

FOR LEASE

“Federal Court” Office Condos



**174 N. Main Street
Dublin, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT

Very Desirable Professional Office Condo!



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

PROPERTY HIGHLIGHTS

- Great Dublin Borough Location
- High Visibility Location on the Main Street (Route 313)
- Traffic Count 16,900+ Per Day
- Private Entrance For Each Unit
- 10 Minutes to Route 611
15 Minutes to Route 309
20 Minutes to PA
Turnpikes 276 & 476



PROPERTY SPECIFICATIONS

Water: Public
 Sewer: Public
 Electric: PECO
 HVAC: Heat Pump
 Zoning: C-2 Commercial
 Municipality: Dublin Borough

Unit A1 - Medical or Office

Size: 1,961± SF
 Condo Location: Building A—1st Floor
 Tax Parcel: 10-002-029-002-0A1
 Lease Price: \$3,500/month,
 plus utilities & interior cleaning

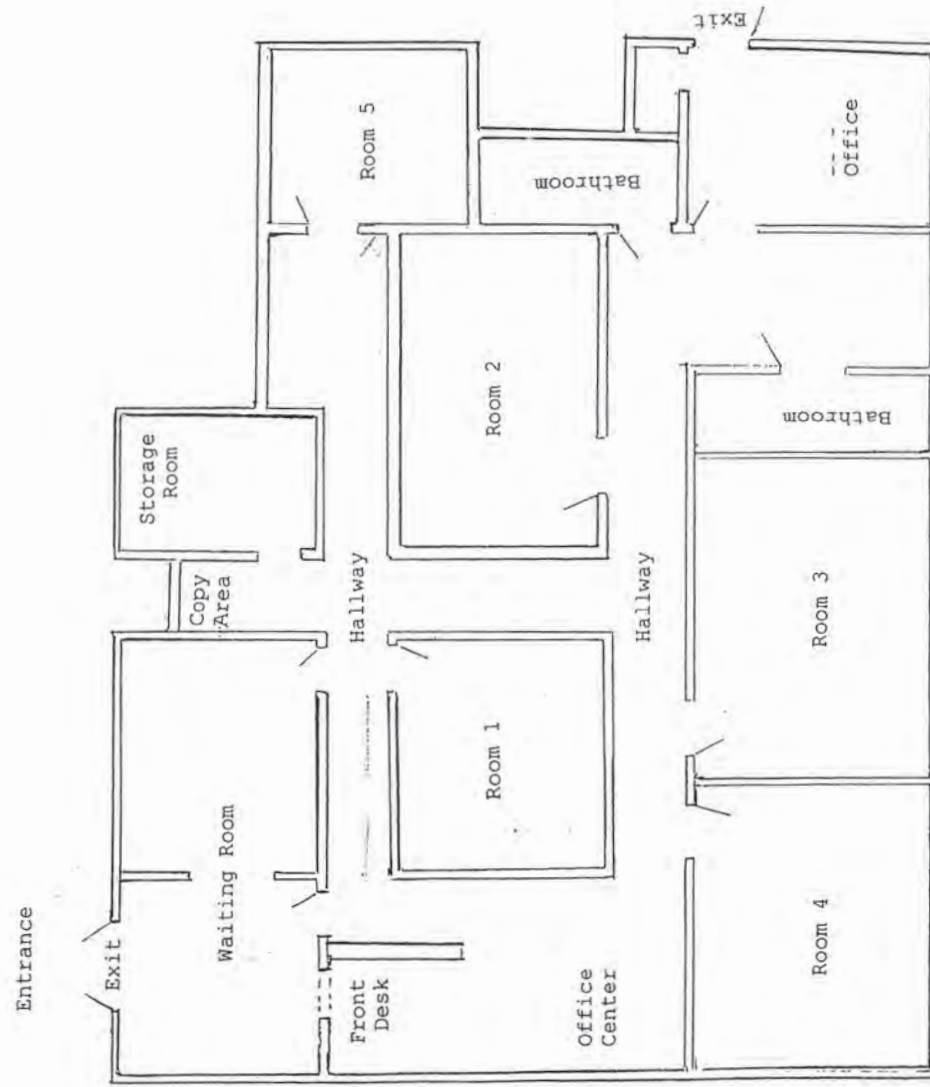
Unit A2

Size: 1,359± SF
 Condo Location: Building A—2nd Floor
 Tax Parcel: 10-002-029-002-0A2
 Lease Price: \$1,500/month
 plus utilities & interior cleaning

