

ELEVATING BUSINESS EXCELLENCE
IN BUCKS COUNTY

BUCKS COUNTY
TECHNOLOGY PARK



4800 - 4850 E. STREET ROAD
TREVOSE, PA 19053

 CUSHMAN &
WAKEFIELD

ON-SITE AMENITIES

Experience the perfect balance between work and wellness. This owner-occupied building sets a new standard in Bucks County with robust amenities designed to help tenants and their employees thrive personally and professionally.



Upscale Food Services including fresh hot and cold breakfast and lunch, and a full service Starbucks.



Lots of Love is a 4 star Keystone certified Daycare available to children 6 weeks to 12 yo. Drop in, after school, and summer care is also available.



Car Wash- Professional detailers offer a variety of exterior and interior services on-site.



Enjoy plentiful indoor and outside seating during your lunch, breaks, or meetings.



24 hours Fitness Center is free for all tenants and offers fitness classes, personal training, cardio & free weights. Also enjoy the 1 mile Fit Trail around the property.



AMENITIES AT YOUR CONVENIENCE



MANICURES

Pamper yourself with a weekly manicure between meetings.

CHAIR MASSAGE

Relieve stress with a licensed massage therapist who focuses on health and well being in the workplace.



AIR/VAC

Enjoy the convenience of our on-site air/vac station, located in the South Lobby and free for all tenants.

BUILT FOR PEACE OF MIND



Three 1-million-watt generators provide full-building power backup when needed



24/7 on-site front desk security, foot and mobile patrols, and camera surveillance



Janitorial team keeps suites and shared areas clean and well-maintained daily. Day Porter available during business hours



Preventative maintenance and on-demand repairs via an online work order request portal

COMMUTE WITH EASE

Experience the convenience of BCTP, providing quick access to major regional thoroughfares including I-276, I-95, Route 1 and 132, along with two on-site SEPTA stops.



Less than one mile to I-95, PA Turnpike and Route 1



Septa Route 14 with two stops on campus



Plentiful parking with over 1,200 spots



BUCKS COUNTY
TECHNOLOGY PARK

A DAY AT BUCKS COUNTY TECHNOLOGY PARK

TESTIMONIALS FROM OUR TENANTS

8:00 AM SMOOTH MORNINGS START HERE

"I feel incredibly lucky to be working at BCTP. Not only does my husband work in the same building (for another company), but our daughter attends the on-site daycare, Lots of Love, and she absolutely loves it. Knowing she's just down the hall brings me so much peace of mind. The Cafe and Starbucks are perfect for grabbing a quick bite or enjoying lunch with colleagues. This building doesn't just support my career- it supports my family life, too."

Amy Varano, Operations Manager, ASI



2:00 PM A QUICK RESET WITHOUT LEAVING THE BUILDING

"A quick manicure from Green Tea Spa just down the hall is my go-to mid-afternoon recharge. It gives me a boost, and I'm back at my desk feeling refreshed and polished- literally!"

Carrie S., Tenant Employee and repeat manicure client



5:00 PM ENJOY 24/7 ACCESS TO OUR FITNESS CENTER

"The gym has become a great community for myself and our employees. Offering free group classes and plenty of equipment, the owner/coaches really cares about your health and fitness and works hard to create personalized plans. Very motivating. The gym also has showers and changing rooms for ease!"

