



FOR LEASE OFFICE SUITE

*200 S. Clinton Street, Suite 201
Doylestown Borough, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM - Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • Kurt@pgrealty.com • www.pgrealty.com

Property Highlights

- 1,450 SF Available Suite
- Two-Story Brick Office Building
- Plenty of On-site Parking
- Available Immediately
- Great Borough Location Across from Dunkin Donuts and FedEx/Kinkos
- Easy Access to Route 202 Parkway & 611 Bypass
- Walking Distance to Restaurants, Shopping, Bus Stop and Train Station



Lobby Separating Suites 201 & 202

Property Specifications

Available Space:Suite 201 (2nd floor)—1,450 SF

Parking: 18 spaces

Utilities: Tenant responsible for electric utilities, which are separately metered

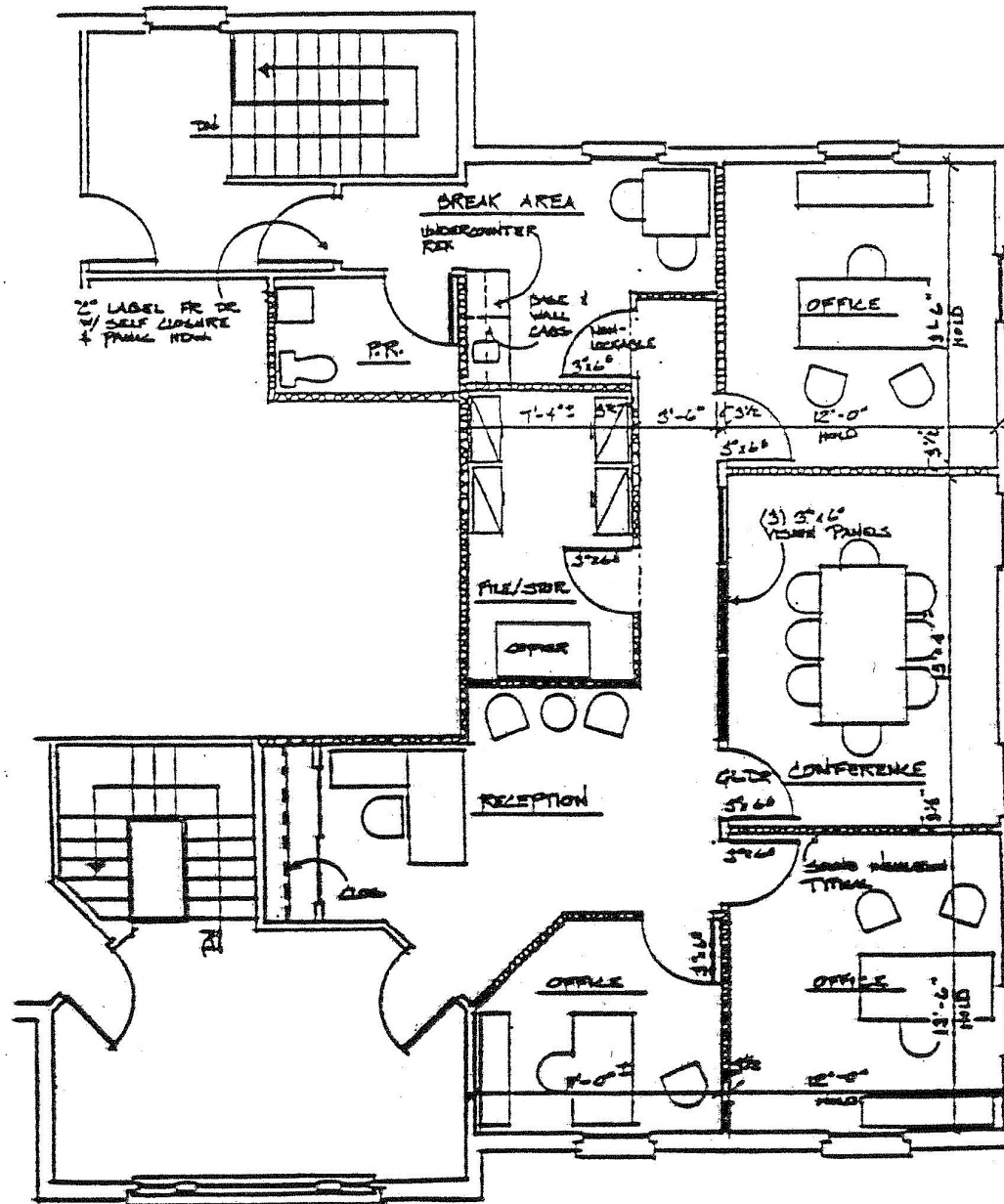
HVAC: Electric heat pump

Rent Escalation: Tenant to pay its pro rata share of any increases in real estate taxes after commencement of lease term. A \$0.50 per square foot rent increase will take effect in the second year of the lease and in each subsequent lease year.

