FOR LEASE

Doylestown Borough Office Space

PENN'S GRANT REALTY Corporation

2 East Court Street
Doylestown Borough, Bucks County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT

PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

PENN'S GRANT REALTY
Corporation

OFFICE SPACE

2 E. EAST COURT STREET, DOYLESTOWN, PA

PROPERTY SPECIFICATIONS

Building Total Size: ..... 4,110 ± SF - on three floors
First Floor - 1,842 ± SF
Second Floor - 1,512 ± SF
Third Floor - 756 ± SF

Location: ..... Downtown Doylestown Borough

Parking: ..... 6+ on-site

HVAC: ..... Oil hot water with central air

Water: ..... Public

Sewer: ..... Public

Utilities/Gas: ..... PECO

Municipality: ..... Doylestown Borough

Zoning: ..... CC - Central Commercial

Tax Parcel: 08-008-292

Real Estate Taxes (2017): $8,193

Real Estate Assessment: $51,200

Lease Price: ..... First Floor $22 PSF MG

Second & Third Floors $20 PSF MG

View From 2 E. Court Street

PROPERTY HIGHLIGHTS

- **In The Heart of Doylestown**
- **High Traffic Location**
- **Located At Signalized Intersection**

Corner of Main Street & E. Court Street

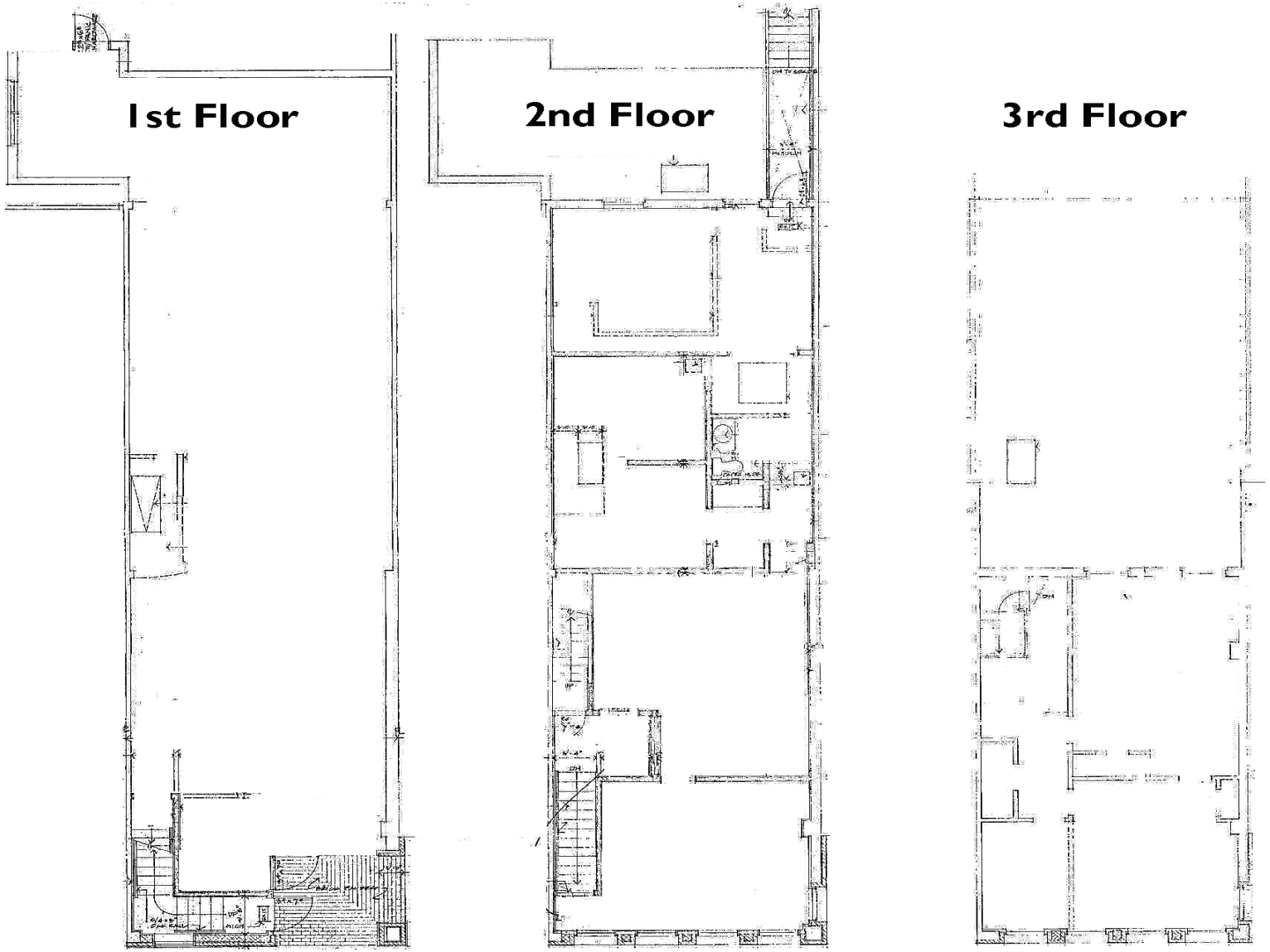
- **Walking Distance to Bucks County Court House, Shopping, Restaurants, and Museums**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PENN'S GRANT REALTY
Corporation

