



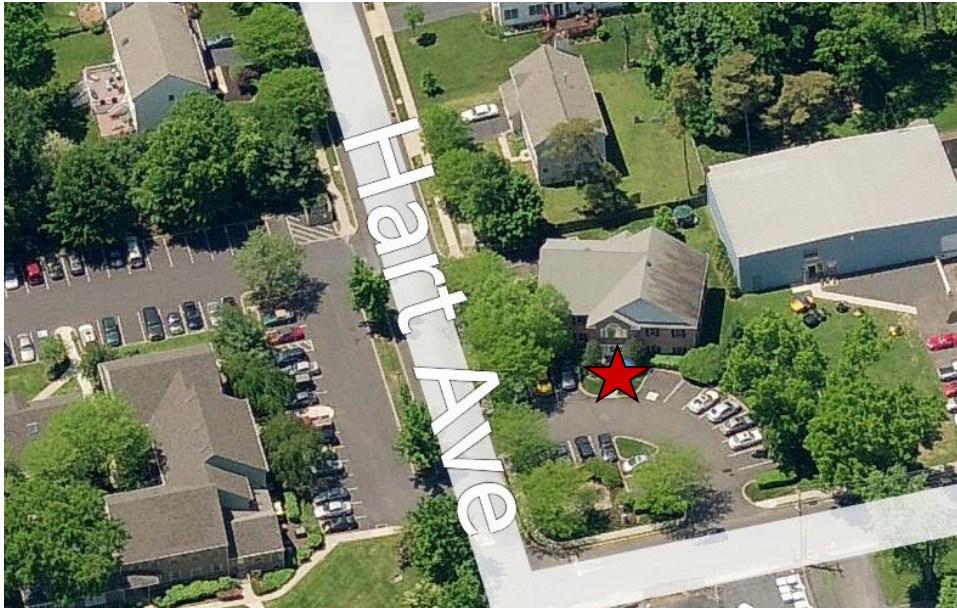
FOR LEASE OFFICE SUITE

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

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Kurt Eisenschmid, CCIM - Penn's Grant Realty Corporation
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Property Highlights

- 2,988±SF Available Space
- Two Story Brick Office Building
- Plenty of On-site Parking
- Great Borough Location
- Easy Access to New Route 202 Parkway & 611 Bypass
- Walking Distance to Restaurants, Shopping, Bus Stop and Train Station

Property Specifications

Available Space: First floor 2,988± SF

Parking: 18 spaces

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

HVAC: Two (2) 3.5 ton units, electric heat pump

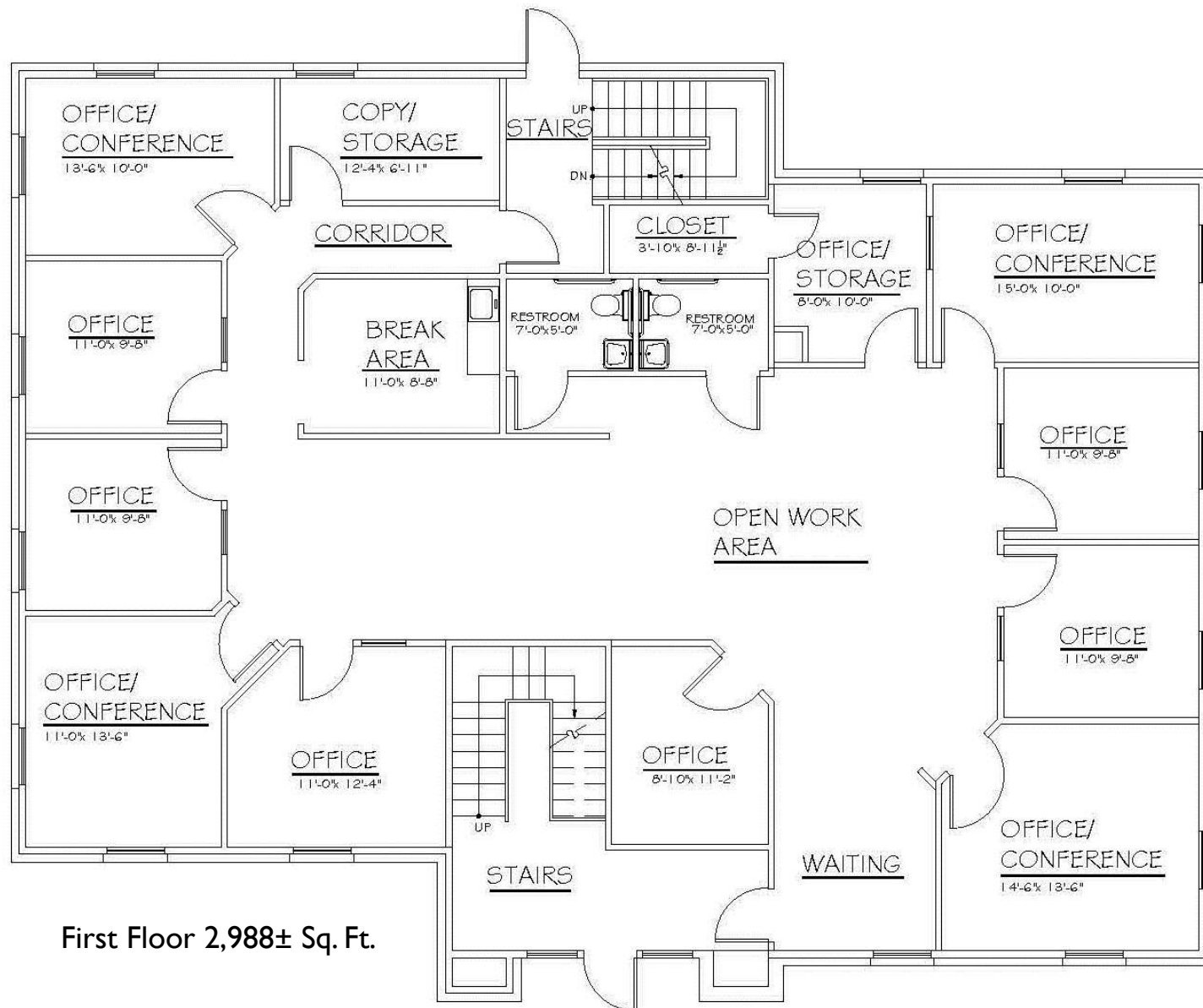
Rent Escalation: Tenant to pay its pro rata share of any increases in real estate taxes after commencement of lease term. A \$0.50 per square foot rent increase will take effect in the second year of the lease and in each subsequent lease year.

Misc.: Landlord to provide janitorial services. Landlord to be responsible for routine/ordinary trash removal.

Security Deposit: Sum equal to two months of rent

Municipality: Doylestown Borough

Lease Price: \$23 per SF plus utilities (cleaning included)



First Floor 2,988± Sq. Ft.



Conference Room



Kitchen



Office



Office

