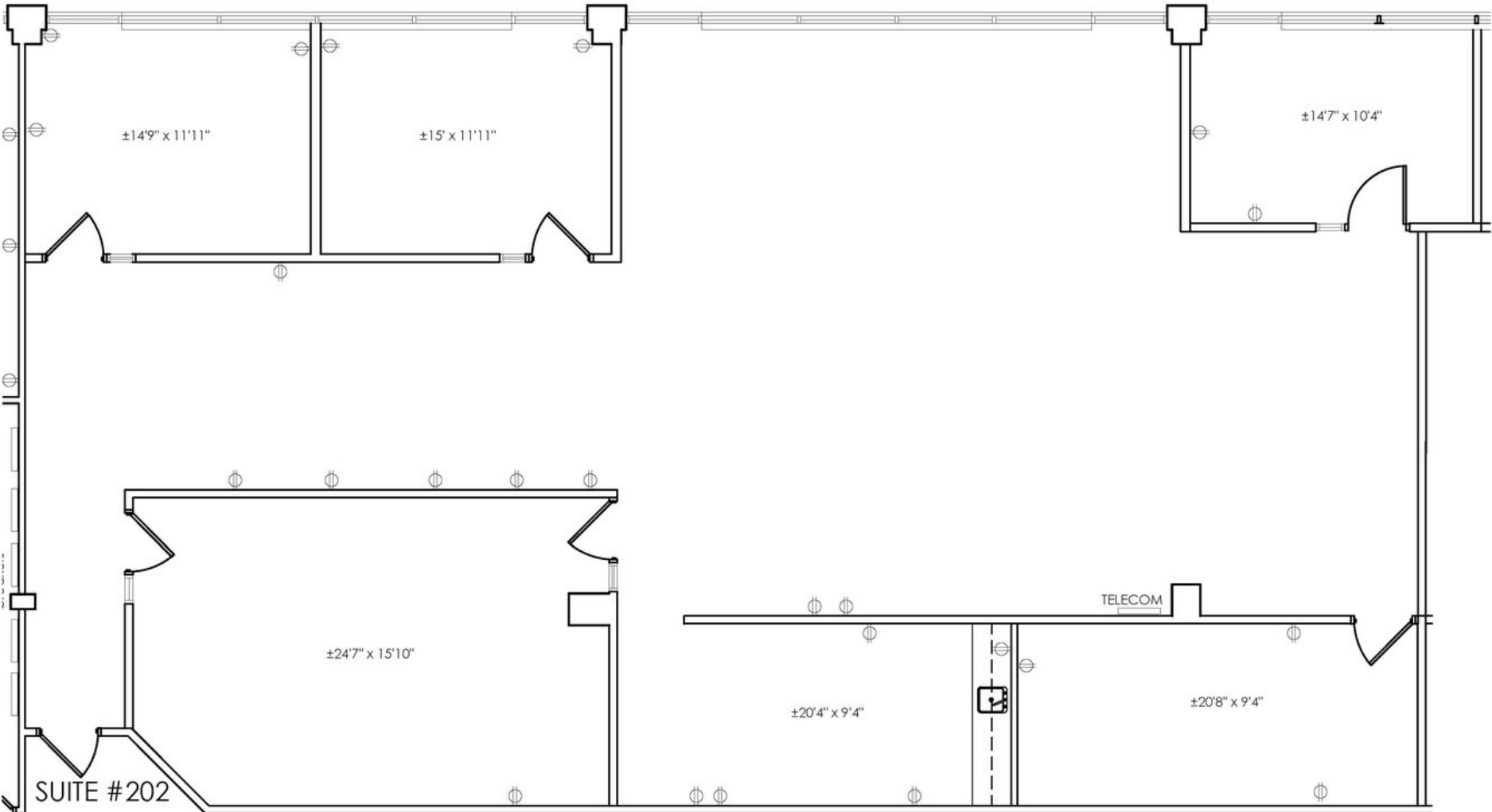
PARKING TYPE	Surface Paved Parking
PARKING RATIO	5.0/1000
NUMBER OF PARKING SPACES	300

