

FOR LEASE

HIGHPOINT OFFICE CAMPUS SUITES

PENN'S  GRANT REALTY
Corporation

*1100 Horizon Circle
Chalfont, Bucks County, PA*

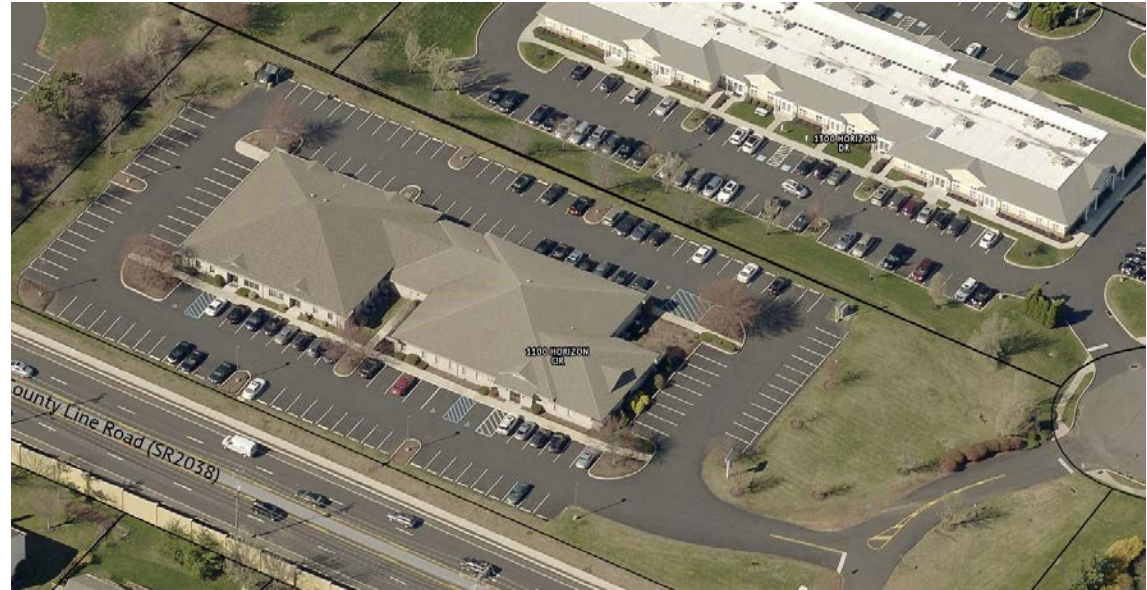
COMMERCIAL • INDUSTRIAL • INVESTMENT



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

Total Space Available:..... 21,170 ± SF
 (Currently divided into three suites, but can combined into one suite)

