

FOR LEASE

Creative Flex Office Space



*4059 Skyron Drive
Doylestown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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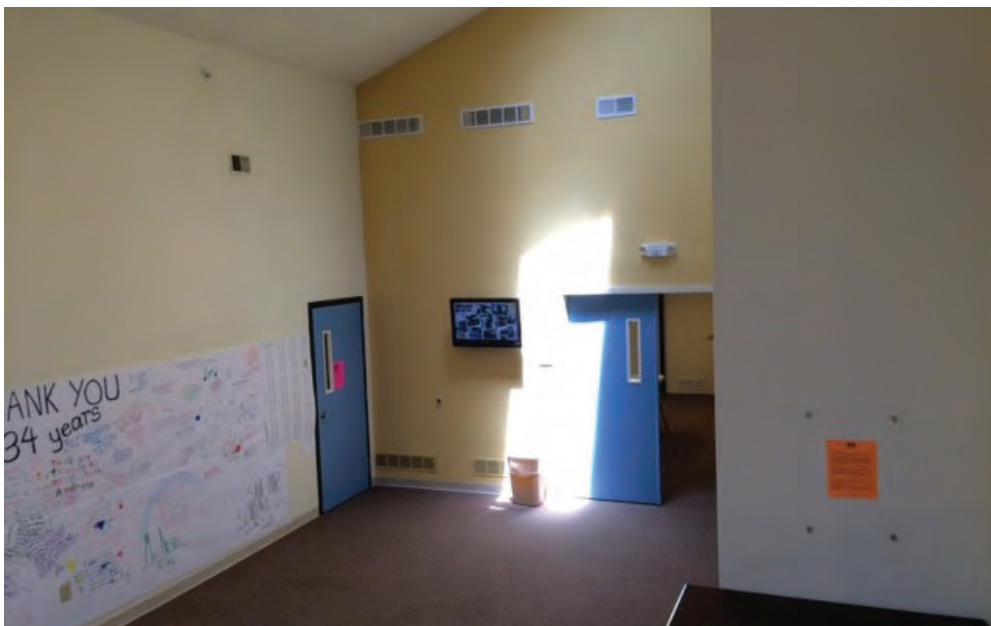
PROPERTY HIGHLIGHTS

- Premier Regional Location- Adjacent to Doylestown Airport & Sky Run Business Park
- Fabulous Creative Office Space Featuring:
 - Private Offices
 - Large Tiered Meeting Room
 - Large Meeting/Open Work Area
 - Large Reception Area with Cathedral Ceiling
- Moments to Doylestown Shopping and Restaurants
- Can Subdivided
- Can Expand
 - Approved for 5,700 SF Warehouse Addition
- Minutes to Route 611
- Minutes to Route 202
- 20 Minutes to PA Turnpike

