

**FOR LEASE**

# HIGHPOINT OFFICE CAMPUS SUITES

PENN'S  GRANT REALTY  
Corporation

*1100 Horizon Circle  
Chalfont, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
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**PROPERTY HIGHLIGHTS**

- **High Visibility From County Line Road**
- **Easy Access To Both Bucks and Montgomery Counties**
- **18,500± Daily Traffic Count**
- **2 Minutes to Route 202 Bypass**
- **4 Minutes to Route 309**
- **10 Minutes to Route 611 and Doylestown**
- **15 Minutes to PA Turnpike**



**PROPERTY SPECIFICATIONS**

Electric: ..... PECO—3 panels 120/240V  
 HVAC: ..... Heat Pumps  
 Water: ..... Public—Chalfont New Britain Authority  
 Sewer: ..... Public—Chalfont New Britain Authority  
 Zoning: ..... C3—Commercial  
 Municipality: ..... New Britain Township  
 Lease Price: ..... \$21 per SF plus utilities and interior cleaning

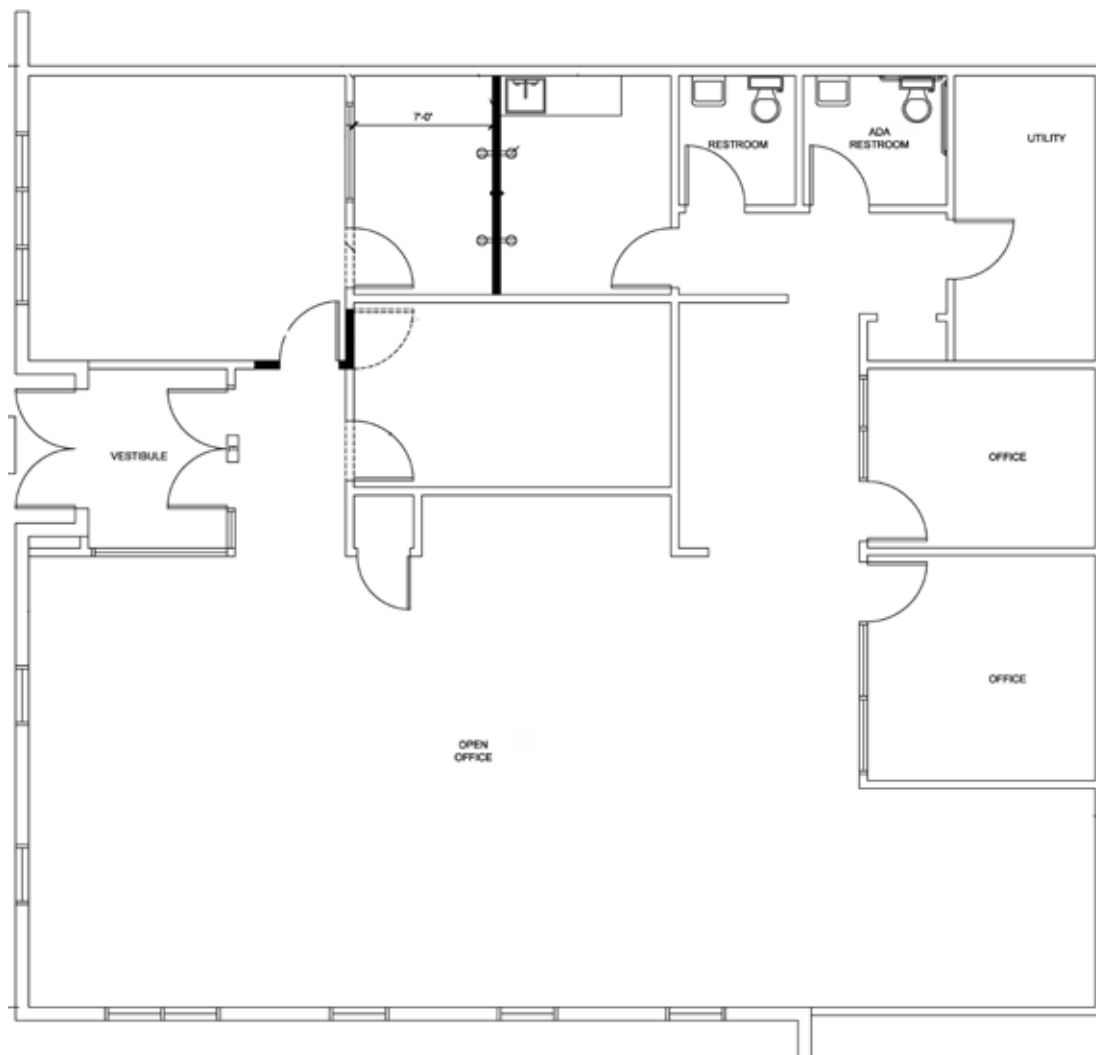
**2,728± SF OFFICE - SUITE 101A**

- Great Window Lines with a Large Amount of Natural Light
  - Private Offices
  - Open Work Area
  - Kitchen