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

11,970± SF OFFICE - SUITE 100

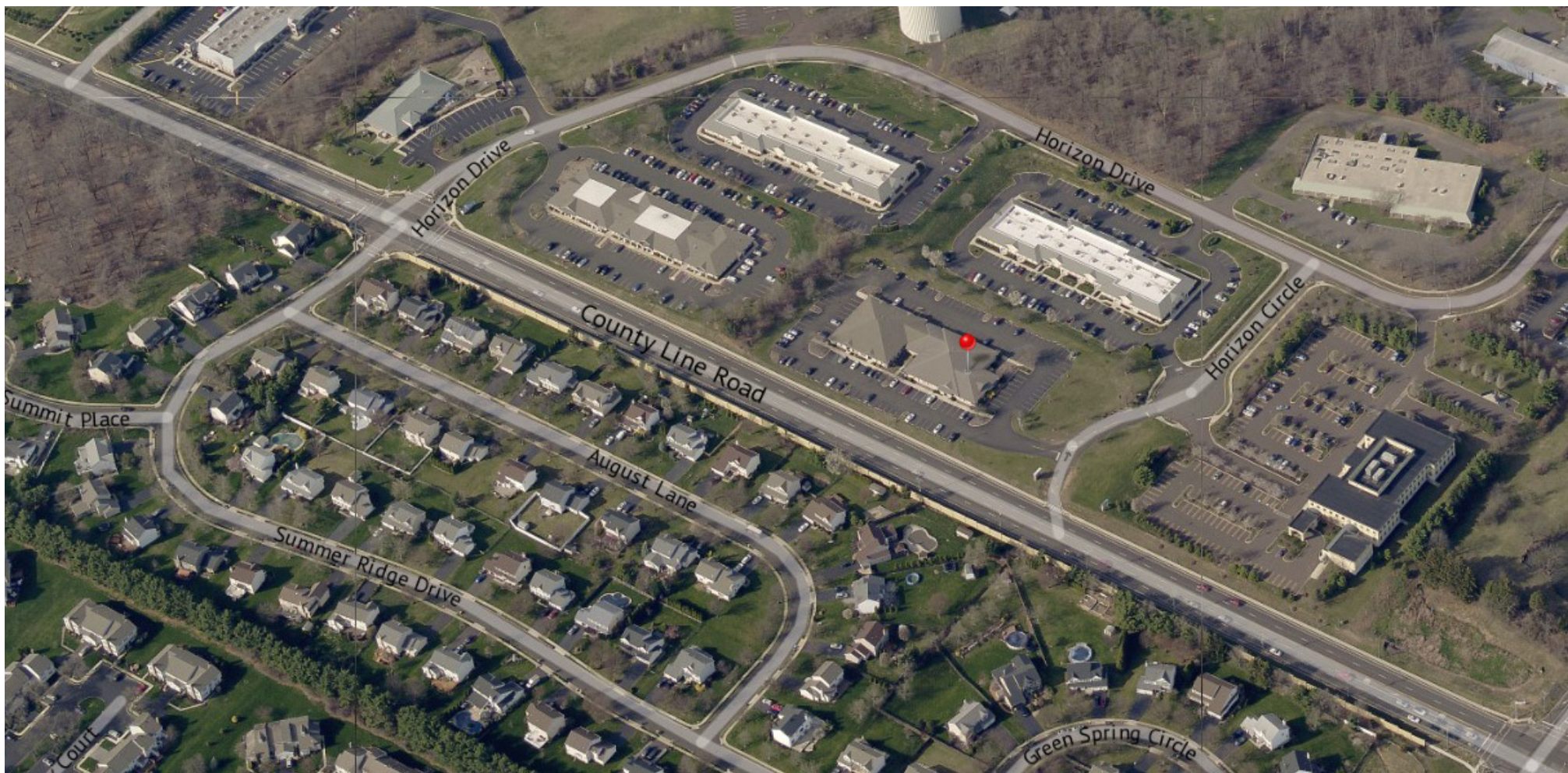
- Signage & Direct Access from County Line Road
- End Cap with Great Window Lines & Natural Light
 - Private Offices & Conference Room
 - Large Open Work Areas
 - Kitchen