PROPERTY HIGHLIGHTS

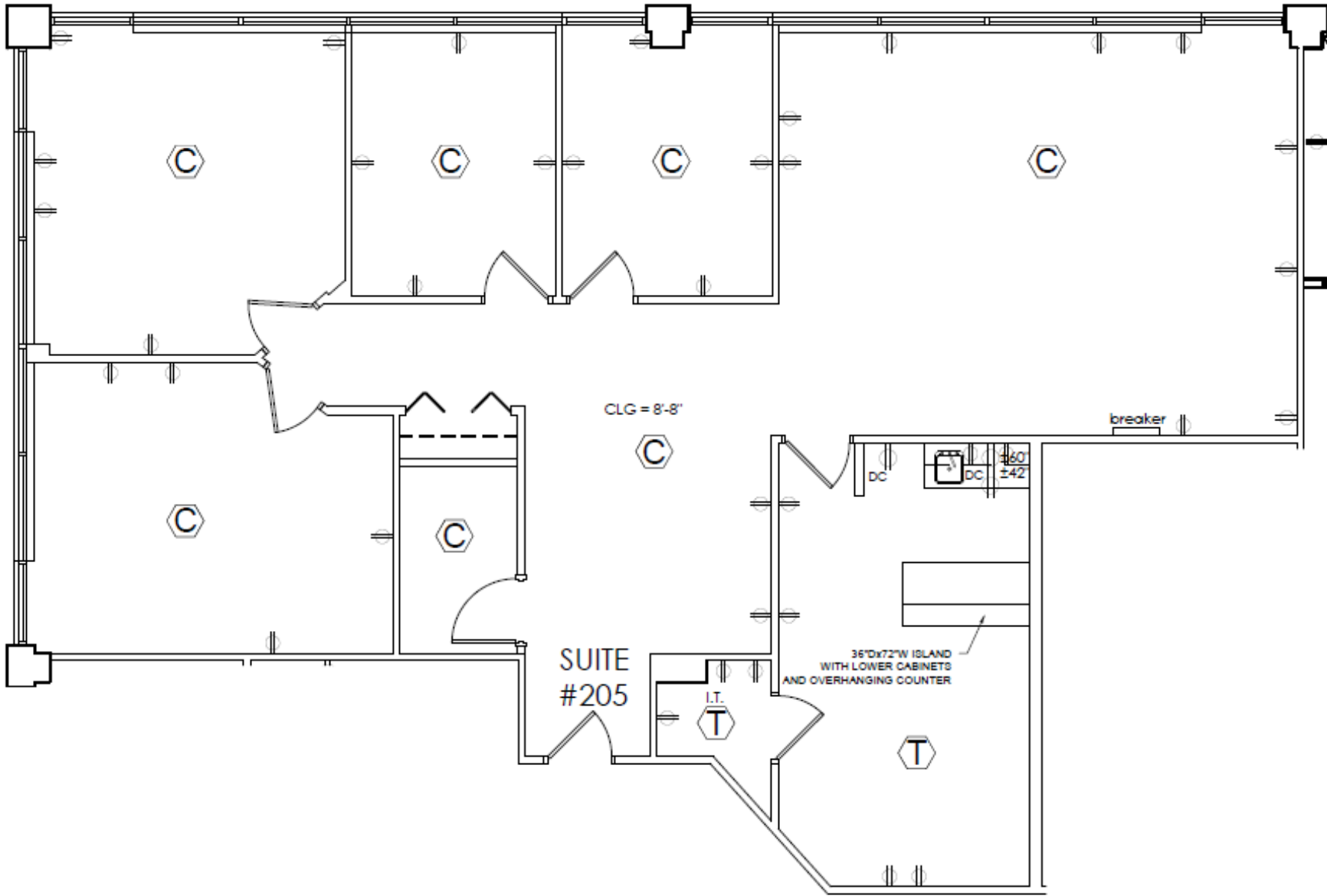
- Professional office building opportunity
- Class "A" office
- Located in Bucks County Office Park
- Custom and turn-key delivery available
- Elevator served
- Many upgrades throughout
- Abundance of natural light
- Ample parking [300+ spaces / 5:1000 SF ratio]
- Convenient and accessible location
- Close proximity to Oxford Valley Mall, Aria-Jefferson Health Hospital, Sesame Place, many restaurants and hotels
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Oxford Valley Rd, U.S. Highway 1, I-295/95 and PA/NJ Turnpike



