

MAKEFIELD CROSSING

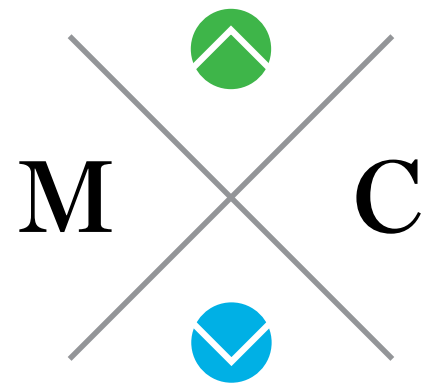
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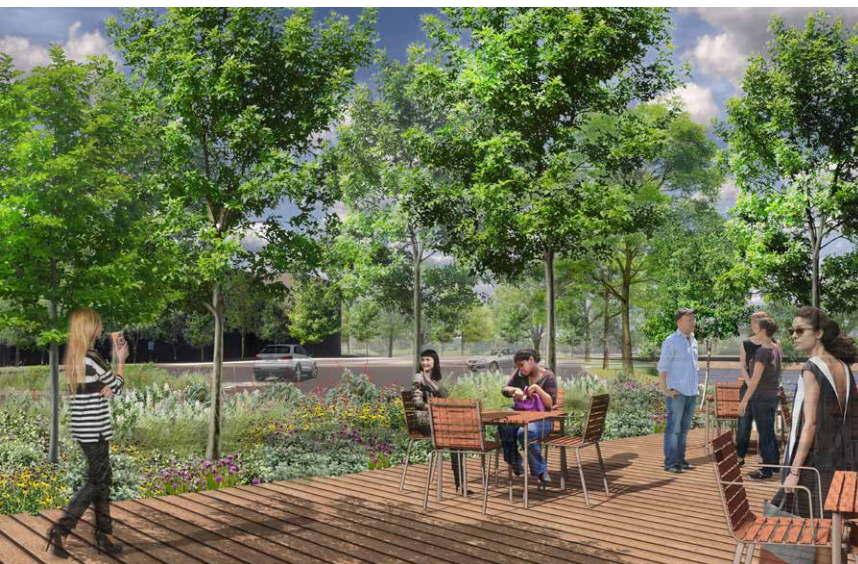


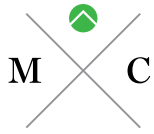


**Makefield Crossing
reimagines the way
people work by
offering a Class A
office environment that
enlivens the workday.**

Located between Yardley and Newtown Boroughs in historic Bucks County, Makefield Crossing's two distinct campuses offer fully renovated building interiors, state-of-the-art cafés, fitness and conference centers, as well as new outdoor gathering and meeting spaces.

Makefield Crossing's combination of unparalleled design, finishes, amenities and convenient location will enable corporations to attract and retain the region's top talent in a one-of-a-kind bucolic corporate setting.





MAKEFIELD CROSSING NORTH

190,000 square feet
of Class A office space



North Campus

INTIMATELY SCALED.
CORNER FRONTAGE.
BOUTIQUE DESIGN.

Premiere Addresses

1010, 1020, 1030, 1040, 1050
Stony Hill Road

Amenities and Planned Improvements

- Café
- Conference center
- Fitness center with showers
and locker rooms
- Collaborative outdoor spaces
- Renovated interior common
areas
- Food trucks
- Hampton Inn & Suites
- Dunkin'



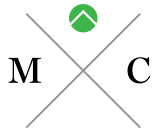
A new outdoor plaza becomes a social hub and gathering place for dining, meeting space, and collaboration.