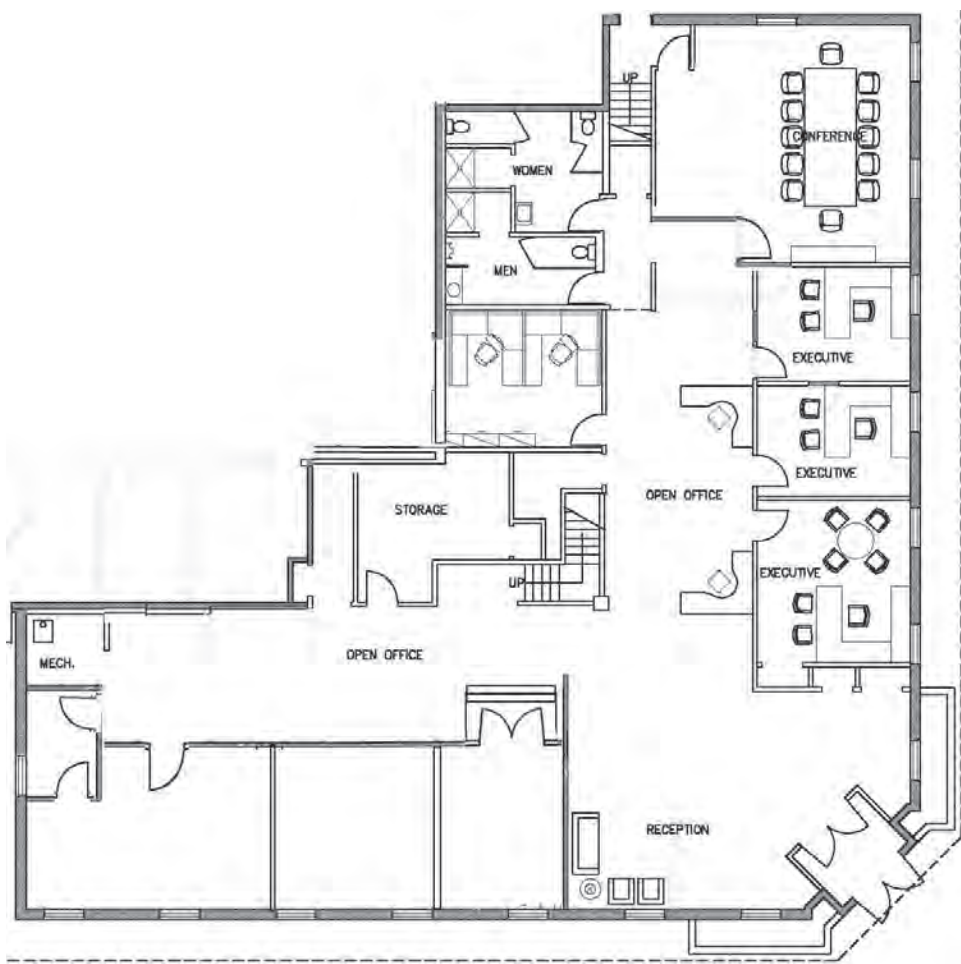
PROPERTY SPECIFICATIONS

Office Space: 8,739± SF
 Power: 480/277, 3 Phase, 400 AMPS
 Parking: 70 Spaces on-site
 Water: Private
 Sewer:..... Public
 HVAC:Gas hot air, Gas hot water & central air
 Zoning:.....PI-Planned Industrial
 Lease Price:\$9,500/month,
 plus utilities & interior cleaning