FLOOR PLANS - SUITE 202



FLOOR PLANS - SUITE 205



ADDITIONAL PHOTOS



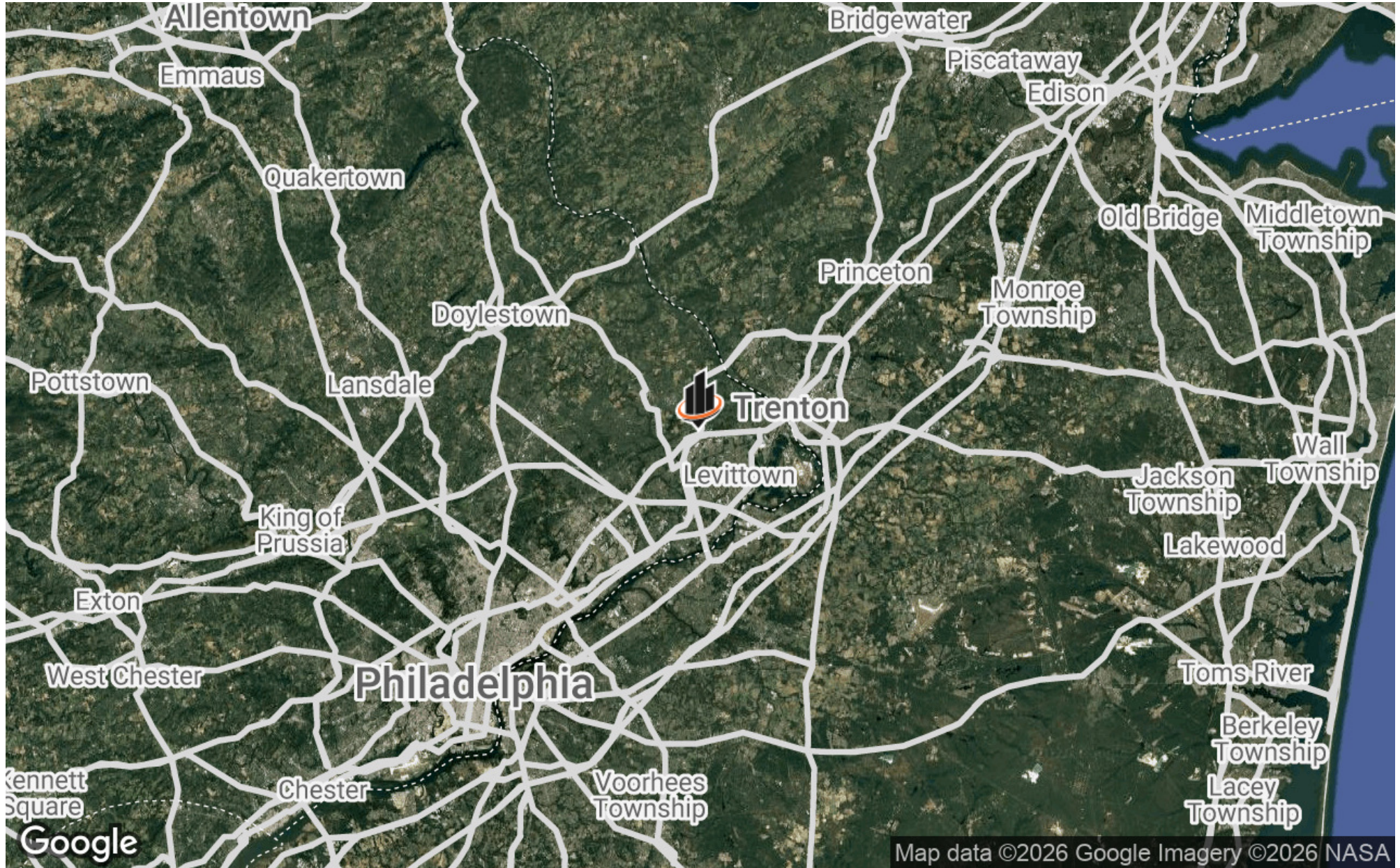


SECTION 2

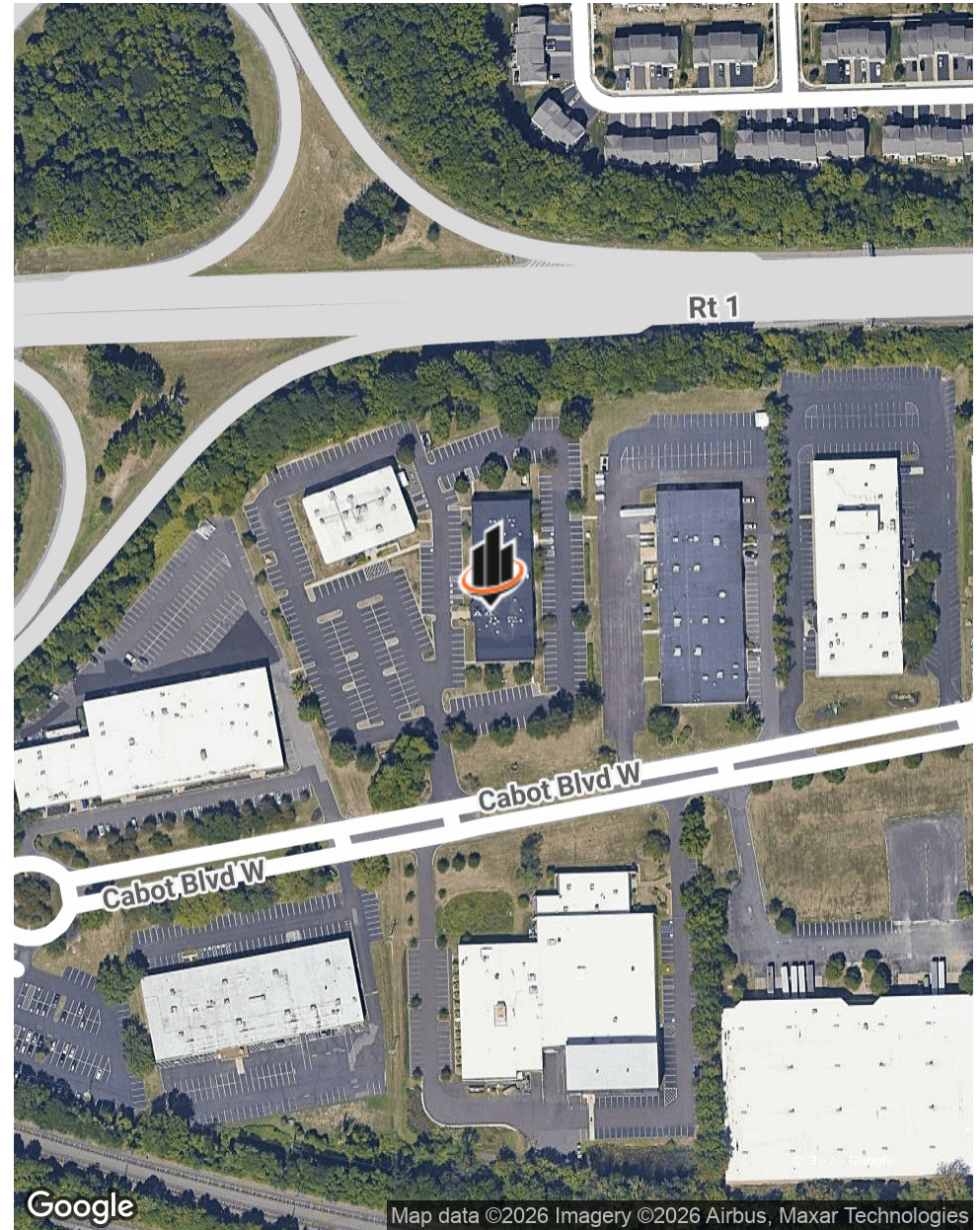