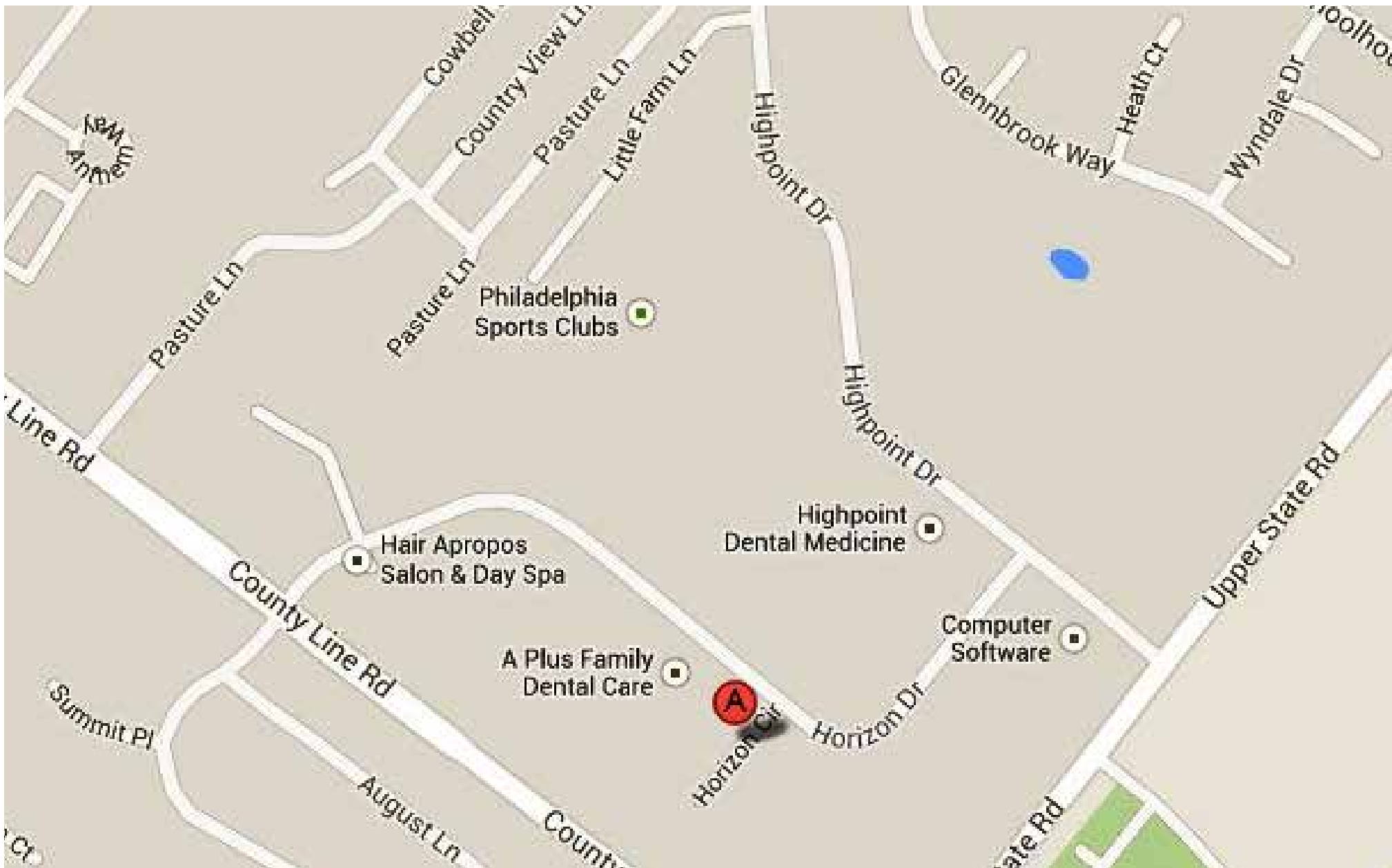


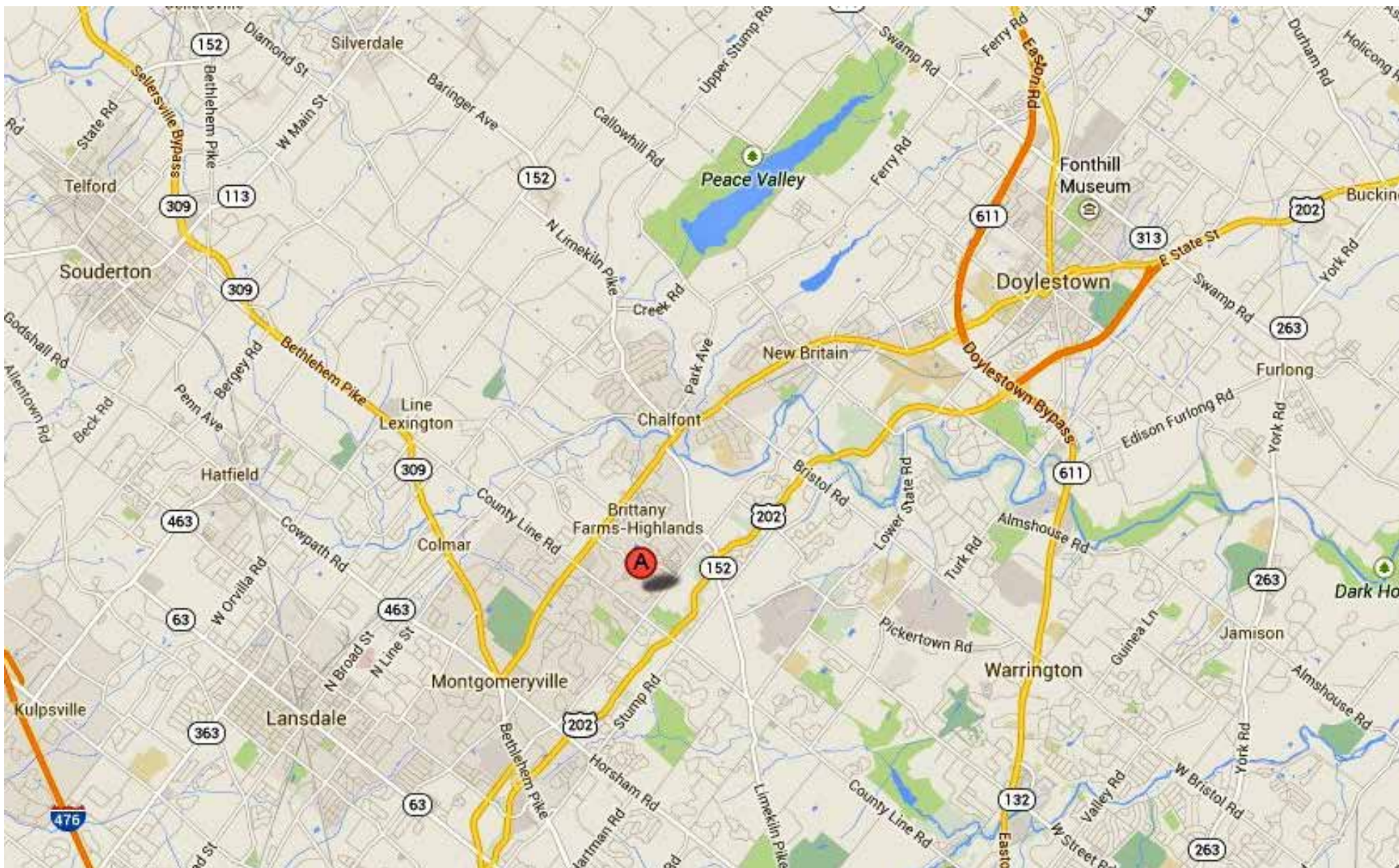