Lobby



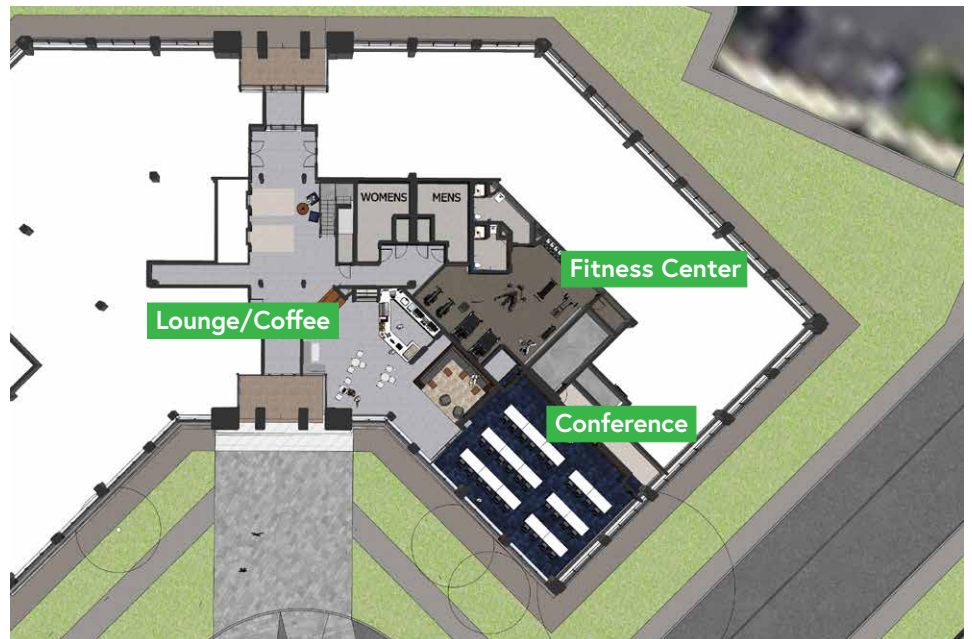
Amenity center



MAKEFIELD CROSSING
NORTH



Tenant lounge and conference center



New Amenity Center, 1020 Stony Hill Road

With three Class A office buildings at the intersection of I-295 and Route 322, Makefield Crossing North brings convenience and access to tenants and visitors.



Café



Fitness Center

An on-site hotel and new amenities including a café, food trucks, fitness center, conference center, and a new outdoor plaza primed for informal meetings and out-of-office collaboration offer a one-of-a-kind campus environment.



MAKEFIELD CROSSING SOUTH

275,000 square feet
of Class A office space



South Campus

OPEN ENVIRONMENT.
BOLD STATEMENT.
MODERN DESIGN.

Premiere Addresses

770, 790, 800
Township Line Road

Amenities and Planned Improvements

- Café with outdoor seating
- Fitness center with showers and locker rooms
- Conference center
- Waterfront plaza
- Collaborative outdoor spaces
- Renovated interior common areas
- Food trucks
- Updated interior amenities



The newly landscaped waterfront plaza gives tenants a place to unwind, meet with colleagues and friends, and enjoy lunch outside via a Nanawall glass wall system.



Entry lobby



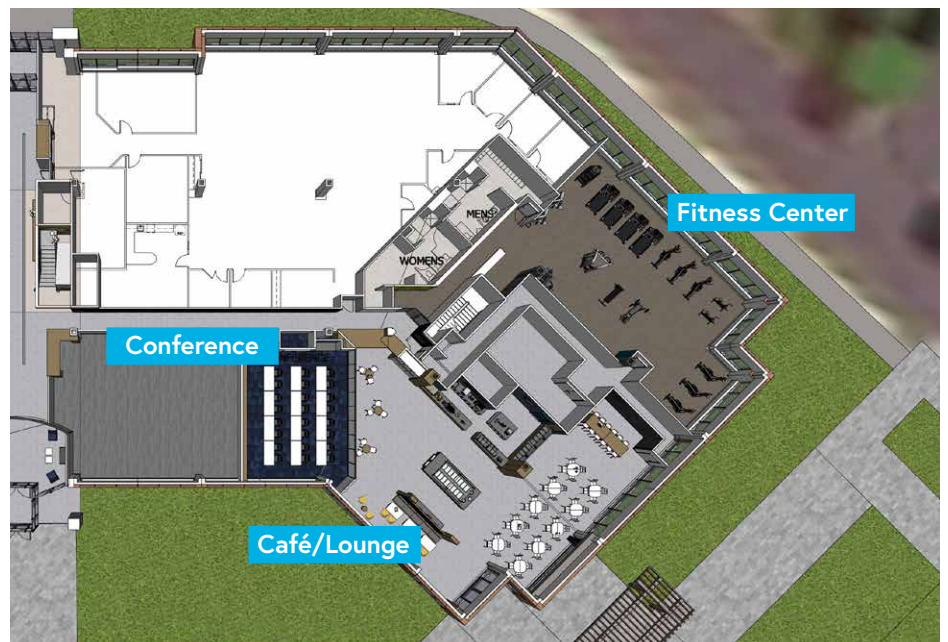
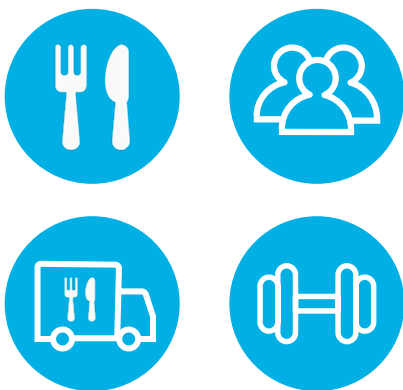
Elevator lobby



