

OFFERING MEMORANDUM

Turnkey Office Space

668 WOODBOURNE ROAD

Langhorne, PA 19047

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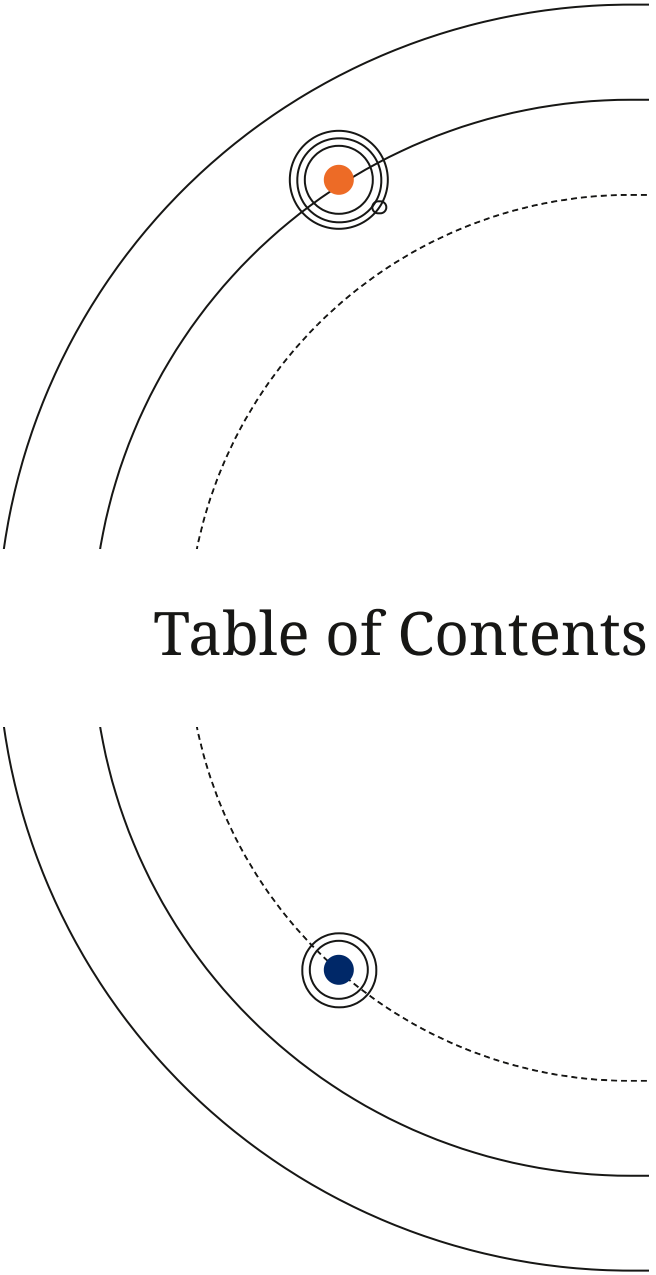


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DISCLAIMER

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

LEASE RATE:	Office
AVAILABLE SF:	911 - 1,997 SF±
BUILDING SIZE:	11,740 SF±
LOT SIZE:	1.49 Acres
YEAR BUILT:	1982
ZONING:	P (Professional)
MARKET:	Philadelphia

PROPERTY OVERVIEW

SVN is pleased to present an exceptional office space within the Woodbourne North Office Center, centrally located in Langhorne, Bucks County, Pennsylvania. Various professional office suites have recently undergone thoughtful upgrades, providing a high-quality, move-in-ready environment designed for convenience and functionality. Both suites feature efficient floor plans that can accommodate a wide range of professional uses. Visible and convenient location with ample parking.

LOCATION OVERVIEW

The Woodbourne North Office Center is strategically situated in the bustling commercial hub of Langhorne, offering a prime location for prospective office tenants. The property benefits from its convenient access to major thoroughfares, providing easy connectivity to Philadelphia and New Jersey’s dynamic markets. Situated within the Oxford Valley corridor in close proximity to Oxford Valley Mall and Sesame Place, the property is located within close proximity to several major medical systems (Aria-Jefferson Health, Bucks County - 2.4 miles and St. Mary’s Medical Center, Newtown - 4.2 miles), as well as many other amenities. Easy access to US-1, I-95, PA & NJ Turnpikes.

