

**FOR LEASE**

# HIGHPOINT OFFICE CAMPUS

PENN'S  GRANT REALTY  
Corporation

*1500 Horizon Drive, Suite 114  
Chalfont, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:**

**Kurt Eisenschmid - Penn's Grant Realty Corporation**

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## PROPERTY HIGHLIGHTS

- **Easy Access To Both Bucks and Montgomery Counties**
- **2 Minutes to Route 202 Bypass**
- **4 Minutes to Route 309**
- **10 Minutes to Route 611 and Doylestown**

## PROPERTY SPECIFICATIONS

Available Space: ..... 1,405± Gross Rentable SF

Electric: ..... PECO

Water: ..... Public—Chalfont New Britain Authority

Sewer: ..... Public—Chalfont New Britain Authority

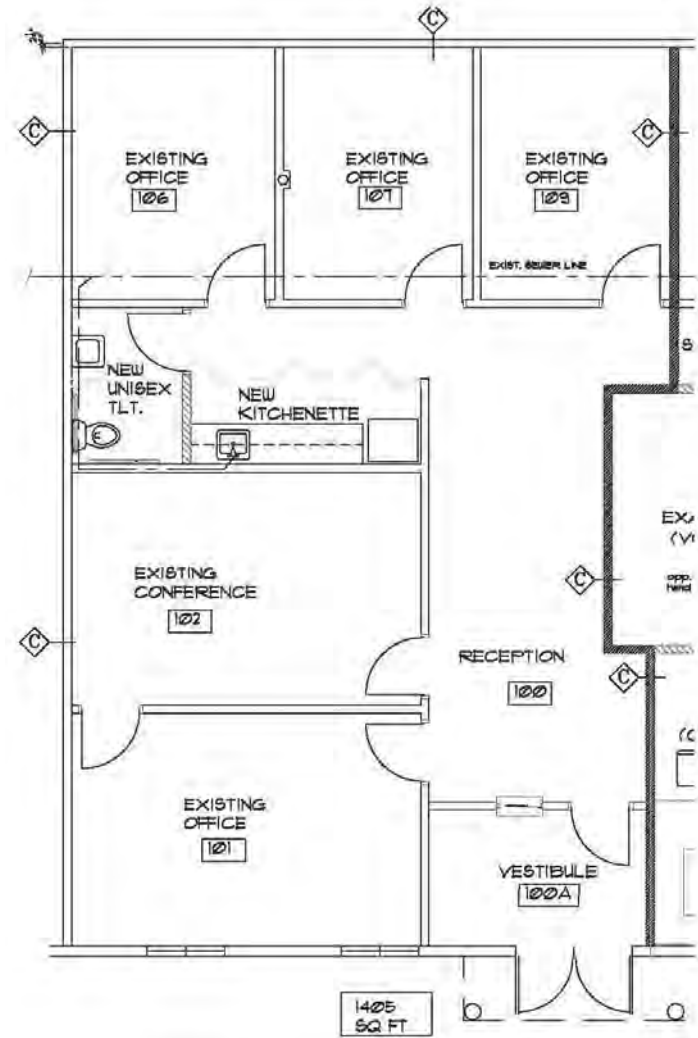
Heat: ..... Natural Gas: forced hot air

Sprinkler: ..... Fully sprinklered

Zoning: ..... C3—Commercial

Municipality: ..... New Britain Township

Lease Rate: ..... \$21 PSF plus utilities and cleaning



**SUITE 114  
FLOOR PLAN**

AVERAGE HOUSEHOLD INCOME			POPULATION		
1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES

\$121,794	\$123,751	\$113,094	8,238	52,151	133,543
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