MAKEFIELD CROSSING
SOUTH



Indoor/outdoor café



New Amenity Center, 790 Township Line Road

The three Class A office buildings that comprise the South campus are outfitted with modern finishes and updated amenities to optimize productivity of employees in the 21st century and beyond.

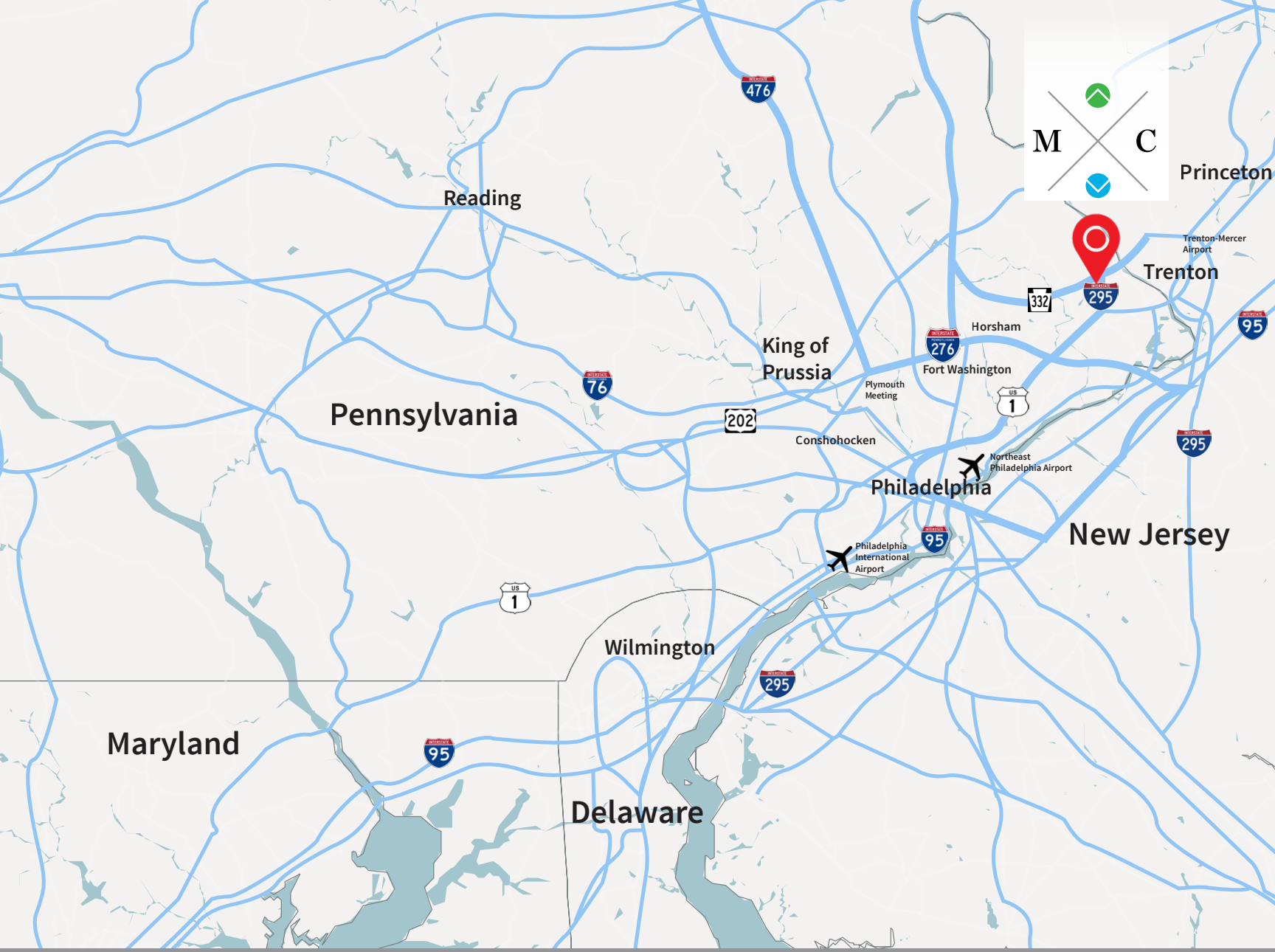


Conference center



Fitness center

Tenants will enjoy a full café with indoor and outdoor seating and direct access to a new waterfront plaza. A fitness center and conference center are also included amenities.



Commuter access

Makefield Crossing is highly visible and accessible from major highways and roads, including I-295, US-1, the Pennsylvania Turnpike, and PA-332.