PROPERTY DETAILS

LEASE RATE	#103 (1,086 SF)-\$1,375/MO #105 (1,850 SF)-\$3,200/MO #110 (911 SF) - \$1,215/MO #201 (1,457 SF)-\$1,850/MO
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LOCATION INFORMATION

BUILDING NAME	Woodbourne North Office Center
STREET ADDRESS	668 Woodbourne Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks
CROSS-STREETS	Cornerstone Drive
TOWNSHIP	Middletown Township
MARKET TYPE	Medium
NEAREST HIGHWAY	US-1 - 0.8 Mi.
NEAREST AIRPORT	Trenton - Mercer (TTN) - 17 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	P (Professional)
LOT SIZE	1.49 AC±
APN #	22-057-003-001
YEAR BUILT	1982
TENANCY:	Multiple

PARKING & TRANSPORTATION

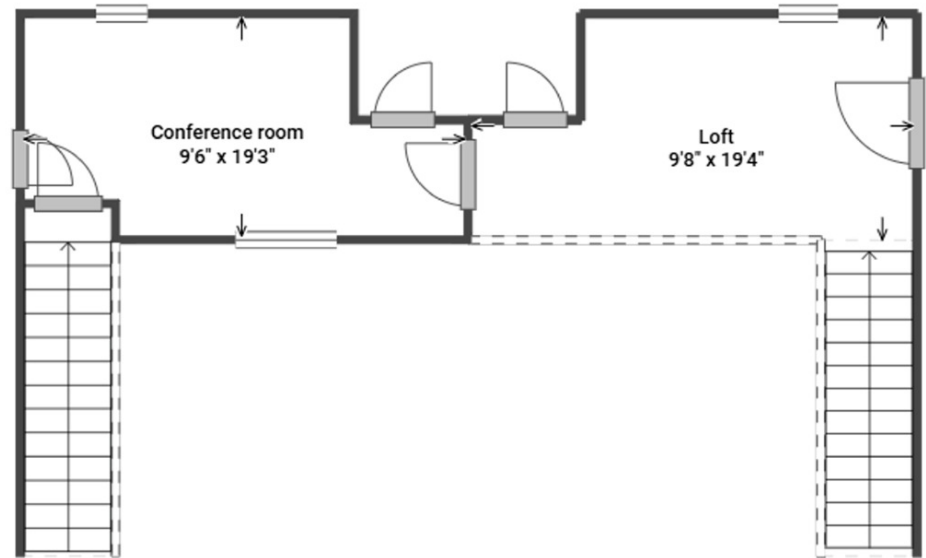
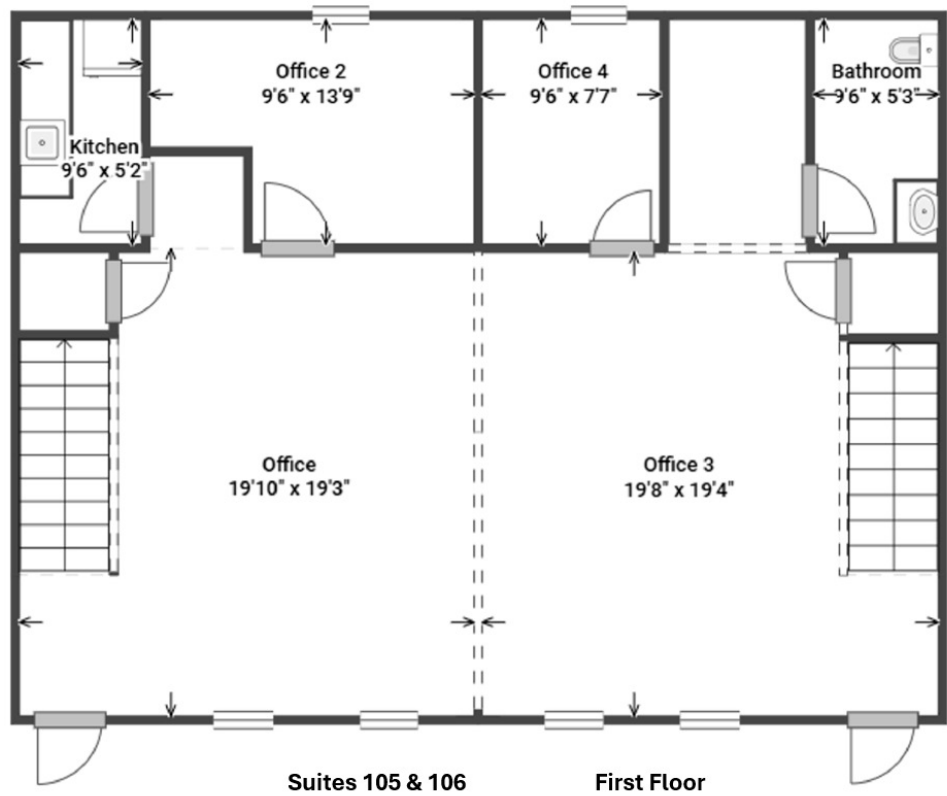
PARKING TYPE	Surface Paved Lot
PARKING RATIO	3.4 / 1,000
NUMBER OF PARKING SPACES	40±