Misc.: Landlord to provide janitorial services and routine/ordinary trash removal

Municipality: Doylestown Borough

Lease Price: \$22.50 per SF plus utilities



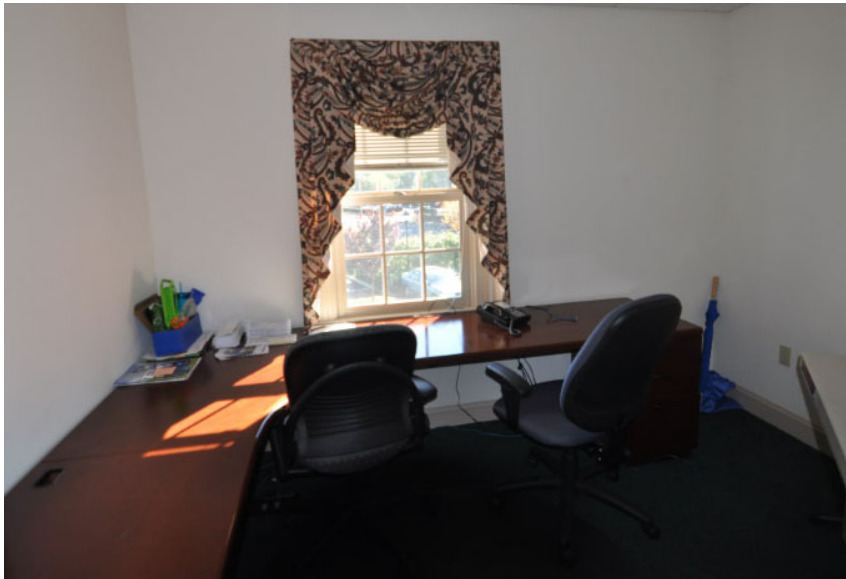
2nd FLOOR

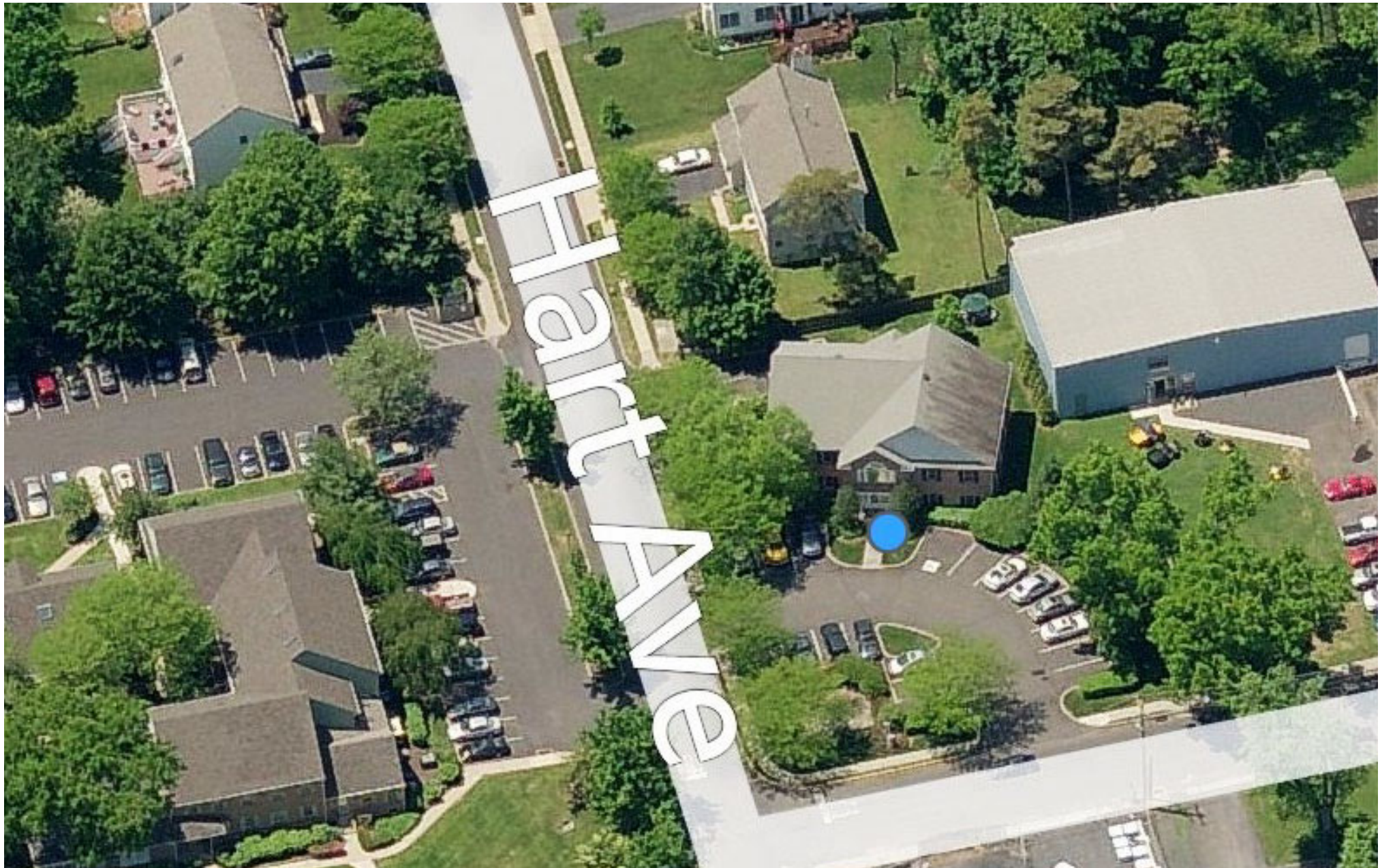
SUITE 201

1,450± Sq. Ft.