3 mins



8 mins



15 mins



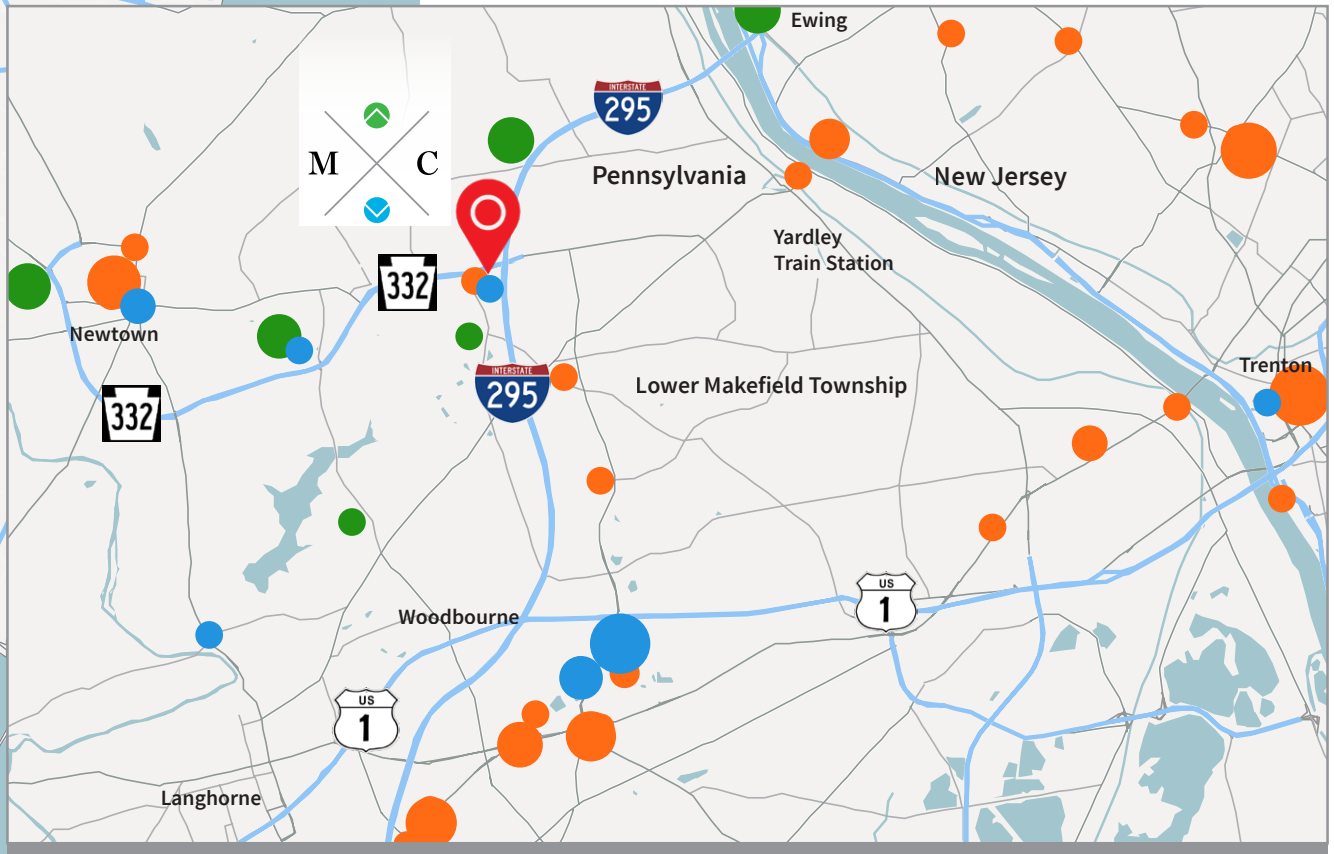
2 mins

| | |
|------------------------|---------|
| Woodbourne Station | 9 mins |
| Yardley Station | 9 mins |
| Langhorne Station | 10 mins |
| West Trenton Station | 10 mins |
| Trenton Transit Center | 14 mins |

Access to regional hubs

| | |
|------------------------------------|---------|
| Trenton-Mercer Airport | 9 mins |
| Trenton, NJ | 15 mins |
| Northeast Philadelphia Airport | 21 mins |
| Princeton, NJ | 32 mins |
| Doylestown, PA | 30 mins |
| Philadelphia, PA | 37 mins |