Carol Albright, Chief People Experience Officer, ASI



10:00 AM FLEX WORK SPACES OR CONFERENCE ROOMS AVAILABLE FOR YOUR NEXT BIG MEETING

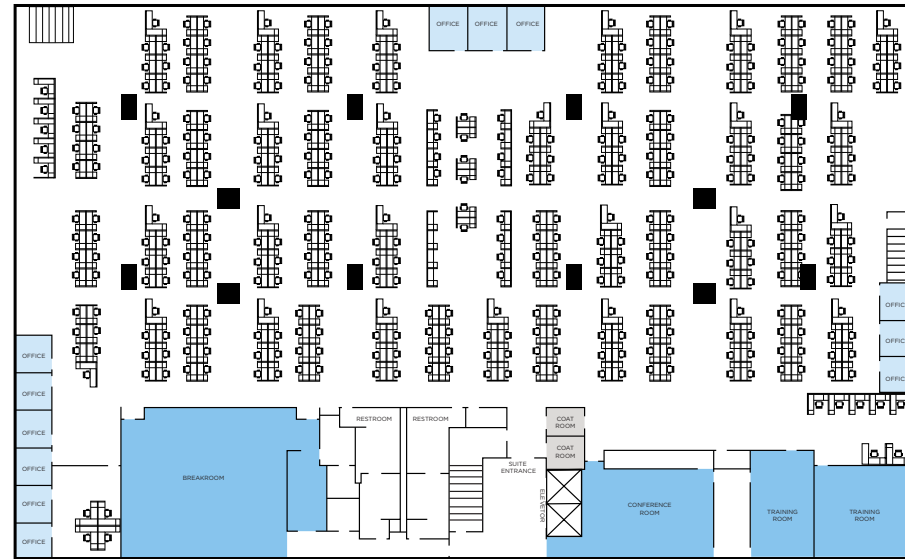
"The team at BCTP makes requesting Conference Rooms so easy. They work hard to do upfront prep work to ensure a successful event. We design a floor plan together and arrange for AV and catering. The day of the event, the spaces are always set up in advance and the team is extremely accommodating with any last-minute requests."

Jessica Peterson, Operations Manager, PA CareerLink Bucks County

FLOOR PLANS

4850 BUILDING | D LEVEL

SUITE 400 | APPROX. 40,000 SF



- Entire Floor Available
- Turn Key Call Center
- Brand New Private Restrooms
- Large Breakroom
- Conference Room
- Window Lined- 4 sides

FLOOR PLANS

4850 BUILDING | B LEVEL

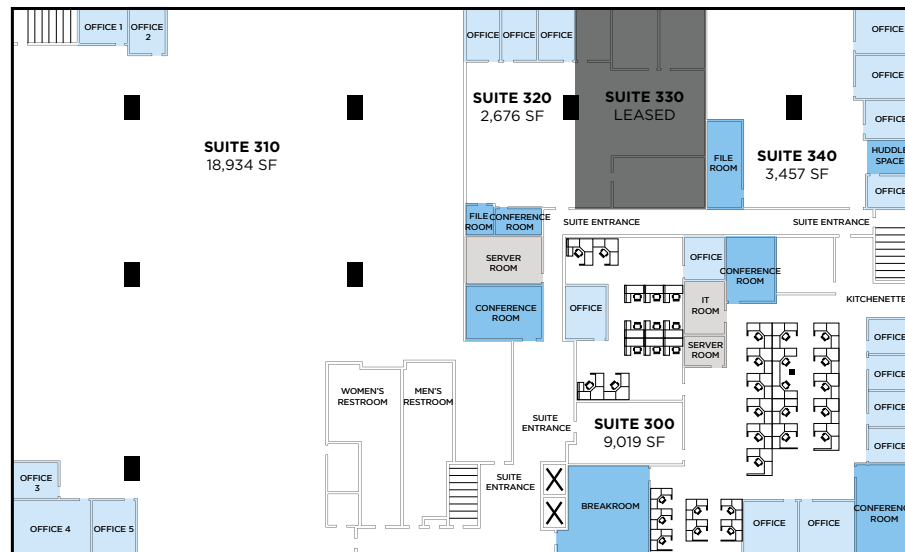
SUITE 200 | APPROX. 27,000 SF



- Plug & Play Space
- Newly Renovated Suite & Breakrooms
- Modern Cubes & Chairs Included
- Training & Conference Rooms
- Private Restrooms
- Private Exterior Entrance

4850 BUILDING | C LEVEL

FULL & SUBDIVIDABLE SUITES



SUITE 300, 9,019 SF

- Plug & Play Space
- Spacious Cubes
- Kitchenette & Breakroom
- Executive Conference Room
- In Suite Server Room