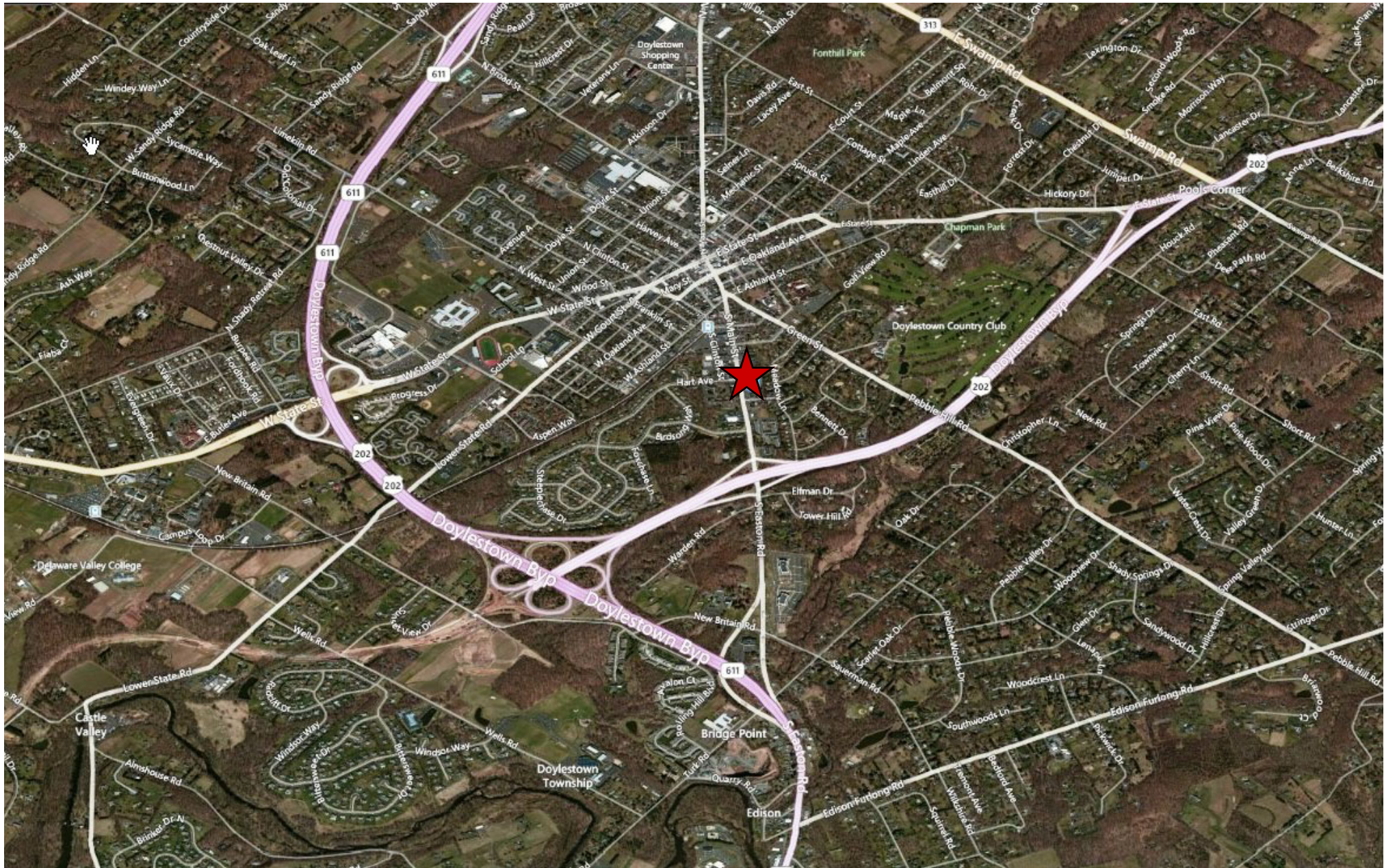


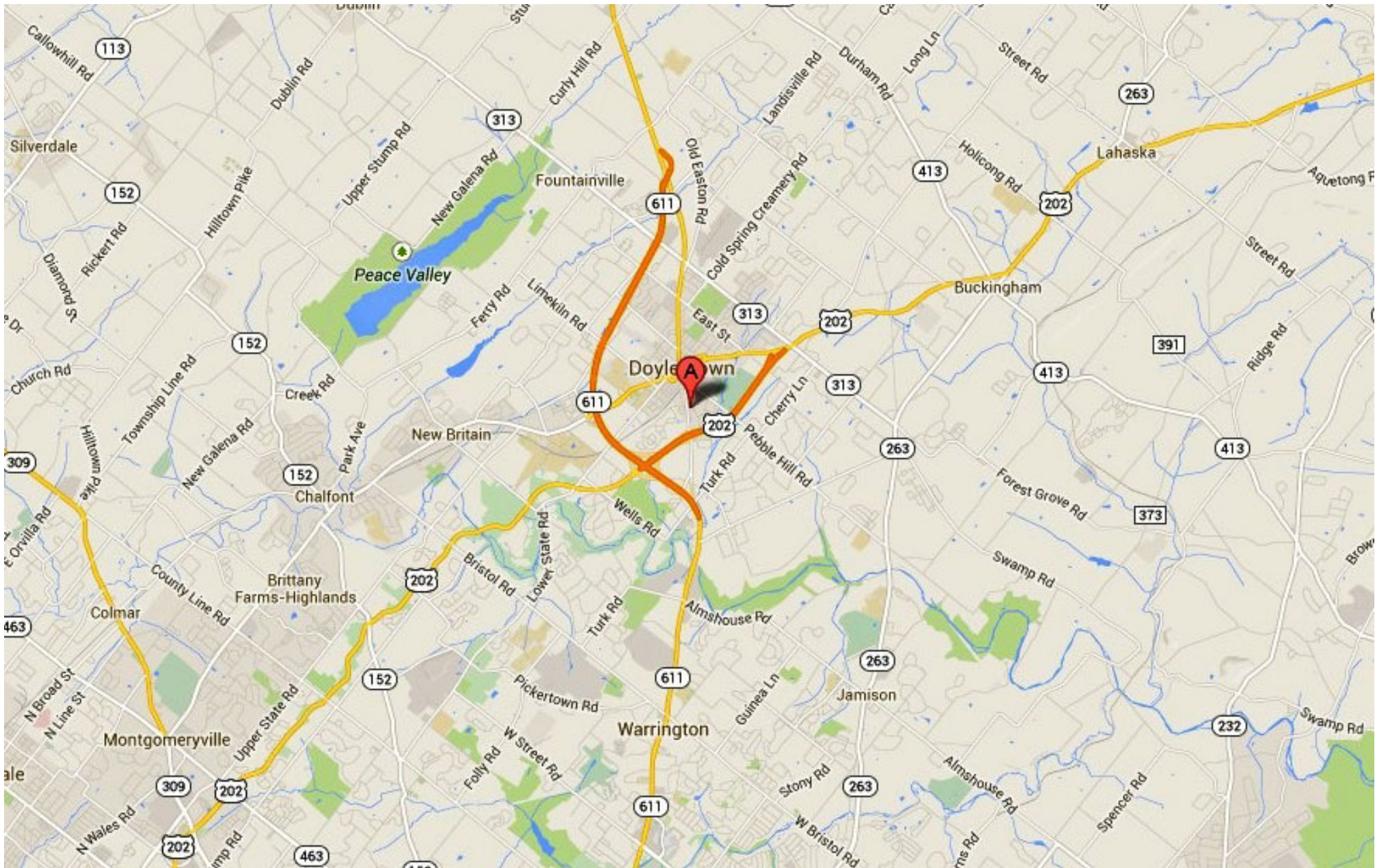
2nd FLOOR
SUITE 201
1,450± Sq. Ft.











200 S. CLINTON STREET, SUITE 201, DOYLESTOWN, PA