| Philadelphia International Airport | 40 mins |
| New York, NY | 90 mins |

Located in Lower Makefield Township, just seconds from the Yardley-Newton Road interchange on I-295



Location amenities within a 5-mile radius

● Hotels

Hampton Inn & Suites
 The Brick Hotel
 SpringHill Suites by Marriott
 Days Inn by Wyndham
 Courtyard by Marriott
 Residence Inn by Marriott
 Holiday Inn Express
 Sheraton Bucks County
 Homewood Suites by Hilton

● Attractions

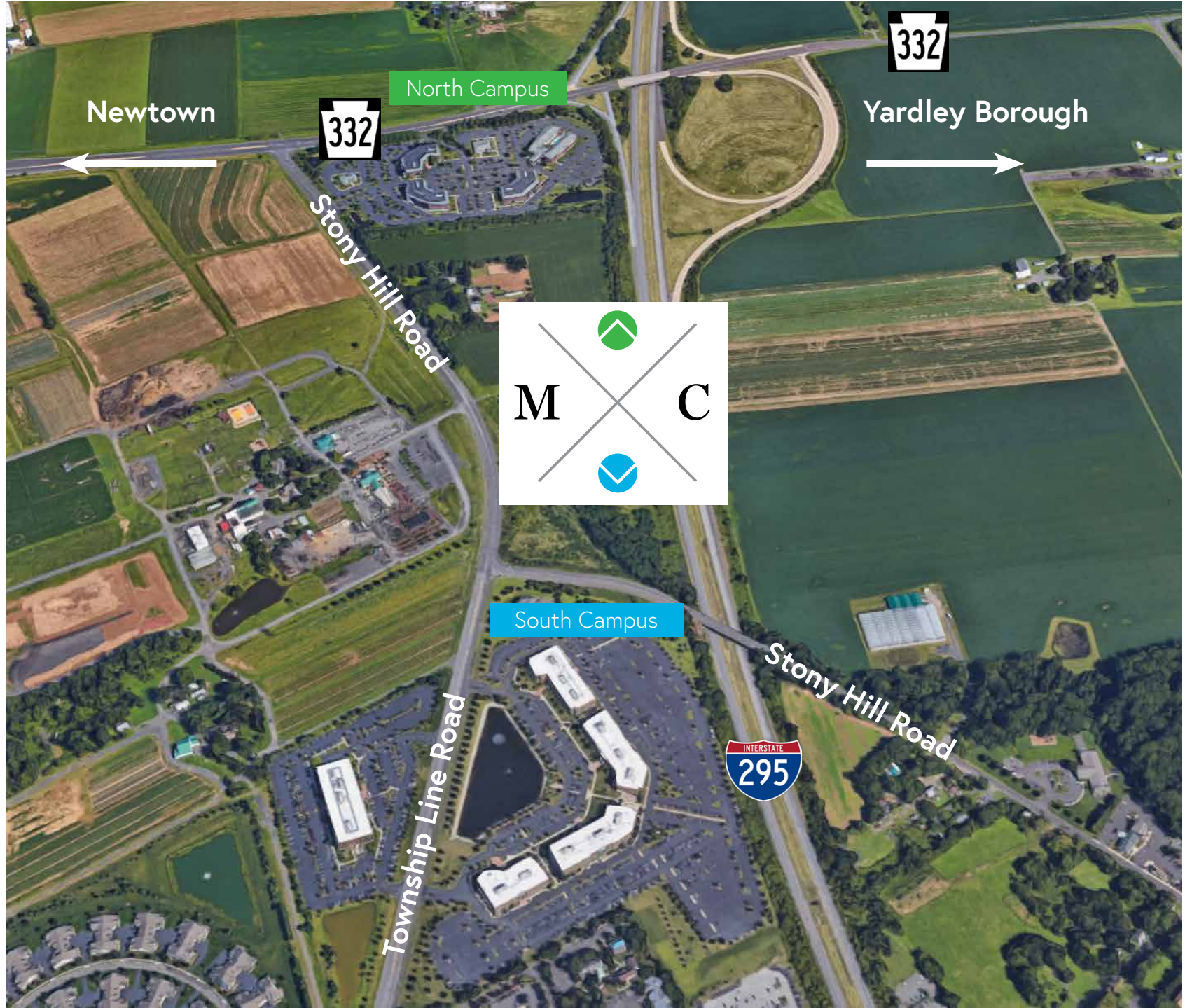
Sesame Place
 Shady Brook Farm
 Washington Crossing Historic Park
 Tyler State Park