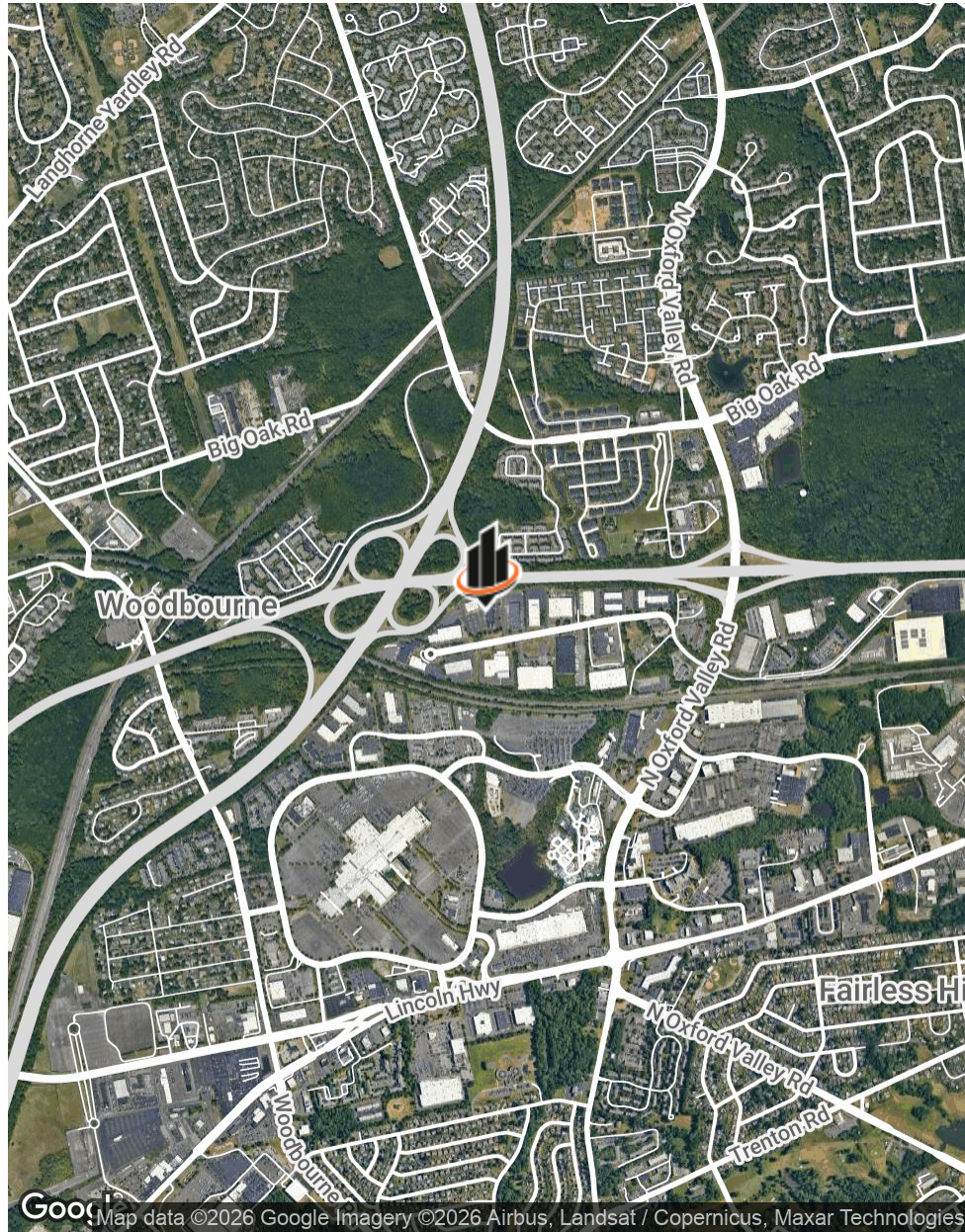
The Location