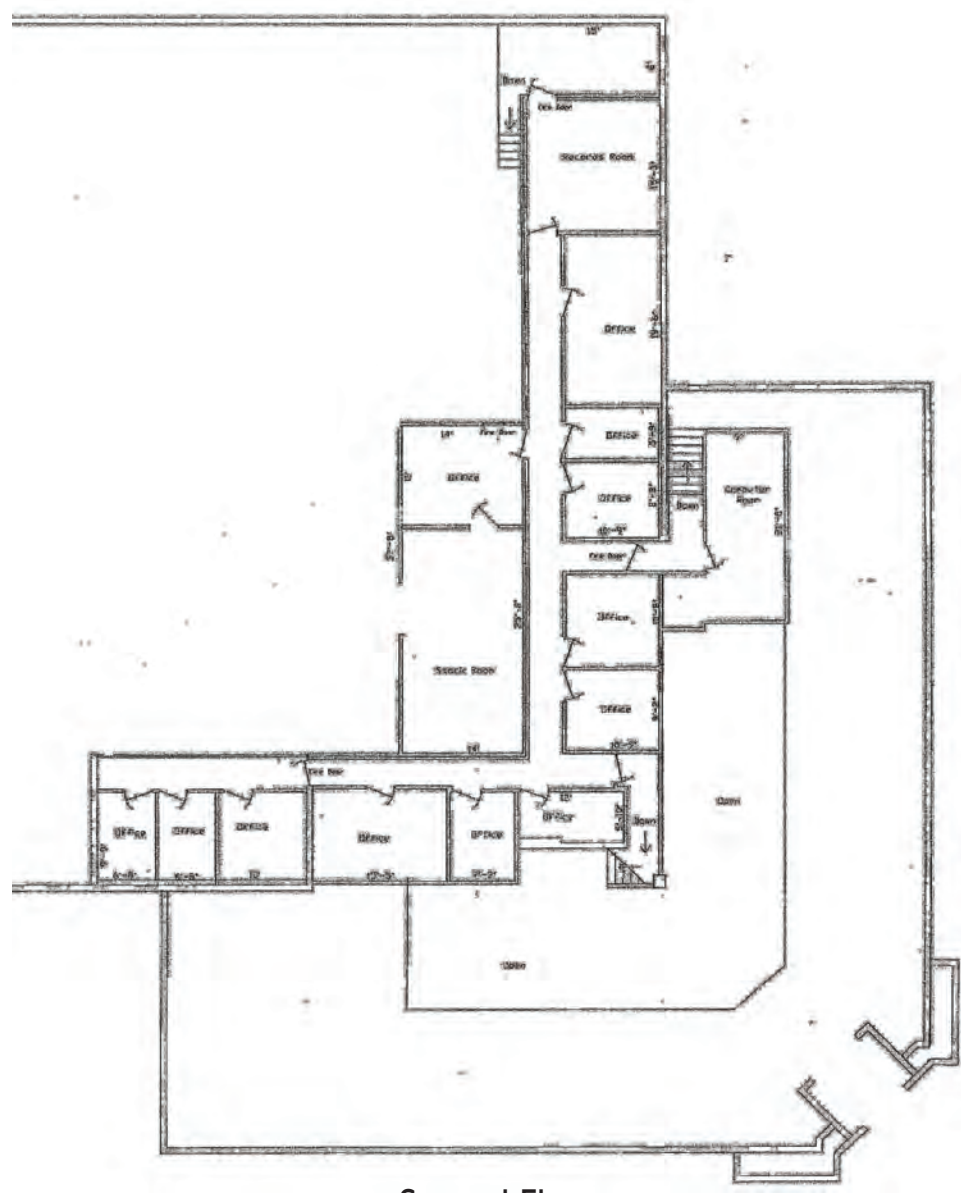




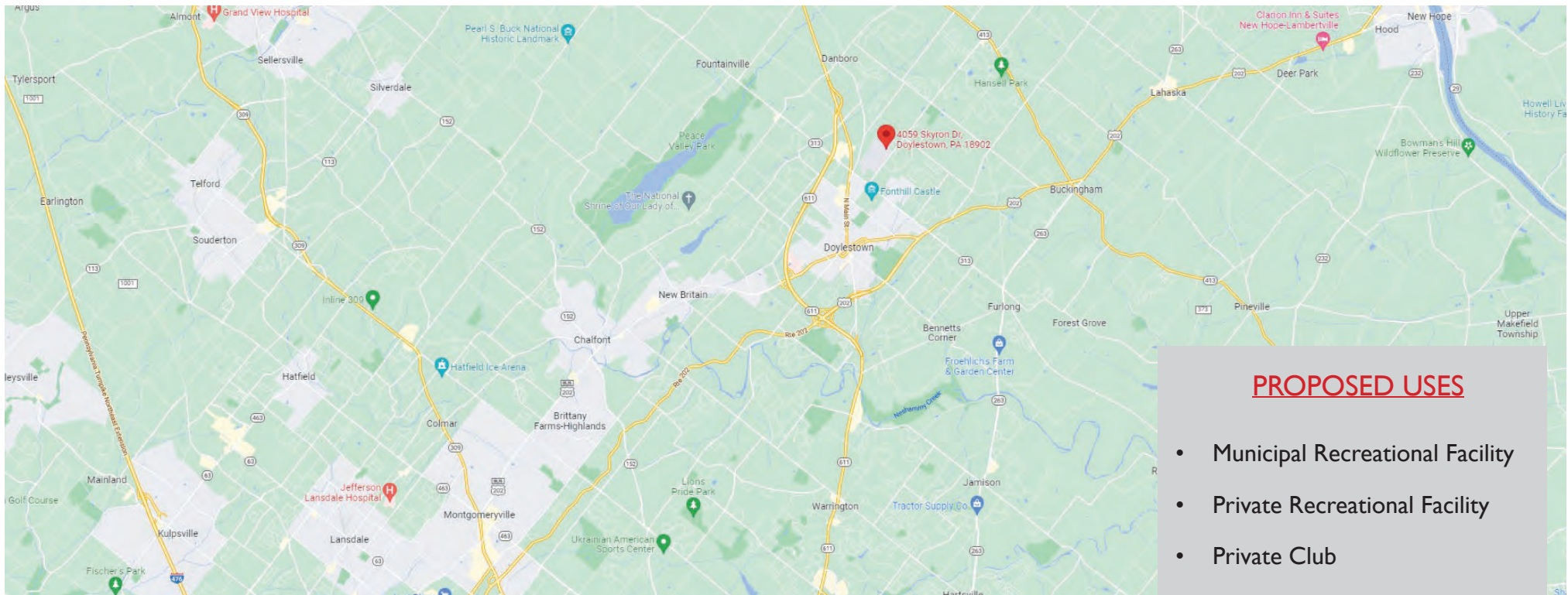




First Floor



Second Floor



PROPOSED USES

- Municipal Recreational Facility
- Private Recreational Facility
- Private Club
- Community Center
- Day Care Center
- Hospital
- Medical Office
- Veterinary Office
- Office/Office Park
- Indoor Athletic Club



