

FOR LEASE

CROSS KEYS OFFICE CENTER



**4259 W. Swamp Road
Doylestown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

- **1,037 — 12,509 Square Feet Available**
 - Available Immediately
 - High Visibility Location
 - Adjacent to Route 611 Bypass
- **Excellent Window Lines and Abundant Natural Light**
 - On-Site Coffee & Sandwich Shop
 - Janitorial Services Included
- **\$23 Per Square Foot + Utilities (Janitorial Included)**

PROPERTY SPECIFICATIONS

Building: 82,382± SF—Four story office center with high visibility

DailyTraffic Counts: 18,117±

Electric: PECO

Restrooms: Two (2) sets of men's and women's restrooms on each floor

Mass Transit: SEPTA

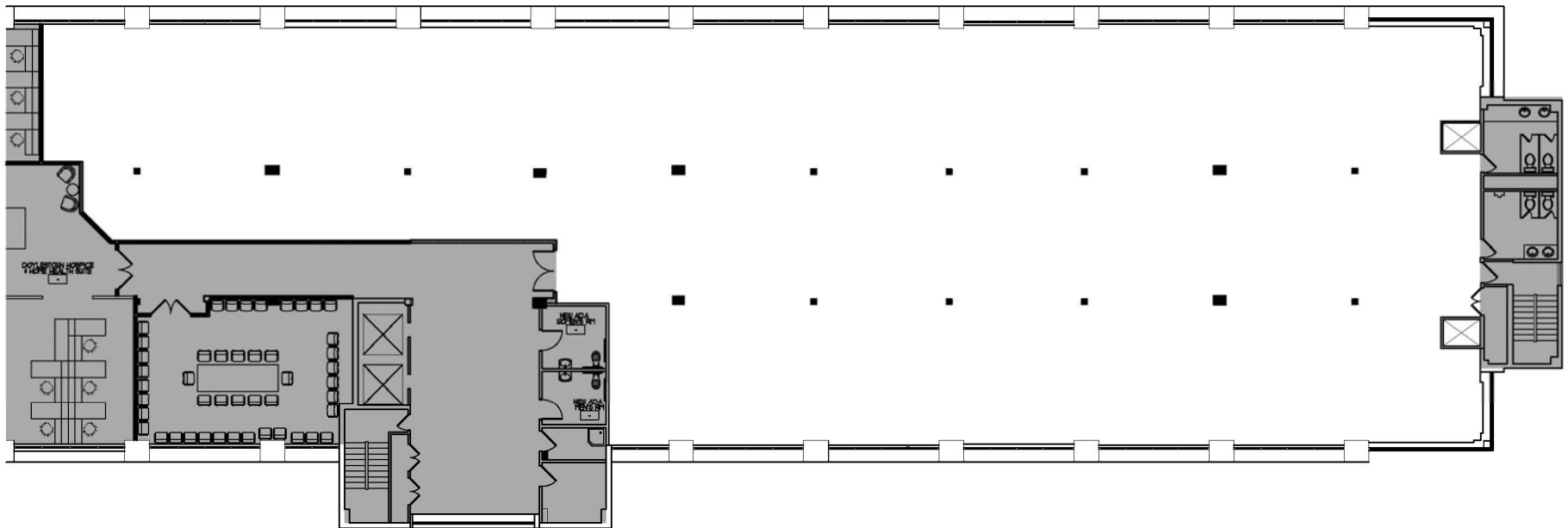
Zoning: Planned Commercial District - PC-1

Municipality: Buckingham Township

Square Footage	Location
12,509± RSF	2nd Floor (shell condition)
2,187± RSF	3rd Floor - Suite 302
3,384± RSF	3rd Floor - Suite 303
1,037± RSF	3rd Floor - Suite 310
3,644± RSF	4th Floor - Suite 401
4,082± RSF	4th Floor - Suite 408