SUITE 310, 18,934 SF

- Raw Space, subdividable
- In Suite restroom access
- Natural Light

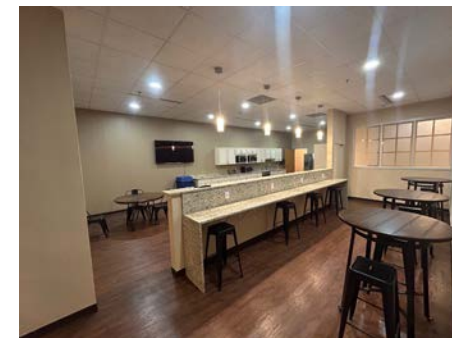
SUITE 320, 2,676 SF

- Furnished Offices
- Huddle Space
- File Room
- Conference Room

SUITE 340, 3,457 SF

- Furnished Offices
- Huddle Space
- File Room
- Natural Light

B LEVEL



C LEVEL



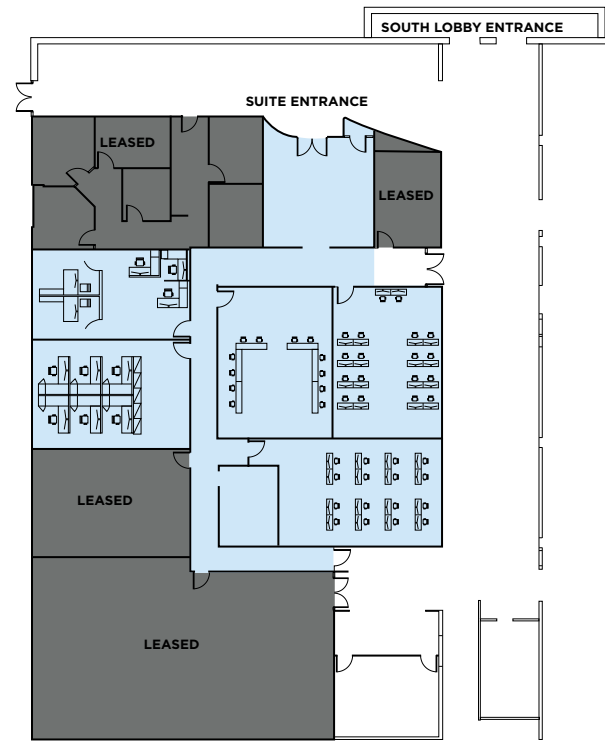
D LEVEL



FLOOR PLANS

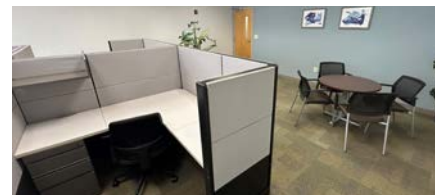
4800 BUILDING

MULTI-TENANT SUITES | FULL BLOCK APPROX. 5,300 SF



FULL BLOCK WITH ENTRANCE

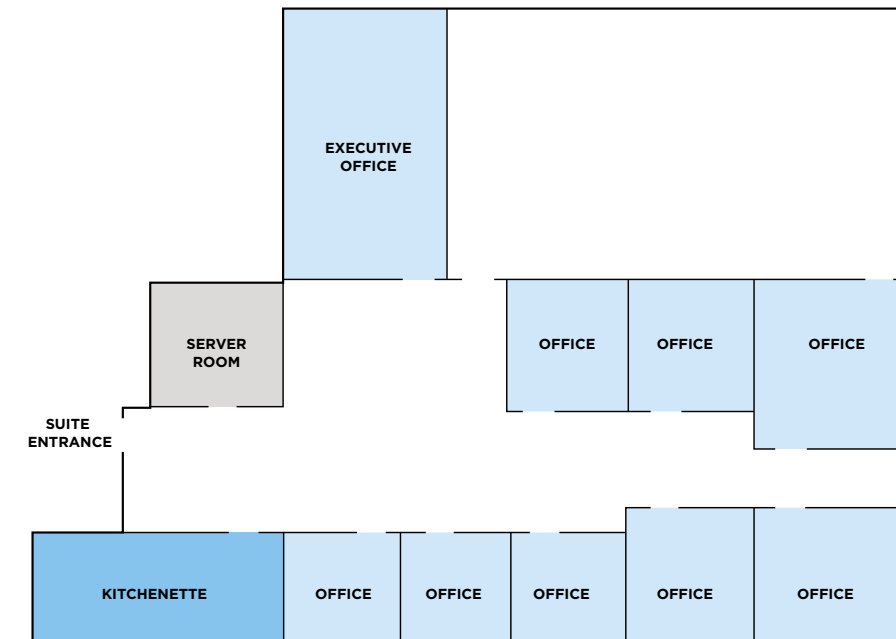
- Private Suite Entrance
- Large Reception area
- Fully Furnished
- Right off the main entrance
- Floor to ceiling windows



