

# FOR LEASE

## Office Suite

**1410 W. Street Road  
Warminster, Bucks County, PA**

**PENN'S GRANT REALTY**  
Corporation

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATIONS**

Total Size: .....2,000± Sq. Ft. - unit can be subdivided to 1,000 Sq. Ft.  
 Location: ..... 2nd Floor  
 Parking: ..... On-site  
 Water: ..... Public  
 Sewer: ..... Public  
 HVAC: ..... Gas Fired  
 Municipality: ..... Warminster Township  
 Zoning: ..... C-1-Commercial District  
 Lease Price: ..... \$17.50 PSF, plus utilities and interior cleaning

**PROPERTY HIGHLIGHTS**

- **Easily Accessible & High Visibility Location**
- **Great Regional Access - Minutes to PA Turnpike**
- **Close Proximity to Prime Shopping and Restaurants**

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population 2023	9,596	72,879	161,584
Households 2023	3,875	29,457	61,902
Average Income 2023	\$121,680	\$125,059	\$147,715
Daily Traffic Counts	32,688±		