SECOND FLOOR - 12,509± RSF

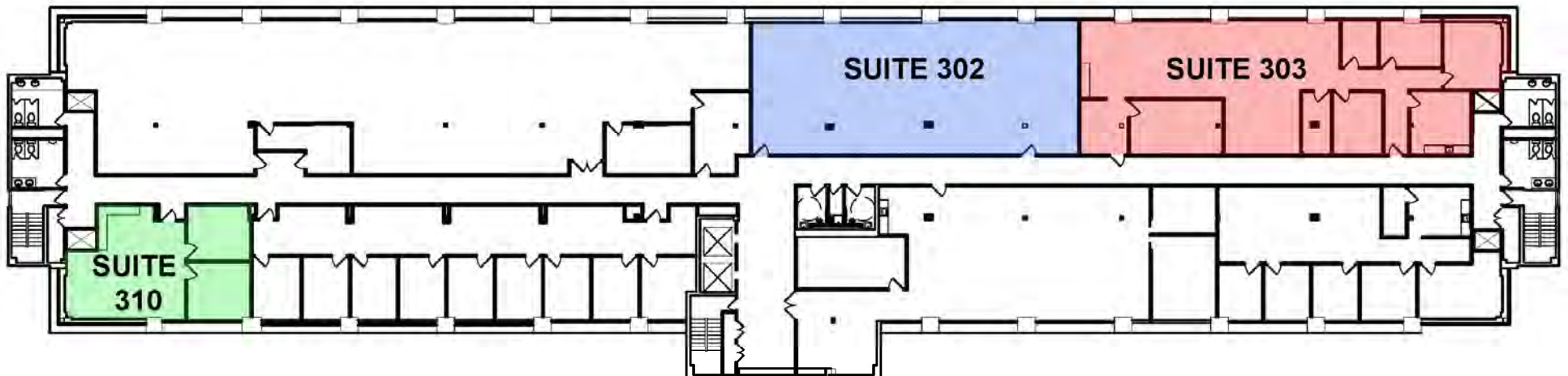


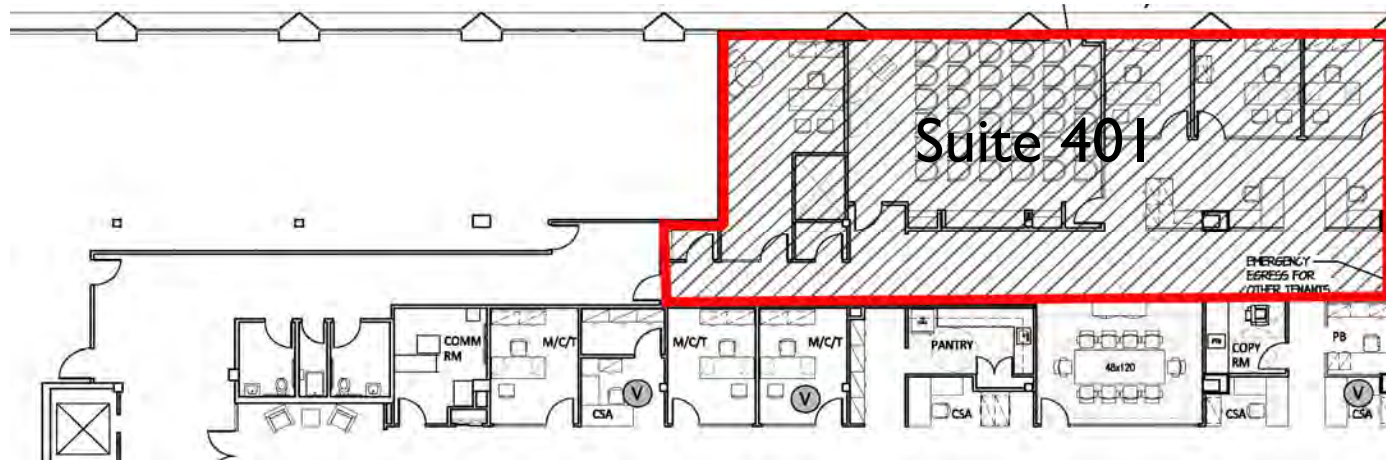
THIRD FLOOR

Suite 302 - 2,187± RSF

Suite 303 - 3,384± RSF

Suite 310 - 1,037± RSF





FOURTH FLOOR
SUITE 401- 3,644± RSF
SUITE 408- 4,082± RSF

