

# FOR LEASE OFFICE FLEX

PENN'S  GRANT REALTY  
Corporation

*100 Highpoint Drive, Suite 102 & 103  
Chalfont, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**LEASED**  
**16,508 SF**  
**\$17 PSF**

**PRESENTED BY:** Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation  
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**PROPERTY HIGHLIGHTS**

- Flexible Floor Plan
- 8' - 12' Ceiling Heights
- Fully Heat & Air Conditioned Space
- Easy Access To Both Bucks and Montgomery Counties
- 2 Minutes to Route 202 Bypass
- 4 Minutes to Route 309 and Montgomeryville

**PROPERTY SPECIFICATIONS**

Total Size: ..... 16,508± SF  
 Ceiling Height: ..... 8' 10.5" - 16.5" Clear  
 Loading Doors ..... One (1) 9.5' h x 8'w  
 HVAC: ..... Gas Fired  
 Water: ..... Public  
 Sewer: ..... Public  
 Gas: ..... Public  
 Municipality: ..... New Britain Township  
 Zoning: ..... C3-Commercial  
 Lease Price: ..... \$17 PSF plus utilities and cleaning







## **C3 - COMMERCIAL PERMITTED USES**

- Medical Office
- Veterinary Office
- Professional Office
- Medical & Pharmaceutical Sales Office
- Public Recreational Facility
- Private Recreation Facility
- Private Club
- Community Center
- Multiple Building
- Service Business\*
- Office Supplies & Equipment Sales/Service
- Package Delivery Service
- Photocopying Services
- Wholesale Business
- Wholesale Storage/Warehousing
- Printing
- Place of Worship\*\*
- Emergency Service Center\*\*
- Adult Day Care
- Nursery School/Day Care Center
- College Primary or Secondary School\*\*
- Commercial Trade School\*\*
- Personal Care Center\*
- Inpatient Drug & Alcohol Rehab Center\*\*

\* Conditional Use

\*\* Special Exception