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics



DEMOGRAPHICS MAP & REPORT

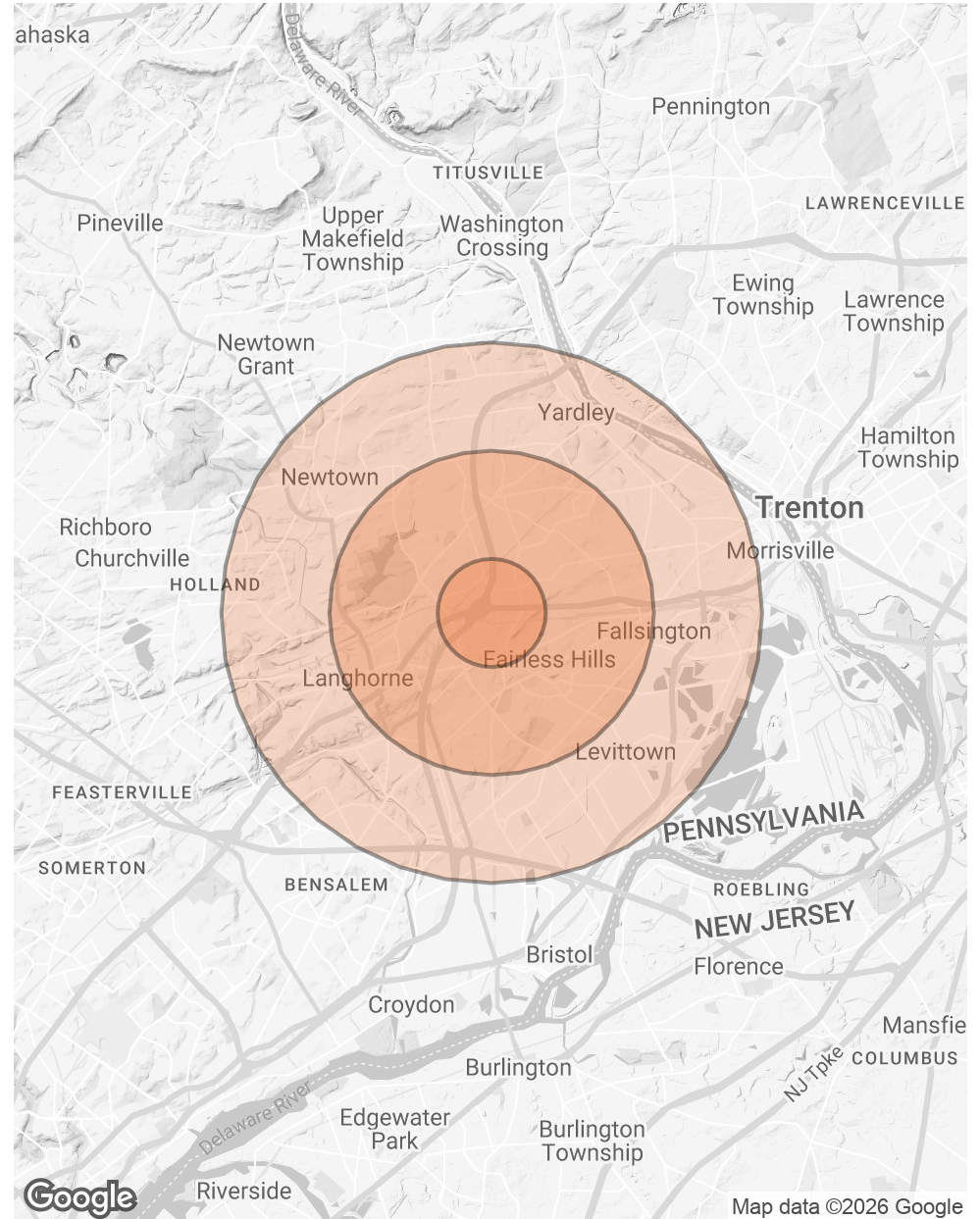
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,224	70,366	200,185
AVERAGE AGE	48	44	43
AVERAGE AGE (MALE)	47	43	42
AVERAGE AGE (FEMALE)	49	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,866	26,555	76,432
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$164,905	\$145,866	\$143,886
AVERAGE HOUSE VALUE	\$555,616	\$451,833	\$445,536

* Demographic data derived from 2020 ACS - US Census





2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com