

# PROFESSIONAL OFFICE SPACE FOR LEASE



**54 Friends Lane, Suite 110  
Newtown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



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

- Furniture Included in Lease
- Reception & Central Work Area (Open Floor Plan)
- Private Offices; Conference Room; Kitchenette; Computer/Utility/Storage Room; Two ADA Bathrooms
- Excellent Window Lines & Natural Light



## PROPERTY SPECIFICATIONS

**OFFICE SUITE SIZE:** ..... 2,967± SF (first floor)

**SITE:** ..... Two-story office situated on 2± acres

**PARKING:** ..... On site paved parking for 4 spaces per 1,000 square feet.

**RESTROOMS:** ..... Two (2) individual restrooms within the suite.  
All restrooms are fully handicap compliant

**UTILITIES:** ..... PECO Energy provides service to the property  
via individually metered 200 AMP service.

**WATER:** ..... Public

**SEWER:** ..... Public

**HVAC:** ..... Individually controlled Carrier heat pumps.

**LIFE SAFETY:** ..... Automatic sprinkler system throughout the building,  
with manual fire alarm system. Security and Exit  
lighting in place throughout the building per code.

**SECURITY:** ..... Key pad monitored system

**MISCELLANEOUS:** ..... Existing office furniture is included  
in the lease price

**ZONING:** ..... LI – Light Industrial

**MUNICIPALITY:** ..... Newtown Township

**LEASE PRICE:** ..... \$22.50 plus utilities and janitorial service







