



FOR LEASE OFFICE SPACE

**33 Union Ave
Doylestown Borough, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



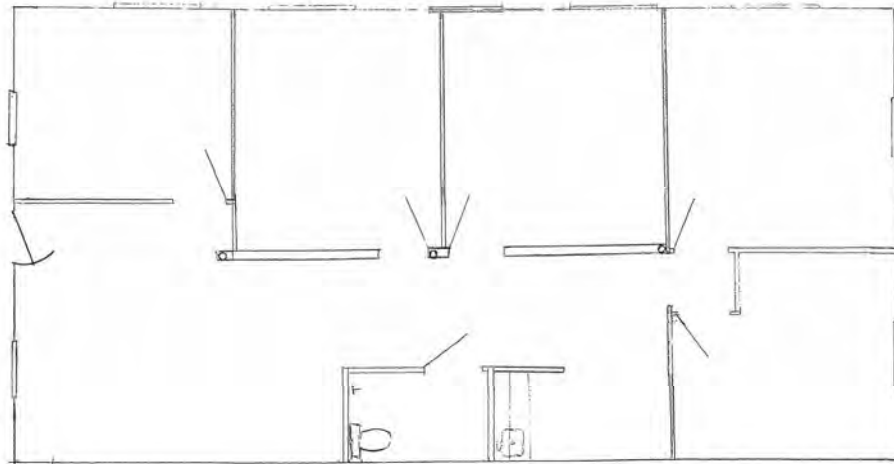
PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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PROPERTY HIGHLIGHTS

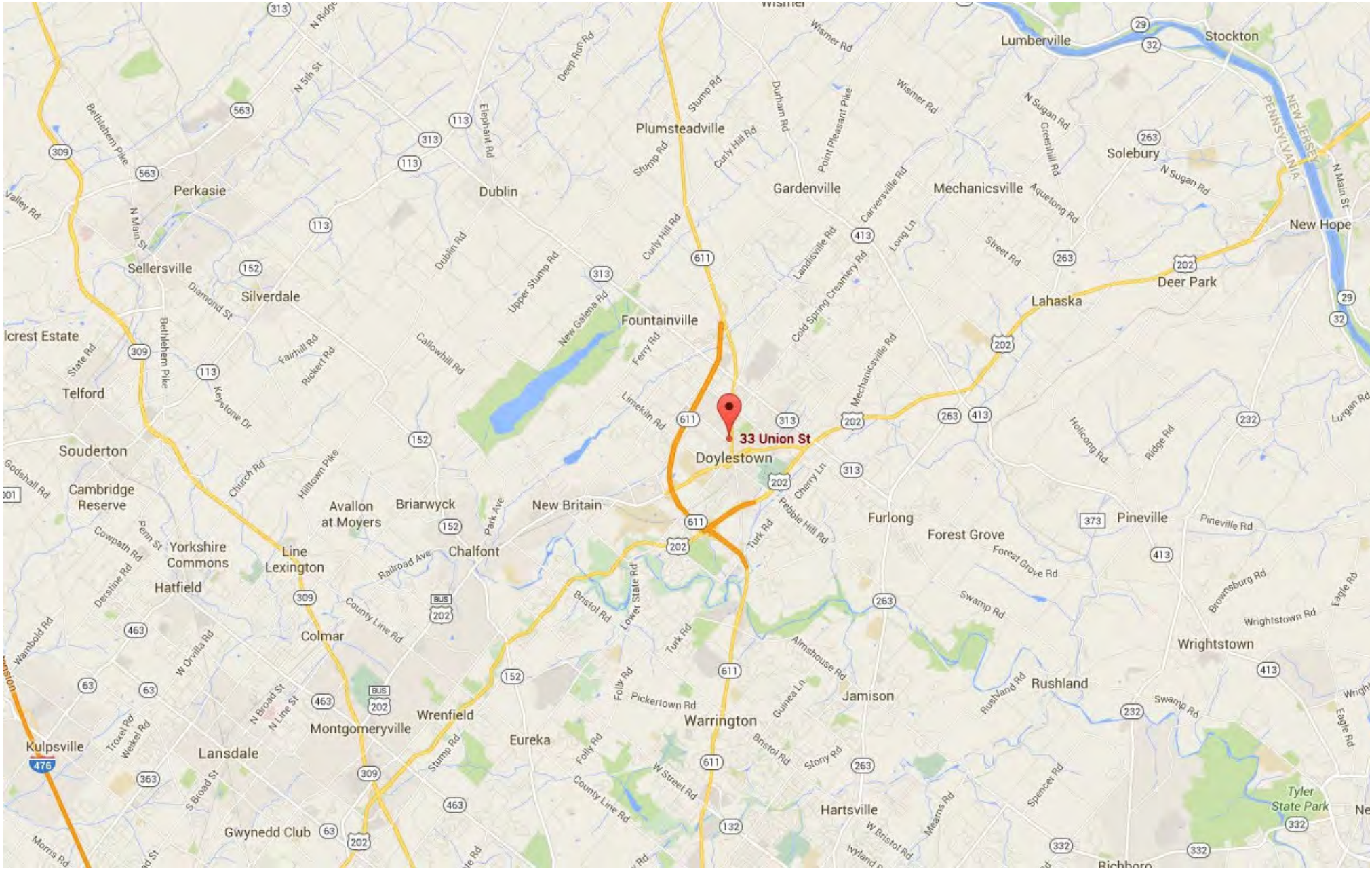
- **Renovated Historic Old Creamery Building In Doylestown Borough**
- **Easy Access to New Route 202 Parkway & 611 Bypass**
 - **Plenty of On-site Parking**

PROPERTY SPECIFICATIONS

Suite 8: 1,250± SF (2nd Floor)
 Five (5) private offices, one (1) bathroom, kitchenette
 Water: Public
 Sewer: Public
 Electric: PECO
 HVAC: Heat Pump—fully air conditioned
 Parking: 6 spaces
 Municipality: Doylestown Borough
 Zoning: Industrial-Non Conforming
 Taxes & CAM: \$2.90 PSF (Included)
 Lease Price: \$2,000 per month, plus utilities & interior cleaning



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