Suite 101A - 2,728± SF

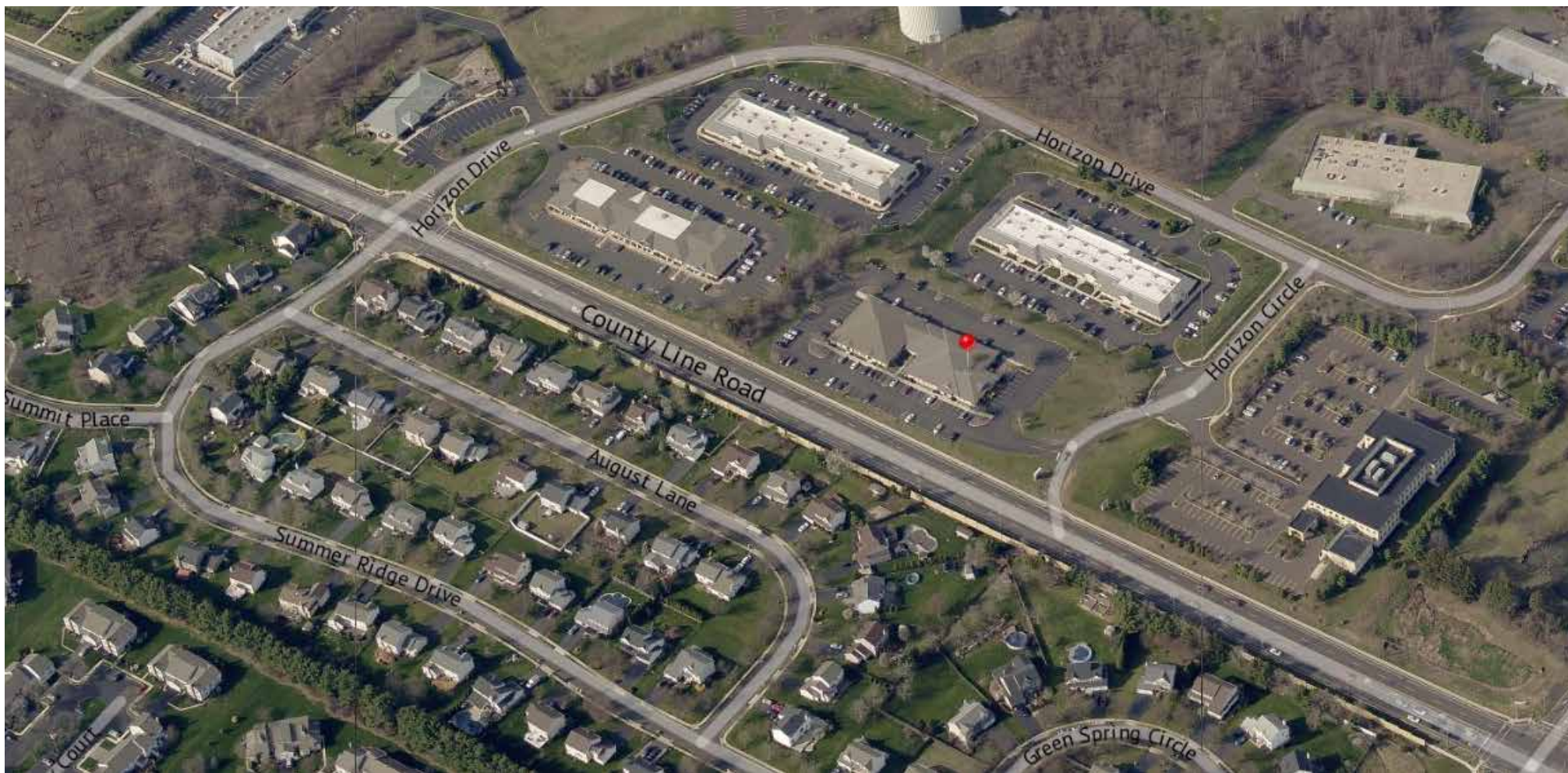




Suite 101A - 2,728± SF Office Floor Plan







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