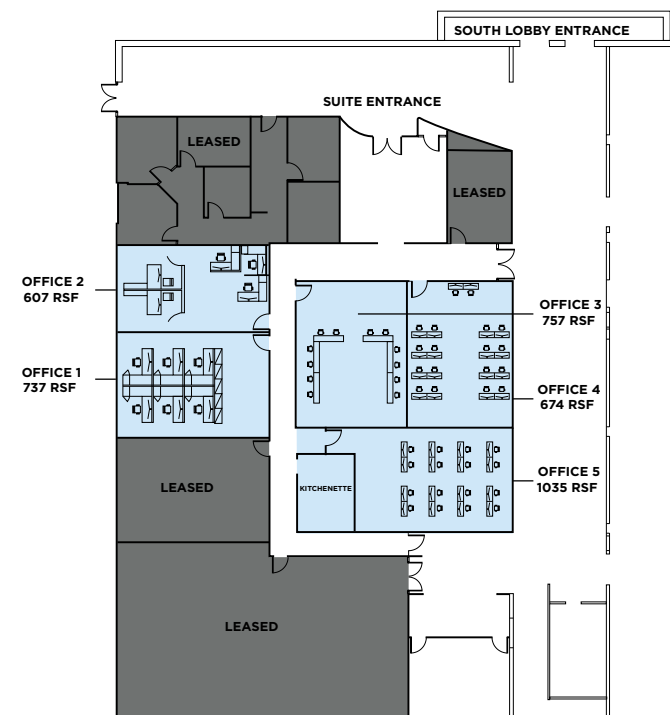
FLOOR PLANS

4800 BUILDING

SUITE 140 | 2,560 SF



- Fully Furnished
- Newly Renovated Kitchenette & Reception area
- Floor to ceiling windows
- Flex Space
- Right off the main entrance



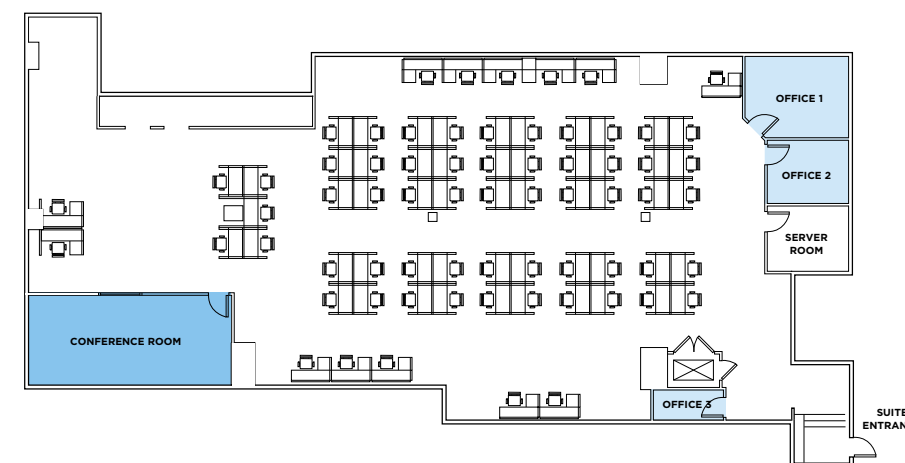
INDIVIDUAL OFFICES

- Fully Furnished
- Right off the main entrance
- Floor to ceiling windows



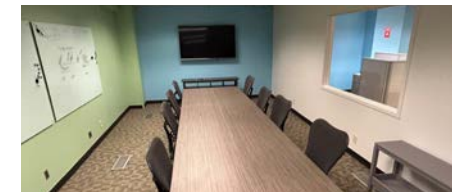
4850 BUILDING | A LEVEL

SUITE 100 | 6,982 SF



*AFFORDABLY PRICED AND READY TO GO!

- Plug & Play Space
- 30+ Cubes
- Conference Room
- Newly Painted



OWNERSHIP YOU CAN TRUST.

BCTP is a family owned and operated facility. The family, now in the 3rd generation of its business, purchased the property 25 years ago to house their technology and media company, ASI. As the properties anchor tenant, ASI is an industry leader in technology, information, education, advertising opportunities, trade shows, and events. ASI helps its 25,000 members sell, market, and promote their brands. BCTP is the corporate headquarters for ASI, and their 400+ employees call it home. The family continues to invest every year in the property –making it a top-notch facility for their employees—and a place where all tenants benefit.

With a long-term presence and deep operational expertise, ASI ensures an incredible amenity rich setting for companies looking to attract and retain their employees with confidence. The ownership family is here, working on-site, every day and is readily available and responsive to any tenant issues. We care so that your business can thrive and grow.





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**FOR MORE INFORMATION,
PLEASE CONTACT**

JOHN C. SHELLY
Senior Director
+1 610 772 2012
john.shelly@cushwake.com

GINA M. BRENNAN
Director
+1 610 772 2013
gina.brennan@cushwake.com



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