Unit C1 - Medical Office

Size: 1,686± SF
 Condo Location: Building C—1st Floor
 Tax Parcel: 10-002-029-002-0C1
 Lease Price: \$3,000/month
 plus utilities & interior cleaning



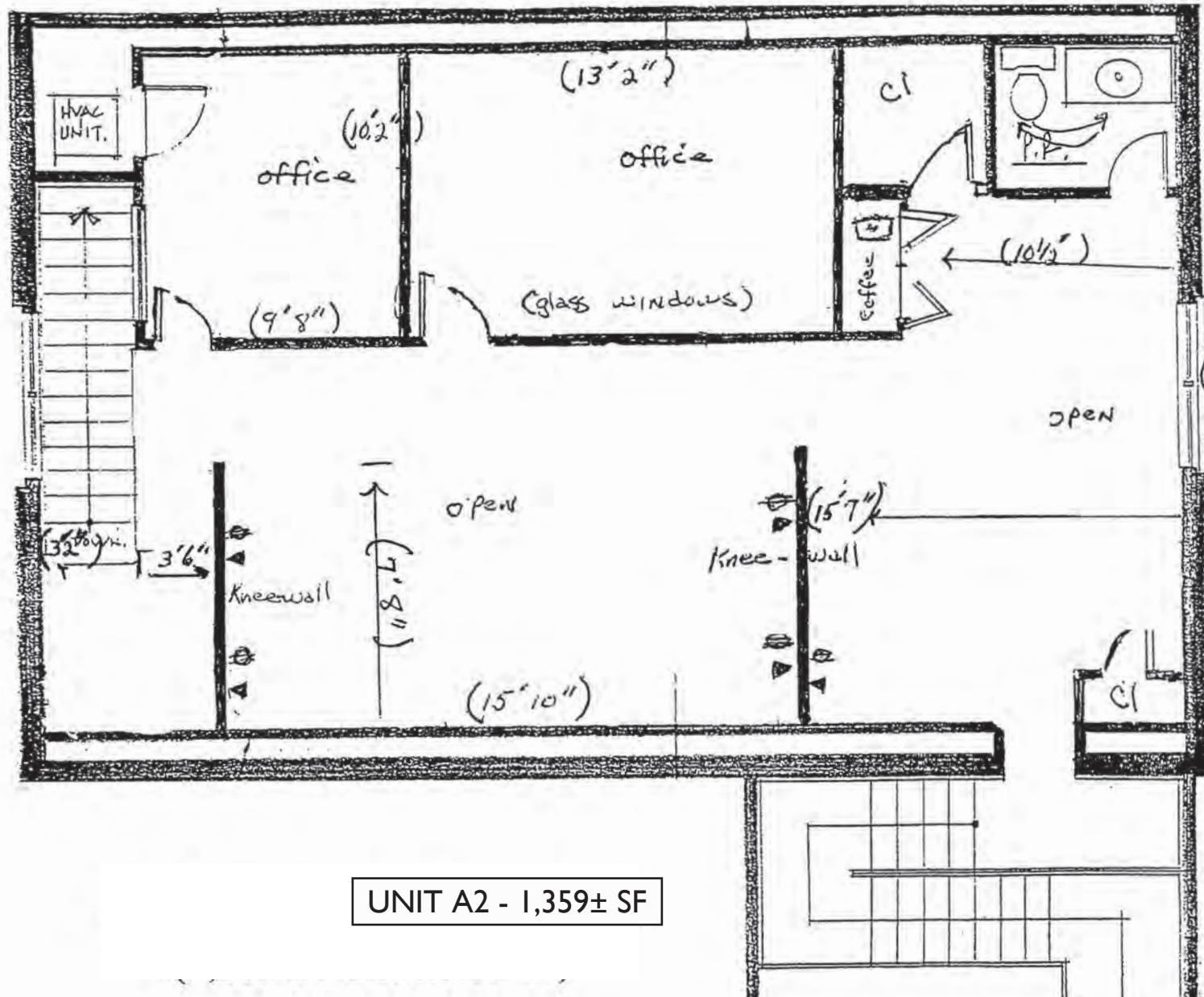