PROPERTY HIGHLIGHTS

- Woodbourne North Office Center
- Located within Oxford Valley commercial corridor
- Various sizes available
- Highly functional floor plan
- Recent upgrades
- Ample parking
- Diverse platform of national, regional, local and specialty retailers in close proximity
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Convenient access to major connecting routes



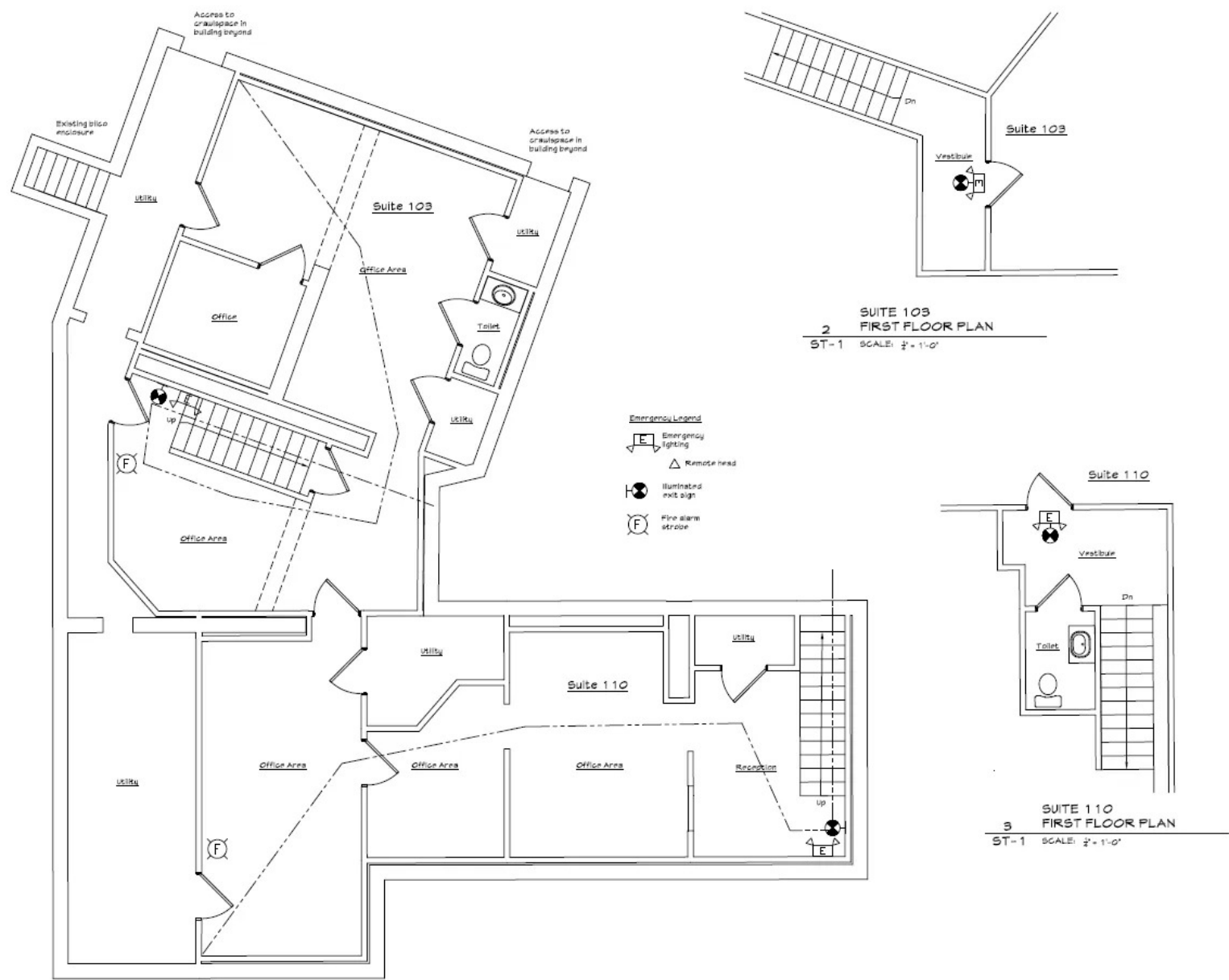
FLOOR PLANS - SUITES 105 & 106



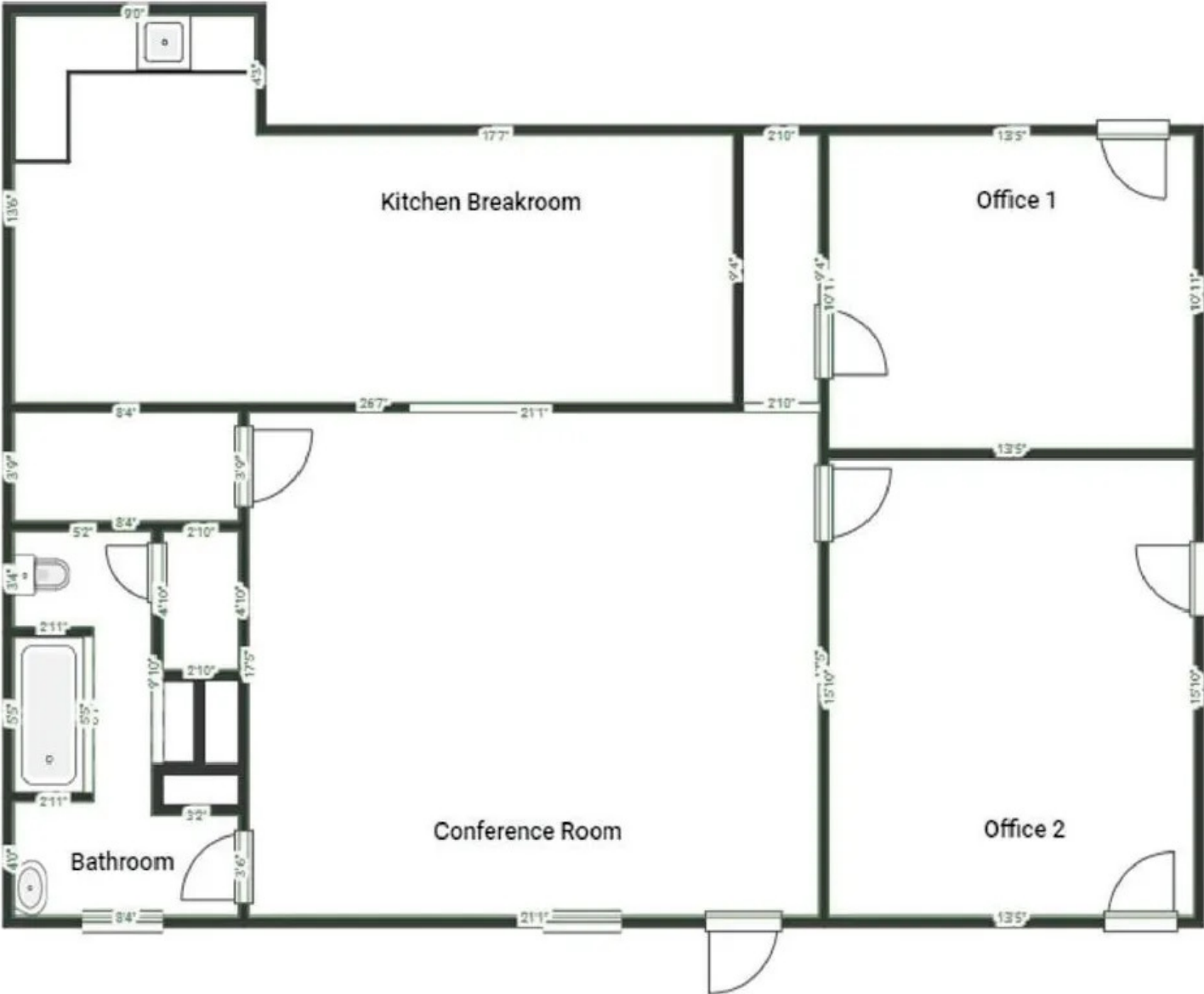
INTERIOR PHOTOS - SUITES 105 & 106



FLOOR PLANS - SUITES 103 & 110



FLOOR PLANS - SUITE 201