2,728± SF OFFICE - SUITE 101A

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

4,600 ± SF OFFICE - SUITE 102

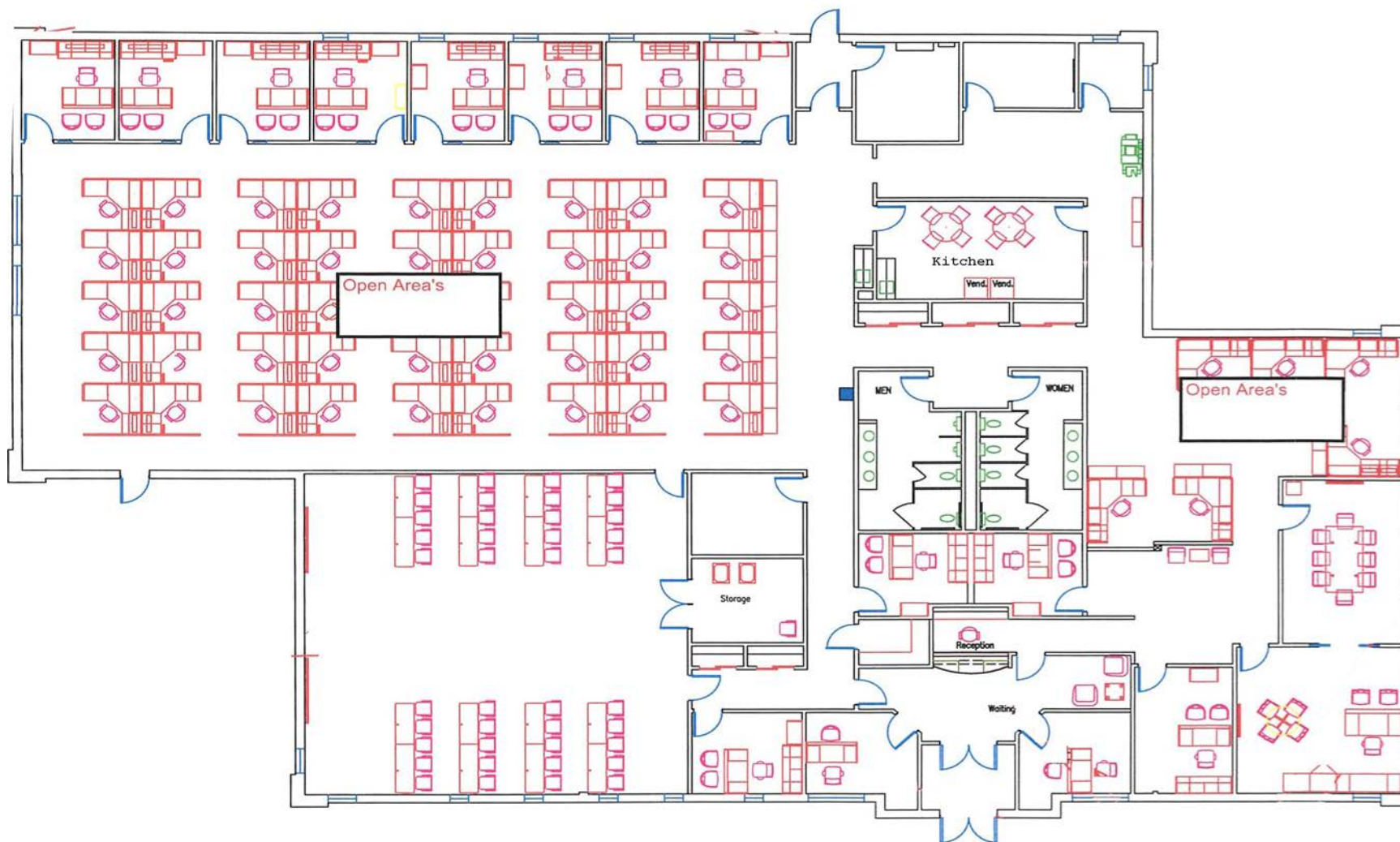
- Great Window Lines with a Large Amount of Natural Light
 - 7 Private Offices & Conference Room
 - Large Open Work Area
 - Kitchen