UNIT A1 - 1,901± SF



UNIT A2 - 1,359± SF

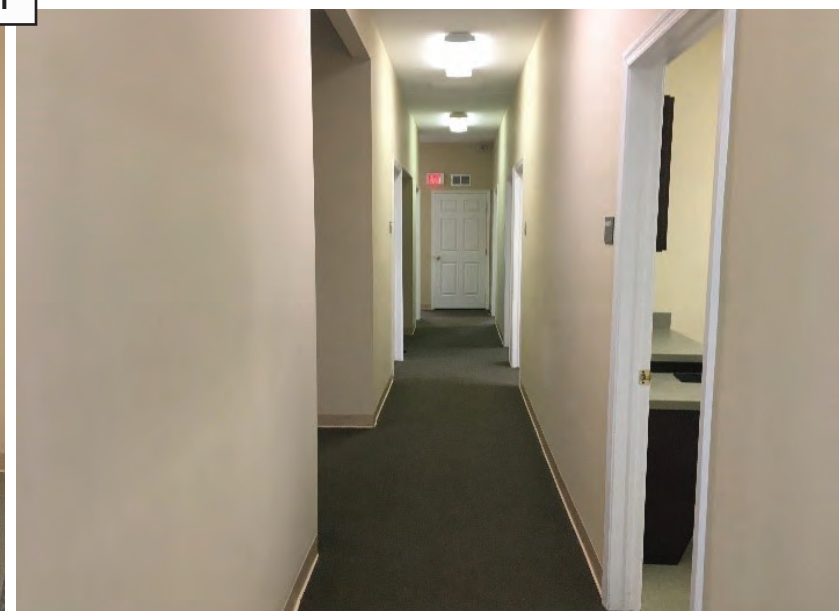


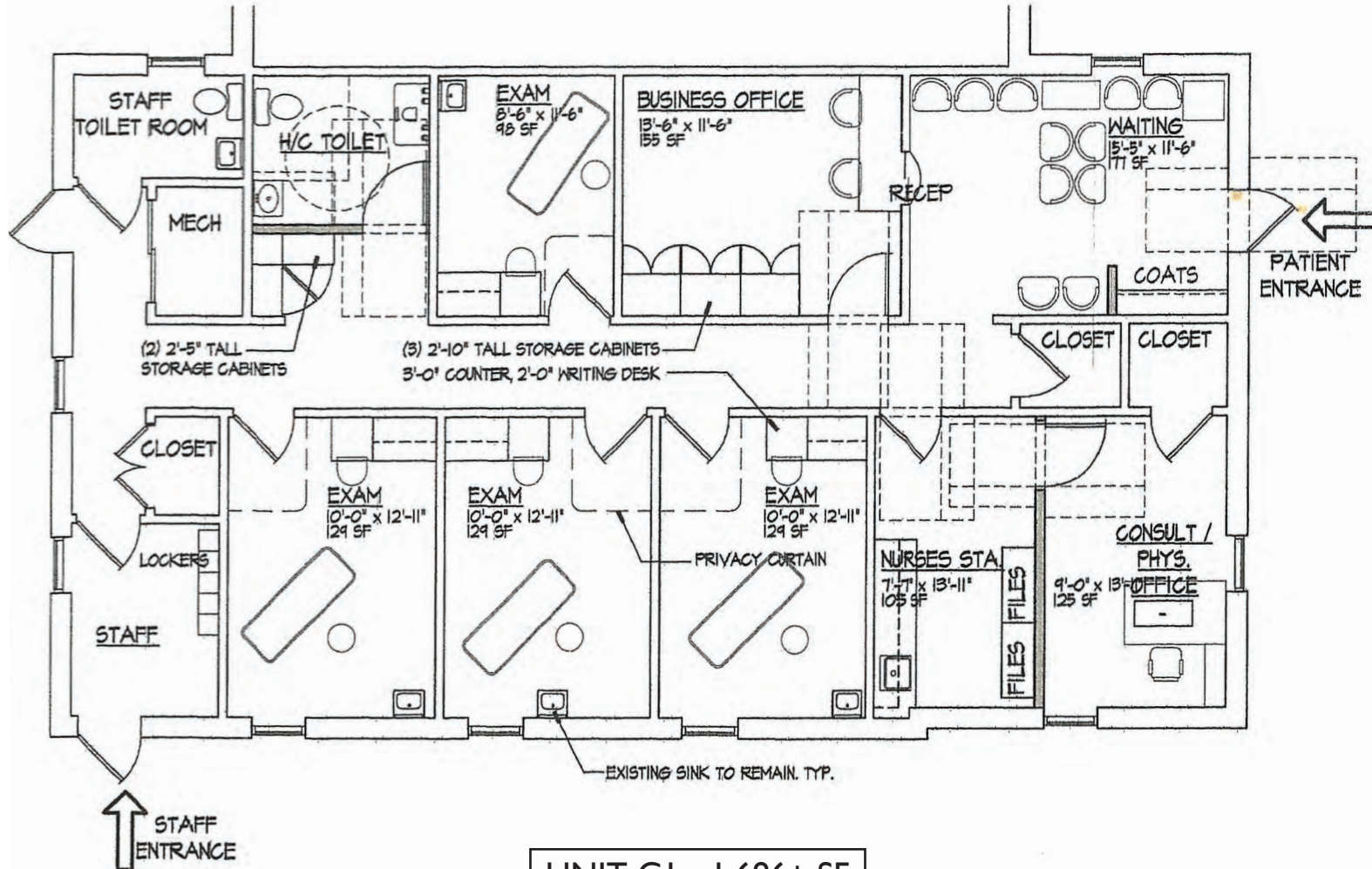


UNIT A2 - 1,359± SF



UNIT C1 - 1,686± SF





UNIT CI - 1,686± SF

