

1000

FLORAL VALE

LEED Gold Certified
Class A Office Space

1000 Floral Vale Blvd,
Yardley, PA 19067



LEASED EXCLUSIVELY BY



- Recently constructed 87,000 s.f. Class A Building
- High ceilings and abundant natural light
- Ideal commuter location near the intersection of I-95 and Route 332 (Newtown-Yardley interchange)
- Excellent visibility and accessibility from I-95
- Generous 4.1/1,000 parking ratio



New lobby improvements



LEED Gold certification – Highest rated building in the area

1000 Floral Vale has earned LEED Gold certification, the highest LEED rating achieved in Bucks County. The building successfully met all standards for Green Building Rating based on the following features:

- Sustainable Site Planning
- Energy and Water Efficiency
- Conservation of Materials and Resources
- Indoor Environmental Air Quality

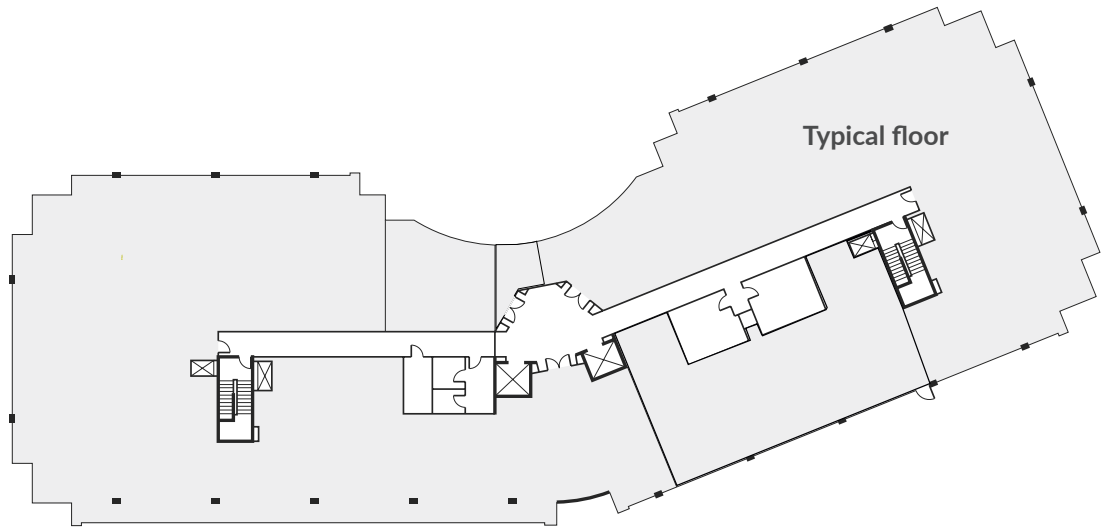
LEED Gold buildings are engineered to use approximately 1/3 less energy than comparable non-LEED buildings.





Availabilities

- 2nd floor – 12,125 SF
- 2nd floor – 22,266 SF
- 3rd floor – 22,269 SF



A Healthier Building – A Happier and More Productive Workforce

The value of sustainability to you and your employees – **by the numbers:**

2.88

Fewer sick days per employee per year

35%

Increase in employee retention

10-25%

Better mental function with views of outdoors

23%

Increased productivity from better lighting

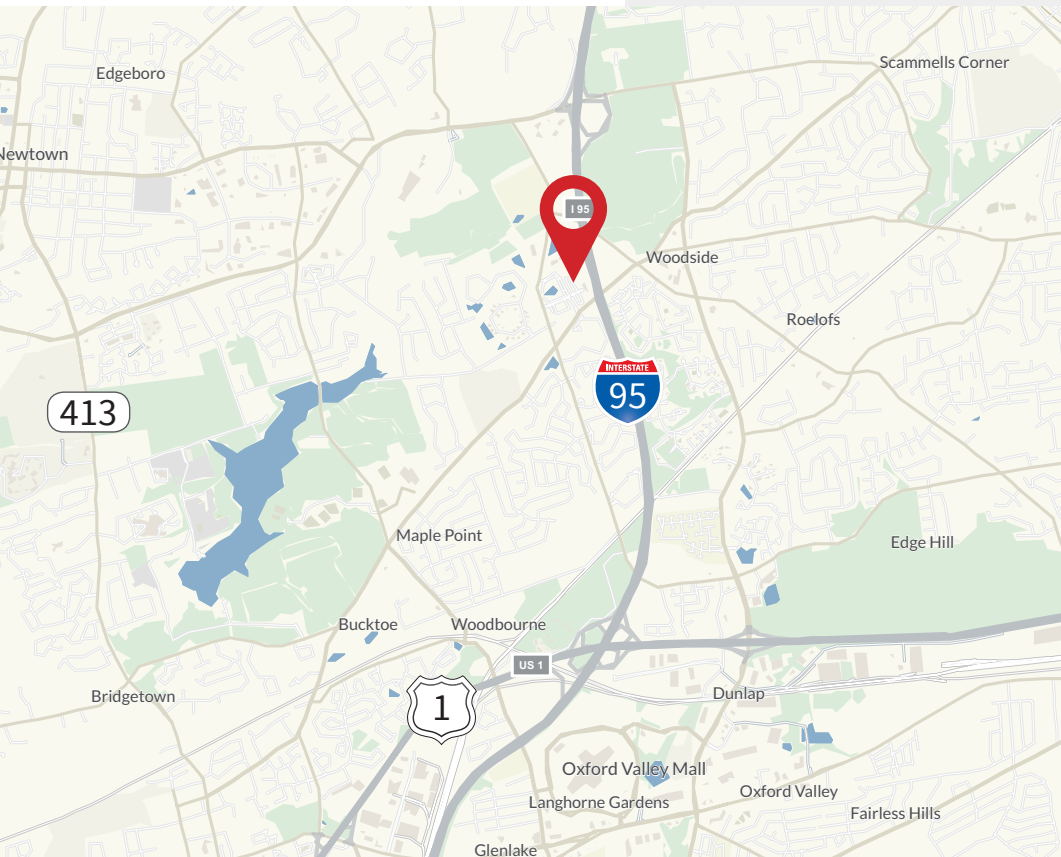
11%

Increased productivity from better ventilation

Source: **THE BUSINESS CASE FOR GREEN BUILDING, 2013, World Green Building Council**, an NPV analysis of operational cost and productivity & health benefits of LEED® certified buildings

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Desirable suburban location

Lower Makefield Township, uniquely positioned along the Northeast Corridor between Philadelphia and New York, offers attractive opportunities for local, regional or international businesses. Its impressive attributes include:

- Convenient transit options for commuting, air travel and freight
- Competitive cost of business
- Location in one of the most productive labor markets in the Mid-Atlantic
- High quality of life
- Diverse recreation and leisure activities, regional cultural venues, major banking and financial services, and extensive health care services

1.5

Miles to I-95

2.5

Miles to Route 1

3.5

Miles to Yardley/
Newtown

10

Miles to Trenton NJ

30

Miles to Philadelphia

20+

Restaurants within
four miles

7

Miles to local airport

FOR LEASING INFORMATION

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