INTERIOR PHOTOS - SUITE 201



ADDITIONAL PHOTOS

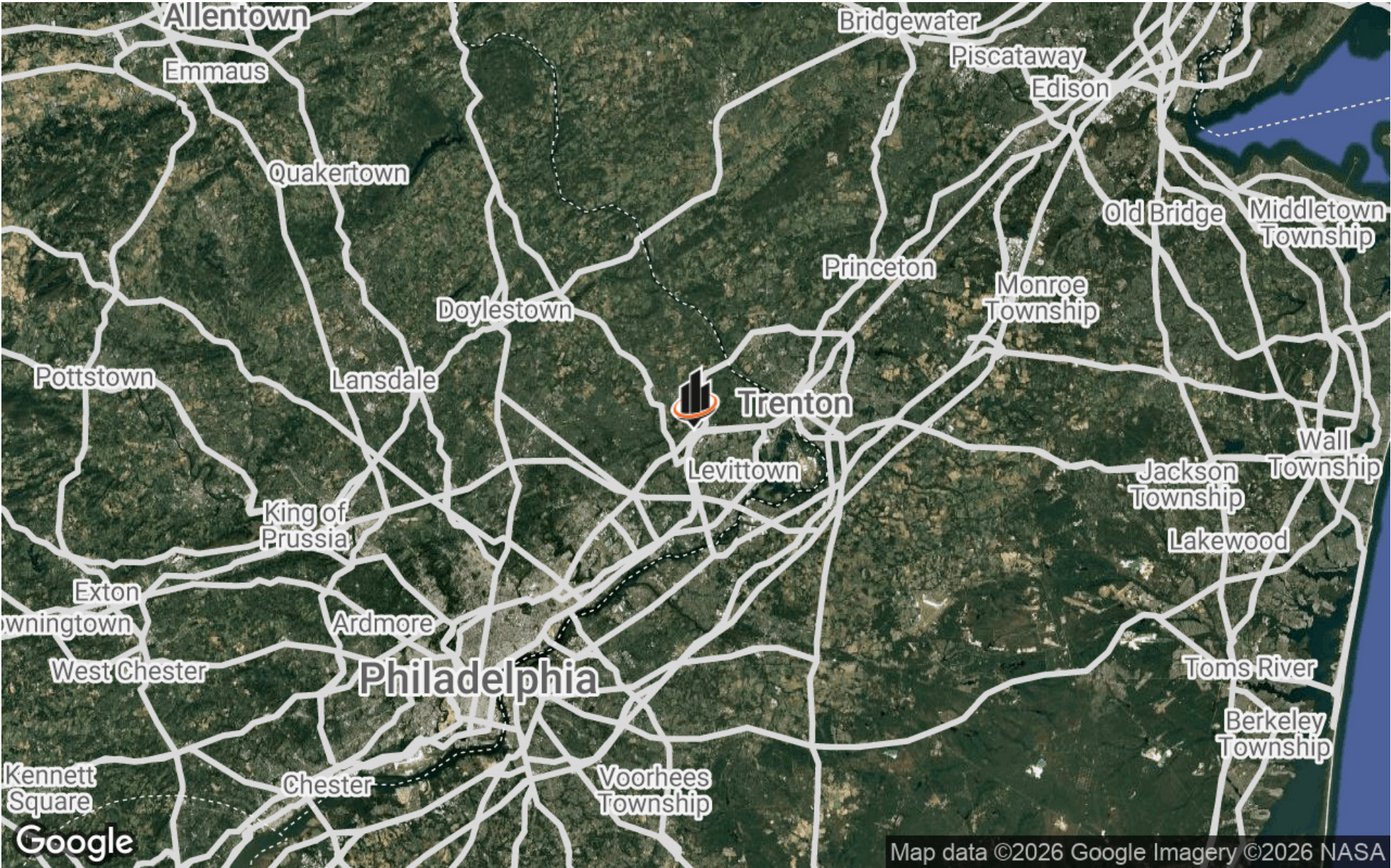




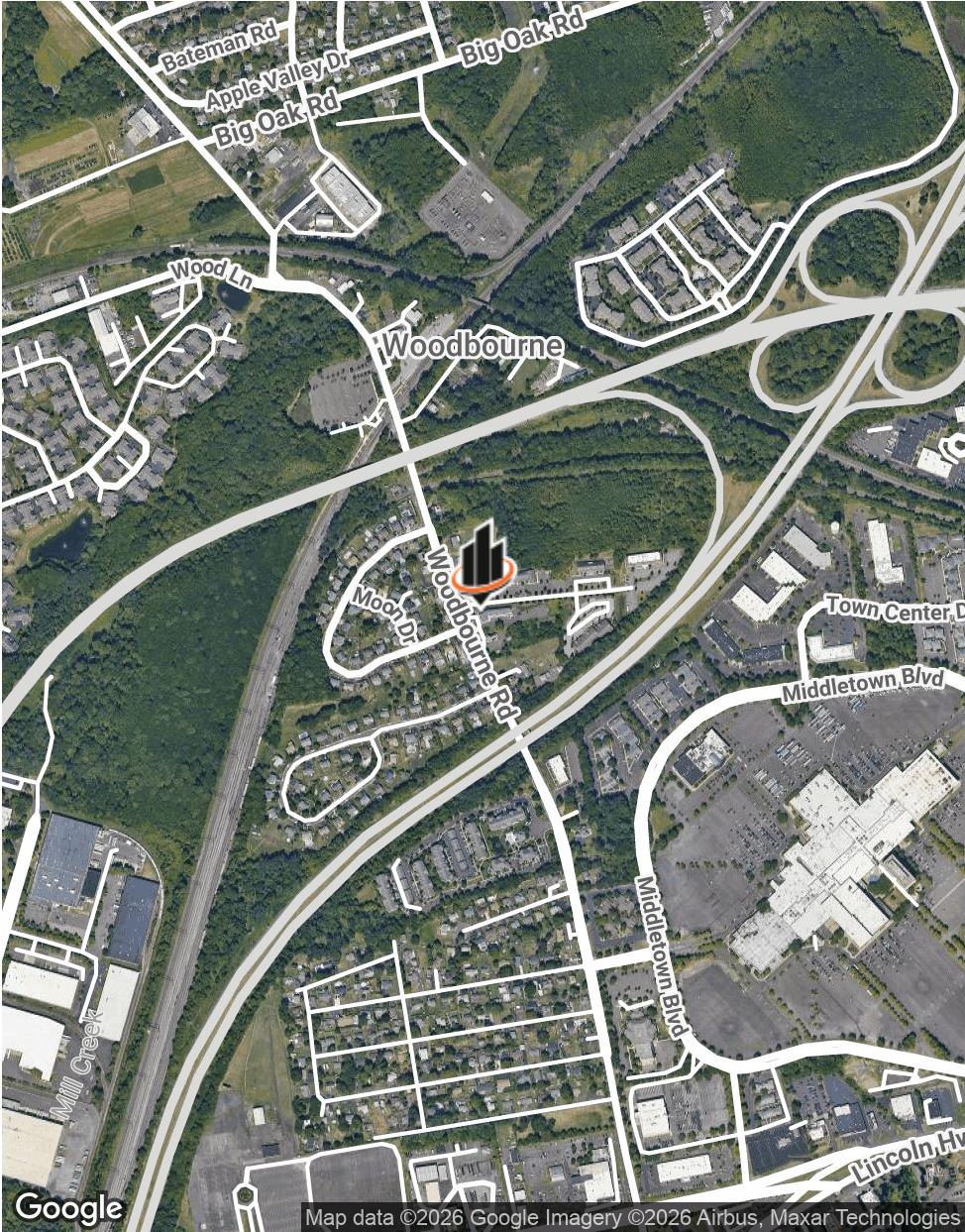
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