Yardley Country Club
 Makefield Highlands Golf Club
 Newtown Athletic Club

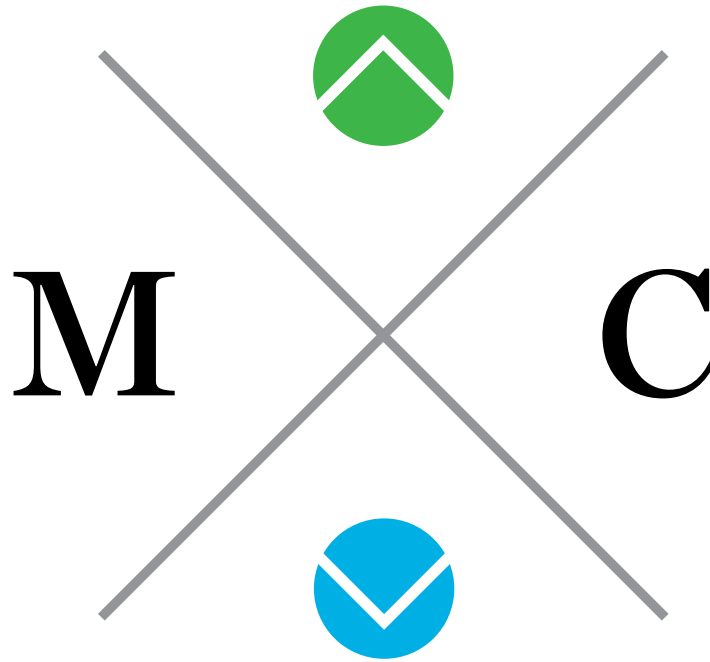
● Restaurants

Green Parrot
 The Yardley Inn
 Rocco's at The Brick
 La Stalla
 Francisco's on the River
 Bella Tori at the Mansion
 Bridgetown Mill House
 Washington Crossing Inn
 Vault Brewing Co.
 Edgewood Café
 DeLorenzo's Tomato Pies

Canal Street Grille
 Trattoria Rosa Bianca
 Villa Rosa Pizza & Restaurant
 Carlucci's
 Salut e
 Charcoal
 Venezia Pizza
 Golden China
 Yardley Bagel Caf e
 Dunkin'
 Ginger Wok
 Christine's
 University Grill
 Sycamore Grill
 Vecchia Osteria



Café, South Campus



Rubenstein Partners is a Registered Investment Advisor and Fund Manager for a series of private equity funds focused on office investments throughout the United States. The firm is vertically-integrated and provides first-class investment services on behalf of its investor base, which consists of some of the nation's preeminent public and private pension funds, university endowments and family offices.



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