OFFICE SPACE

2 E. EAST COURT STREET, DOYLESTOWN, PA



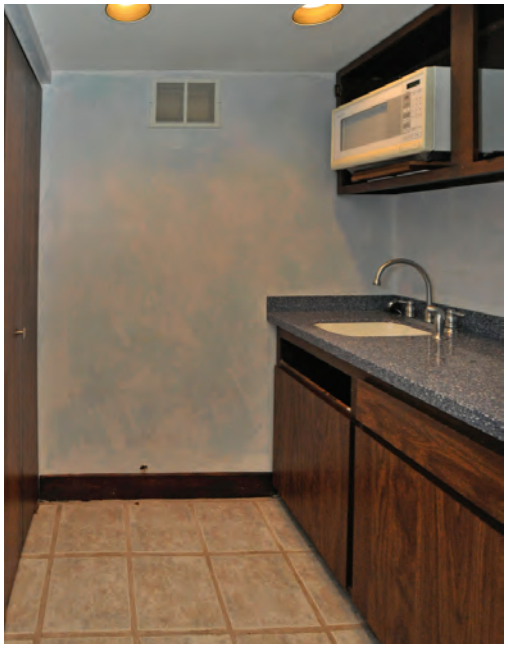
Front Entrance
2 E. Court St.

All INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

PENN'S GRANT REALTY
Corporation

OFFICE SPACE

2 E. EAST COURT STREET, DOYLESTOWN, PA

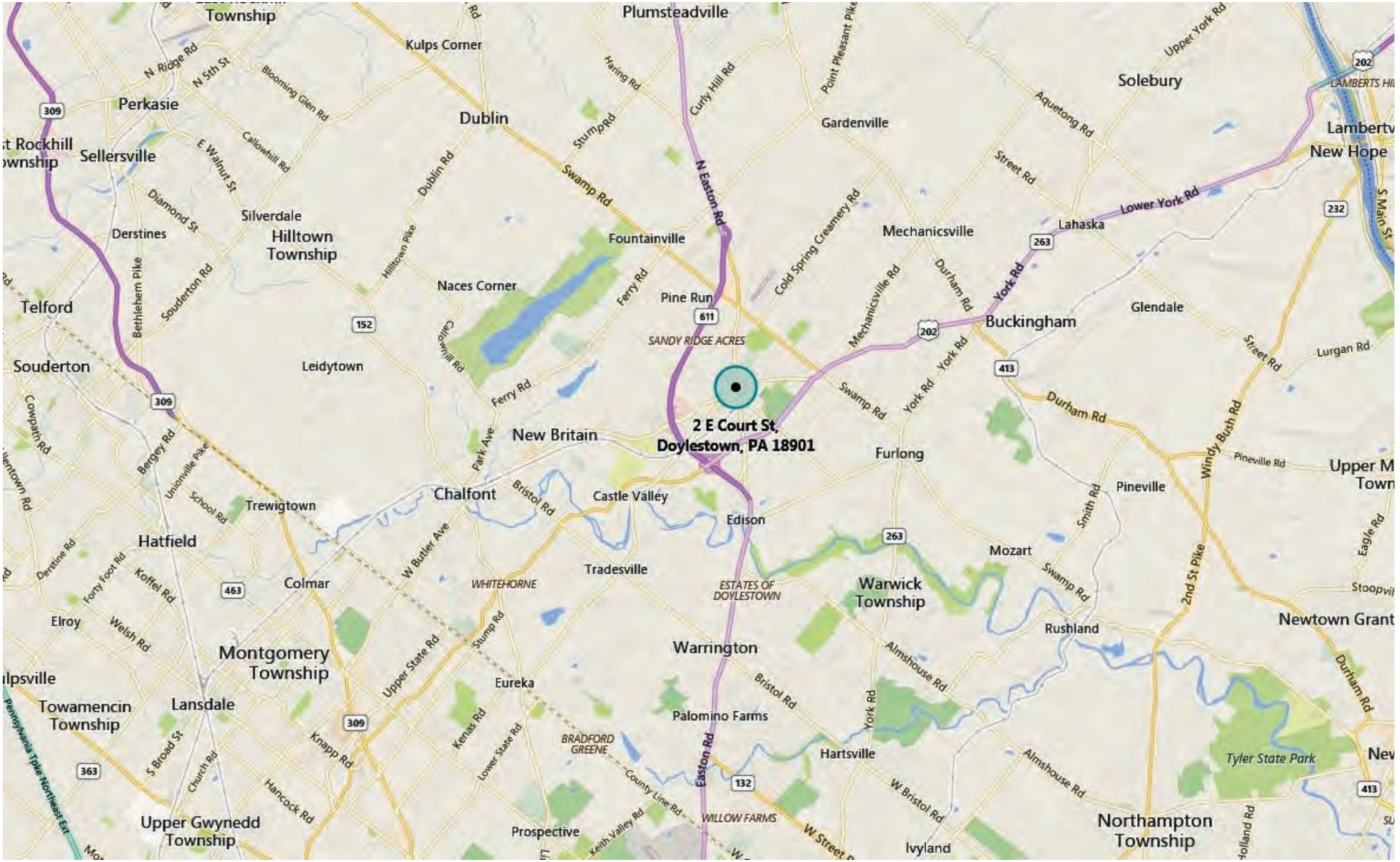


All INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

PENN'S GRANT REALTY
Corporation

OFFICE SPACE

2 E. EAST COURT STREET, DOYLESTOWN, PA

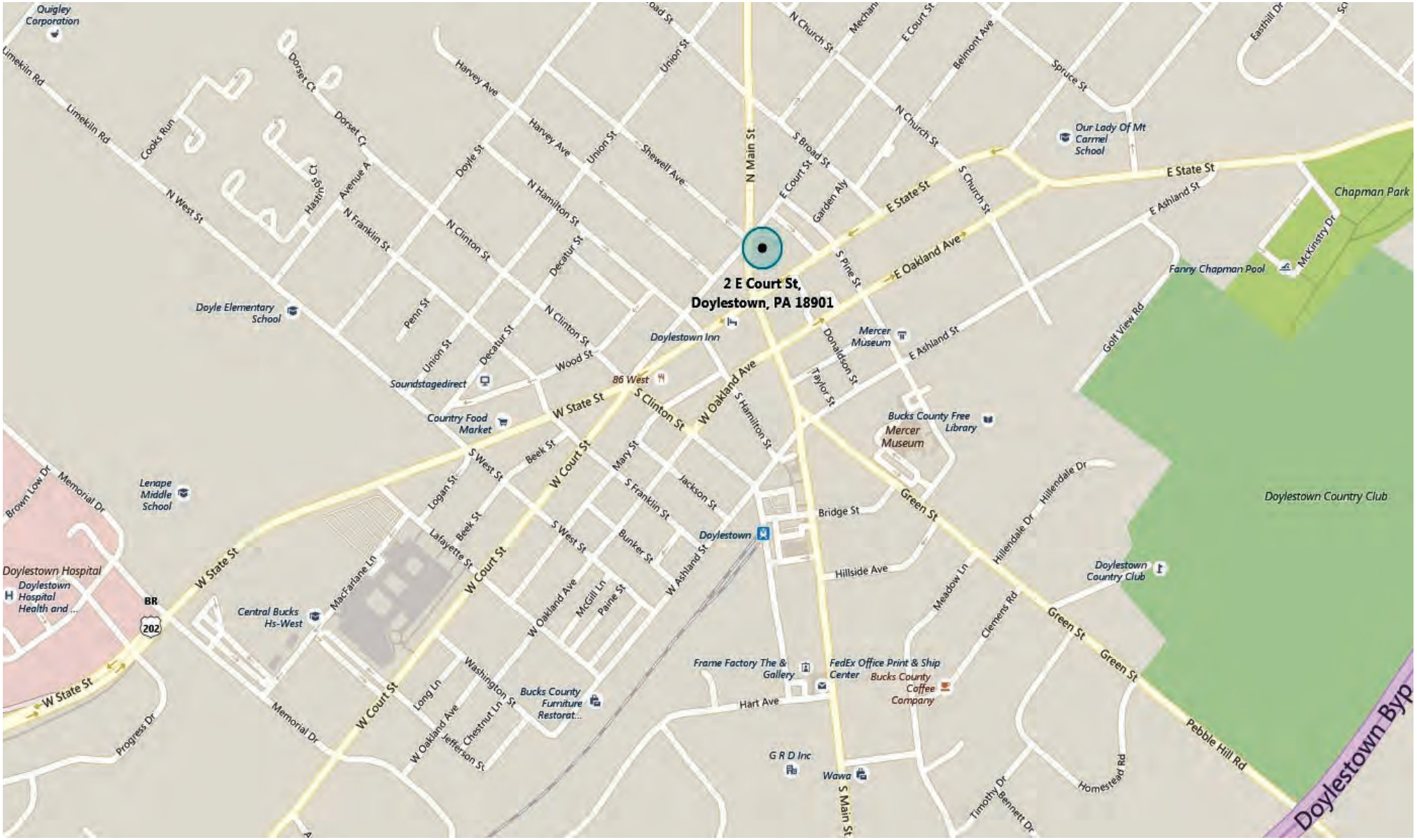


ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

PENN'S GRANT REALTY
Corporation

OFFICE SPACE

2 E. EAST COURT STREET, DOYLESTOWN, PA



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.