# FOR LEASE OFFICE FLEX

PENN'S GRANT REALTY Corporation

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

COMMERCIAL • INDUSTRIAL • INVESTMENT



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100 Highpoint Drive, Suite 102 & 103, Chalfont, PA



# 100 Highpoint 100 Unit 100 Uni

### **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**

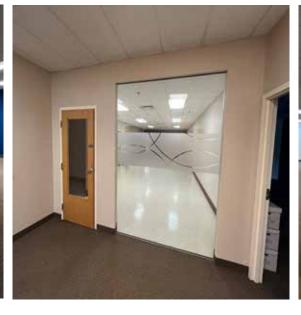
Total Size:	16,508± SF
Ceiling Height:	8' 10.5" - 16.5" Clear
Loading Doors	One (I) 9.5 'h x 8'w
HVAC:	Gas Fired
Water:	Public
Sewer:	Public
Gas:	Public
Municipality:	New Britain Township
Zoning:	
Lease Price:\$17 PSF	olus utilities and cleaning



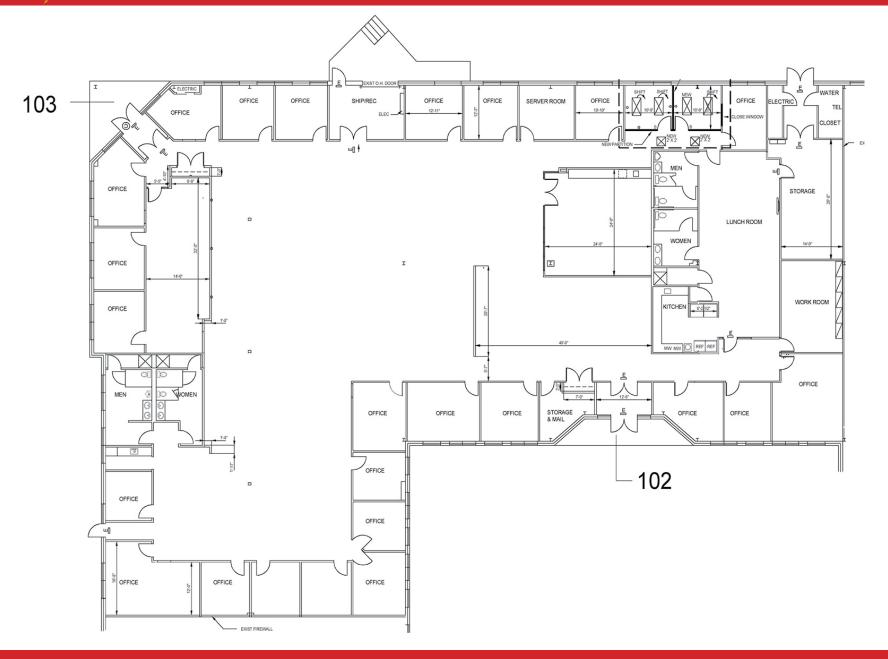


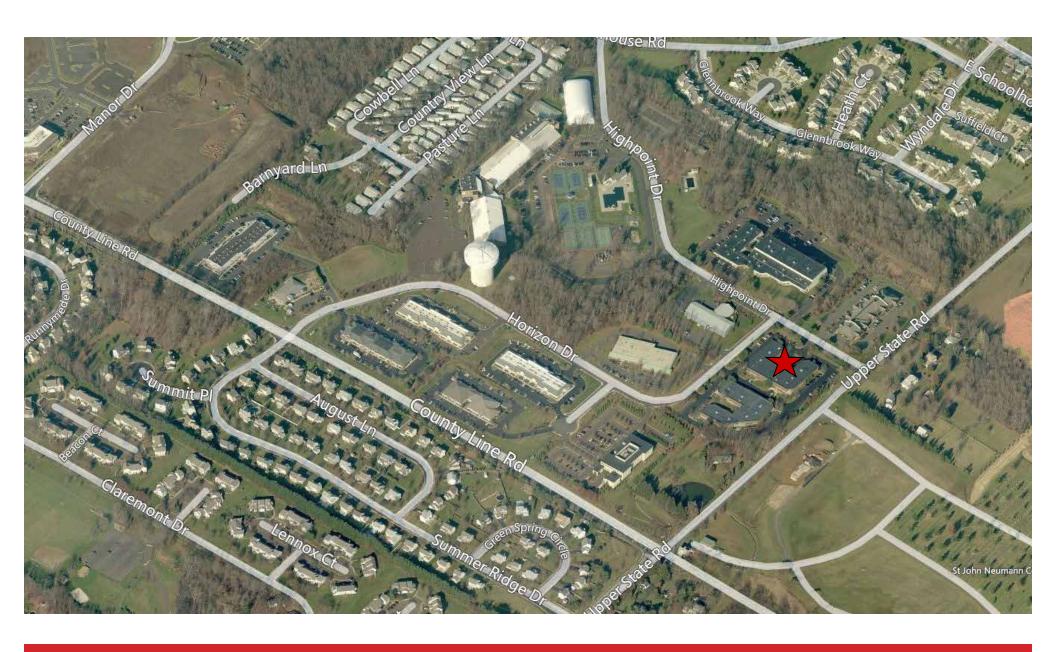












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## C3 - COMMERCIAL PERMITTED USES

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