Suite 100 - 11,970± SF



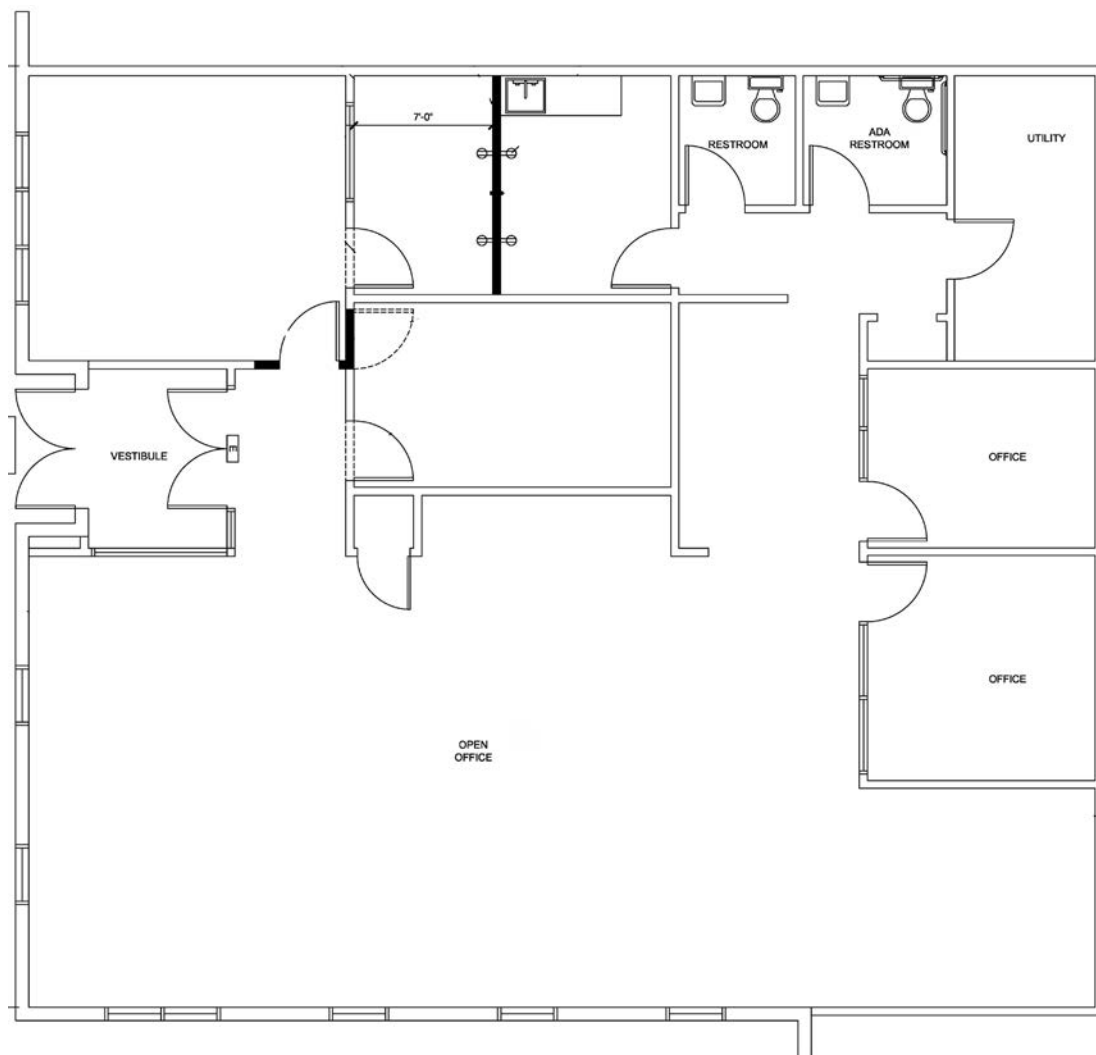


Suite 100 - 11,970± SF Office Floor Plan



Suite 101A - 2,728± SF