SECTION 3
The Zoning

ARTICLE XVIII
P Professional District

§ 500-1801. Purpose and intent.

The purpose of the Professional District is to provide reasonable standards for the harmonious development of offices, medical facilities and educational, religious and philanthropic institutions and other related uses where, because of the nature of the undeveloped land, intensive development is not appropriate. The construction of single-family detached dwellings will not be precluded from this district.

§ 500-1802. Use regulations. [Amended 10-2-2001 by Ord. No. 01-13]

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Professional, business or government offices other than medical offices. Such uses shall not involve the actual storage, exchange or delivery of merchandise on the premises.
- B. Medical office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto. Such uses shall have a minimum lot area of 20,000 square feet.
- C. Financial institutions on a minimum lot area of 20,000 square feet.
- D. Mortuaries.
- E. Government or public buildings.
- F. Educational institutions, including dormitories, day-care centers and driving schools.
- G. Buildings for public worship.
- H. Philanthropic and other nonprofit institutions which are noncommercial in nature.
- I. Museums and libraries.
- J. Club, lodge or fraternal institutions on a minimum lot area of 20,000 square feet.
- K. Single-family detached dwelling, subject to the area and dimensional requirements of the R-2 Residence District (§ 500-903). Section 500-1803 shall not be applicable to this use.
- L. Transient dwelling. **[Added 6-6-2016 by Ord. No. 16-01¹]**
- M. Telephone central office, electric substation.
- N. Accessory use on the same lot with and customarily incidental to any permitted use in this district.
- O. Signs when erected and maintained in accordance with the provisions of Article XXVIII.

1. Editor's Note: This ordinance also provided for the redesignation of former Subsections L through O as Subsections M through P, respectively.

- P. Forestry/timber harvesting, pursuant to the regulations set forth in § 500-402M of this chapter.

§ 500-1803. Area, dimensional and design requirements.

Unless a greater area or dimensional regulation is stated in § 500-1802, Use regulations, for a specific use, all uses in the P District shall meet the following requirements:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 80 feet.
- C. Maximum building coverage: 20%.
- D. Maximum impervious surface ratio: 50%.
- E. Maximum building height: 35 feet.
- F. Minimum yards.
 - (1) Front: 50 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 25 feet.
- G. Buffer yard. Along any adjacent land zoned for or in residential or agricultural use, a buffer yard shall be provided which shall be not less than 75 feet in width, measured from the property line or the street line. The buffer yard shall be in accordance with the provisions of § 500-2605.
- H. Parking. Off-street parking shall be provided in accordance with the provisions of Article XXVII.
- I. Each use shall be served by adequate public water and public sewage disposal facilities.

SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

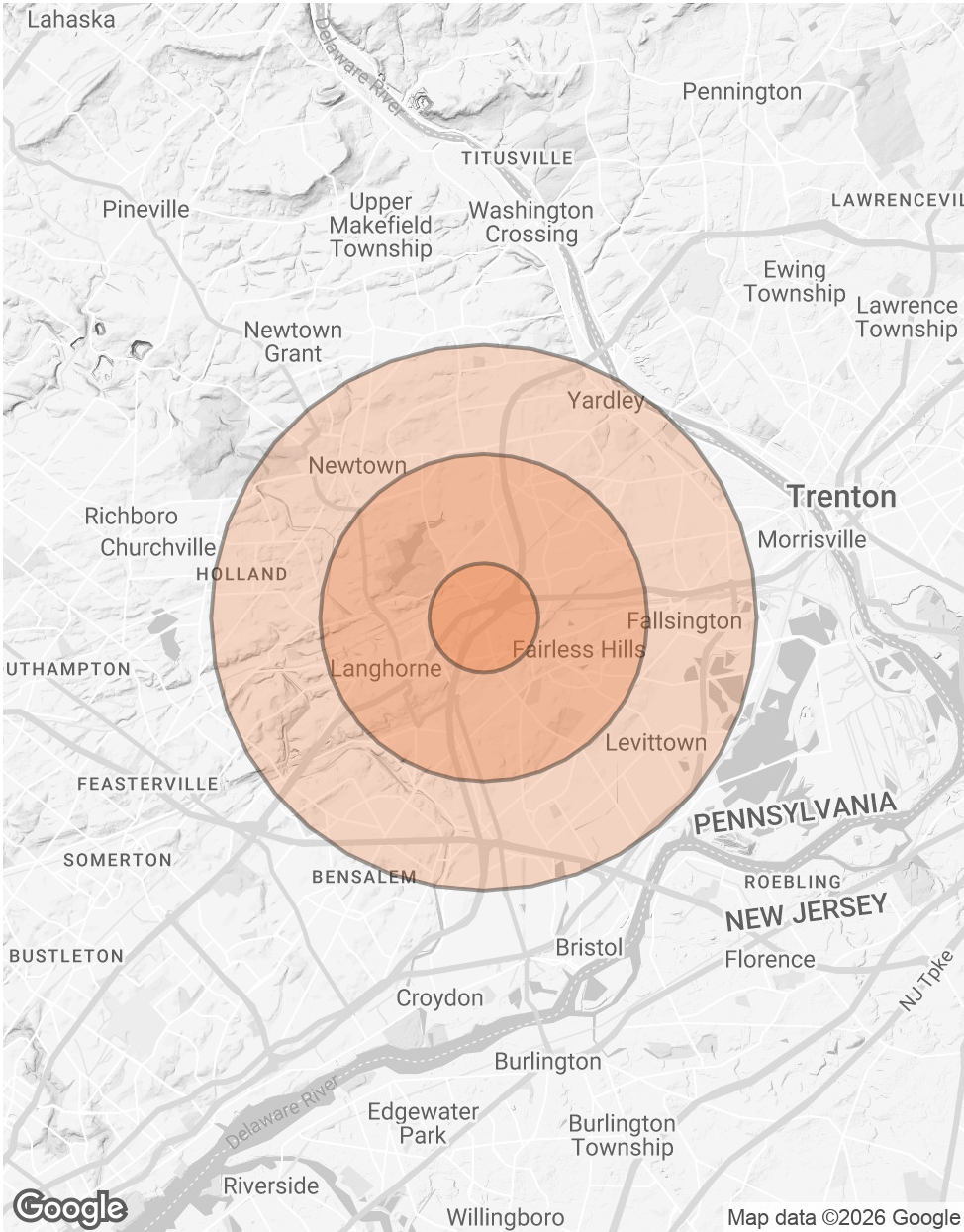
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	6,294	74,721	211,257
AVERAGE AGE	43.4	40.1	40.3
AVERAGE AGE (MALE)	39.3	38.2	38.8
AVERAGE AGE (FEMALE)	46.5	42.1	41.5

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	1,838	26,734	76,049
# OF PERSONS PER HH	3.4	2.8	2.8
AVERAGE HH INCOME	\$101,813	\$93,126	\$93,270
AVERAGE HOUSE VALUE	\$382,305	\$339,046	\$343,541

2020 American Community Survey (ACS)





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