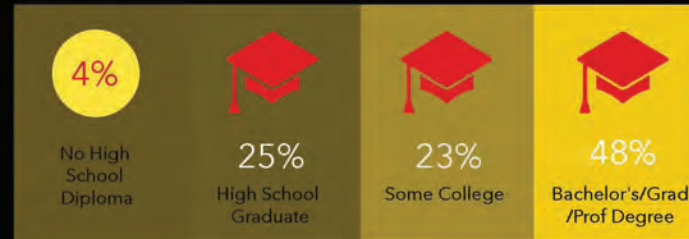
DEMOGRAPHIC PROFILE

174 N Main St, Dublin, Pennsylvania, 18917

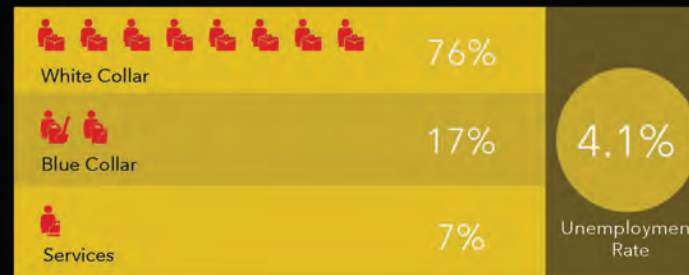
Ring of 5 miles



EDUCATION



EMPLOYMENT



INCOME



KEY FACTS