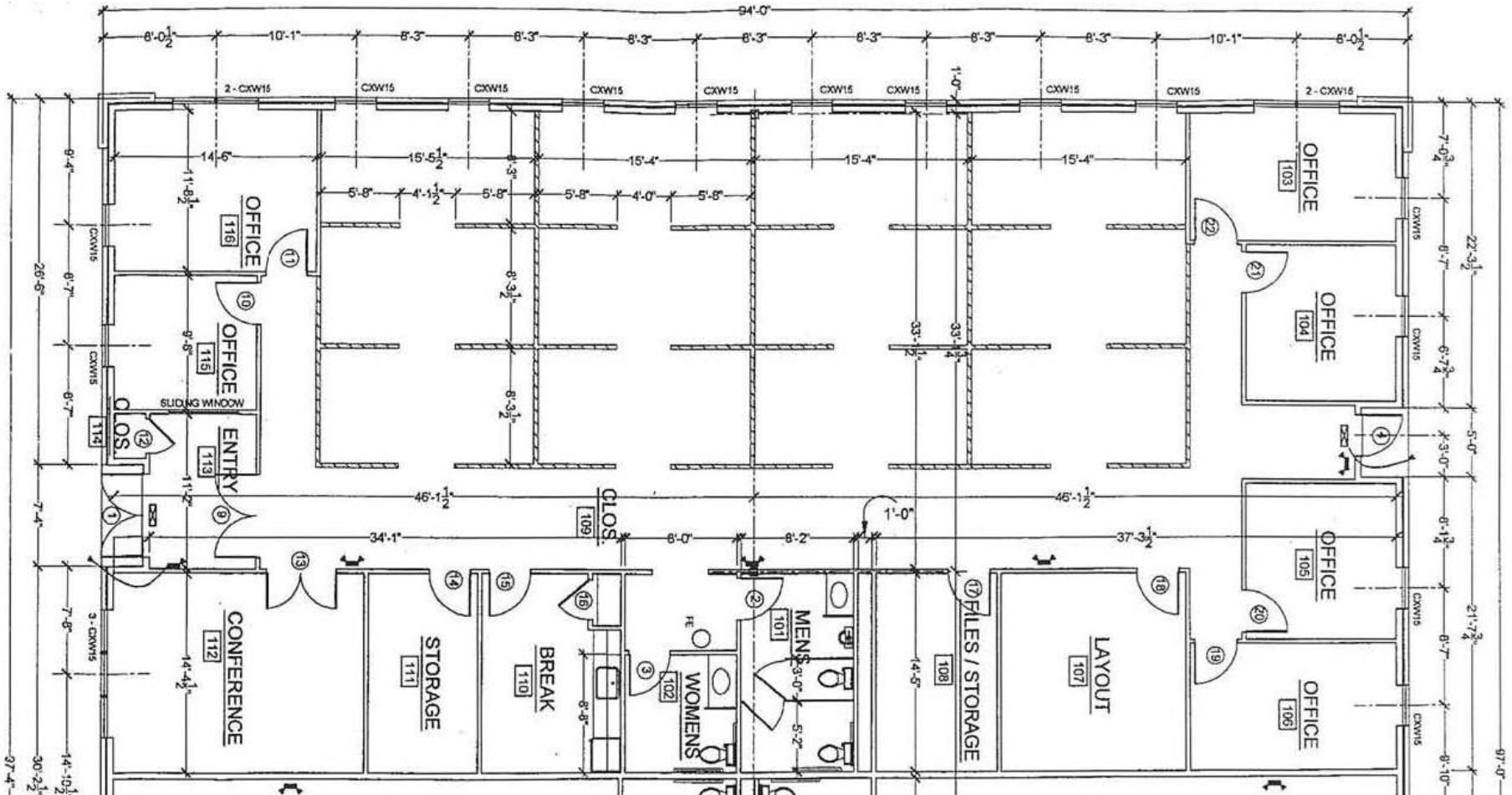


Suite 101A - 2,728± SF Office Floor Plan

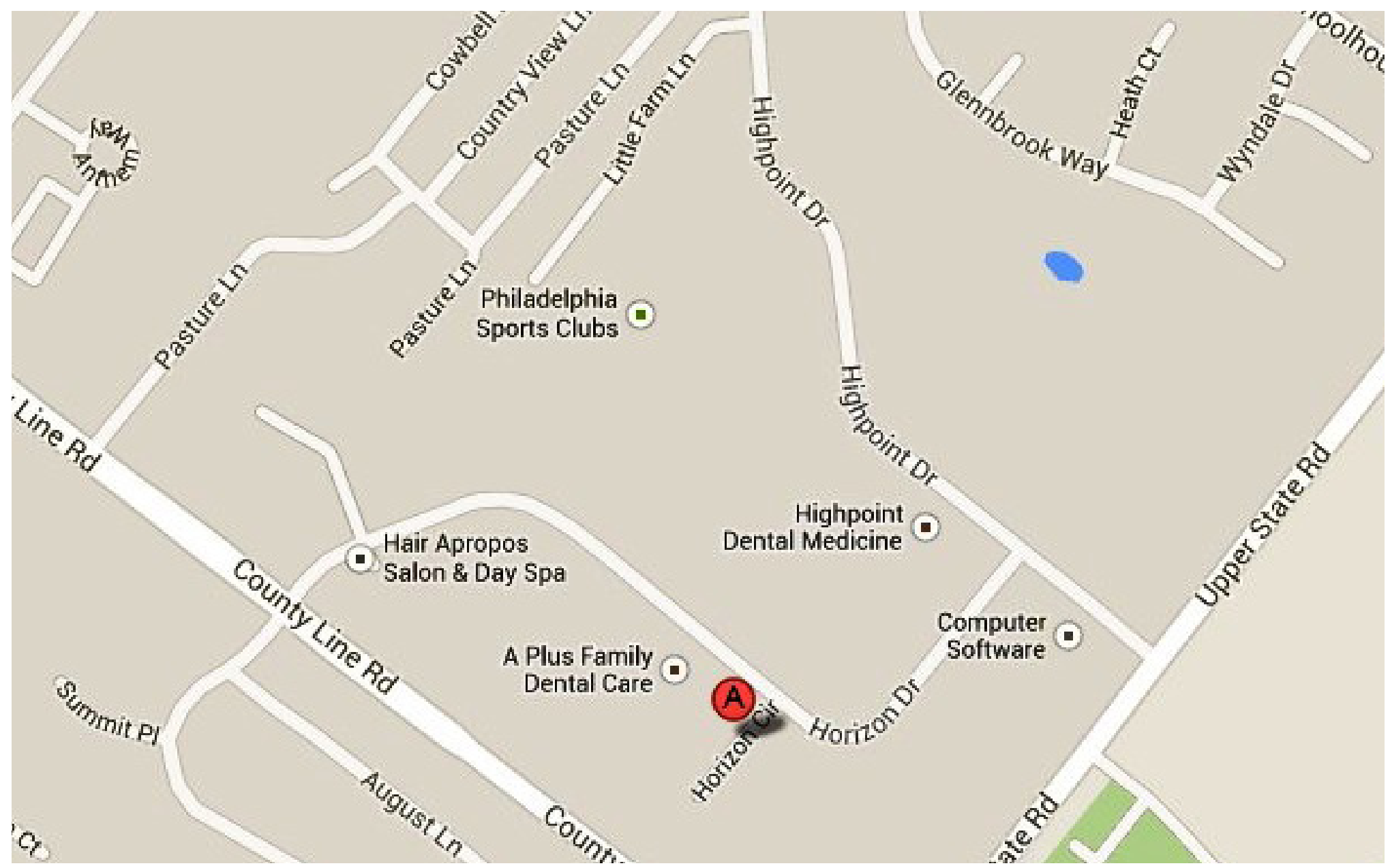


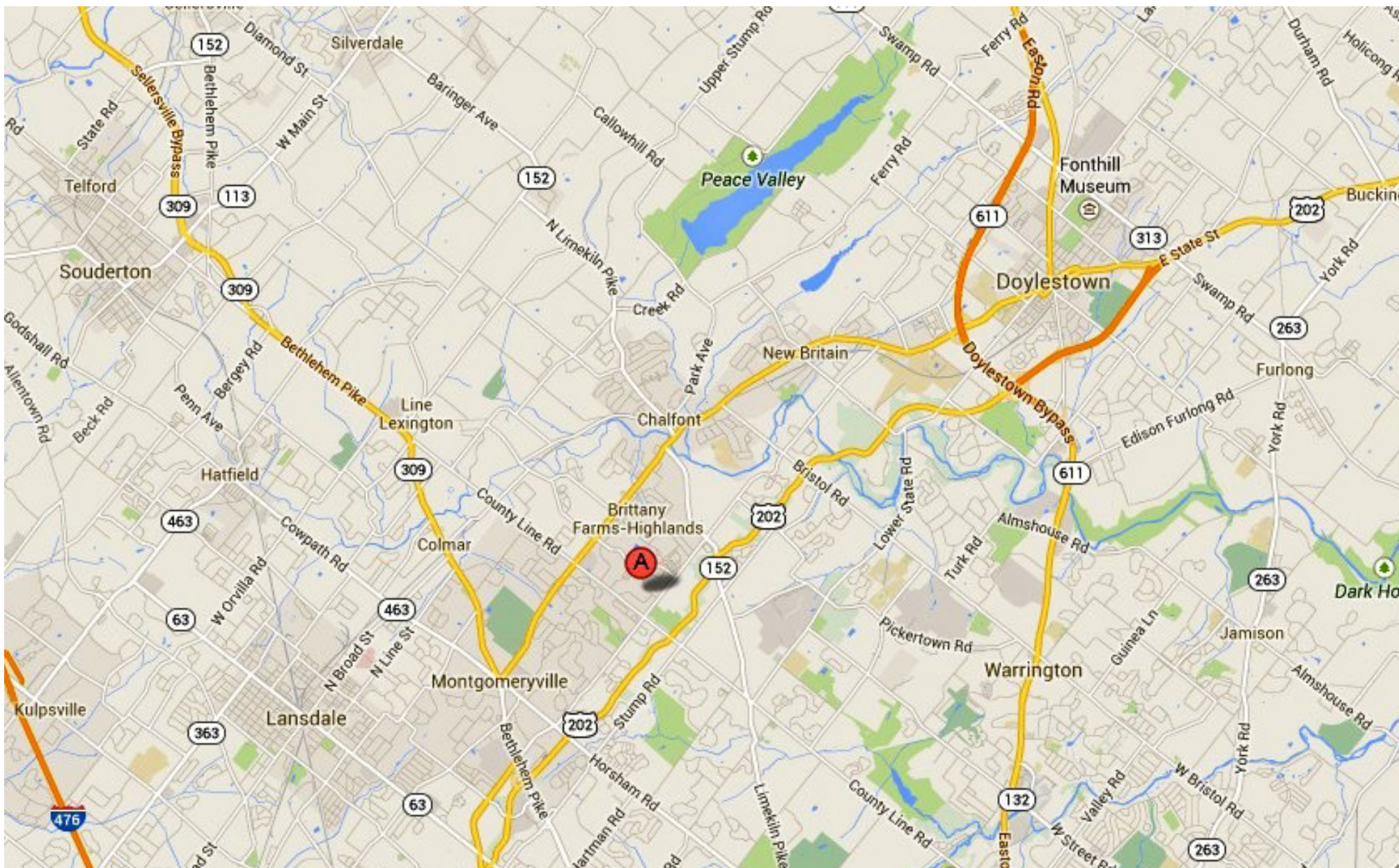
Suite 102 - 4,600± SF





Suite 102 - 4,600± SF Office Floor Plan





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