



COMMERCIAL • INDUSTRIAL • INVESTMENT

FOR LEASE

Office Flex

***500 Horizon Drive, Suite 505
Chalfont, Bucks County, PA***



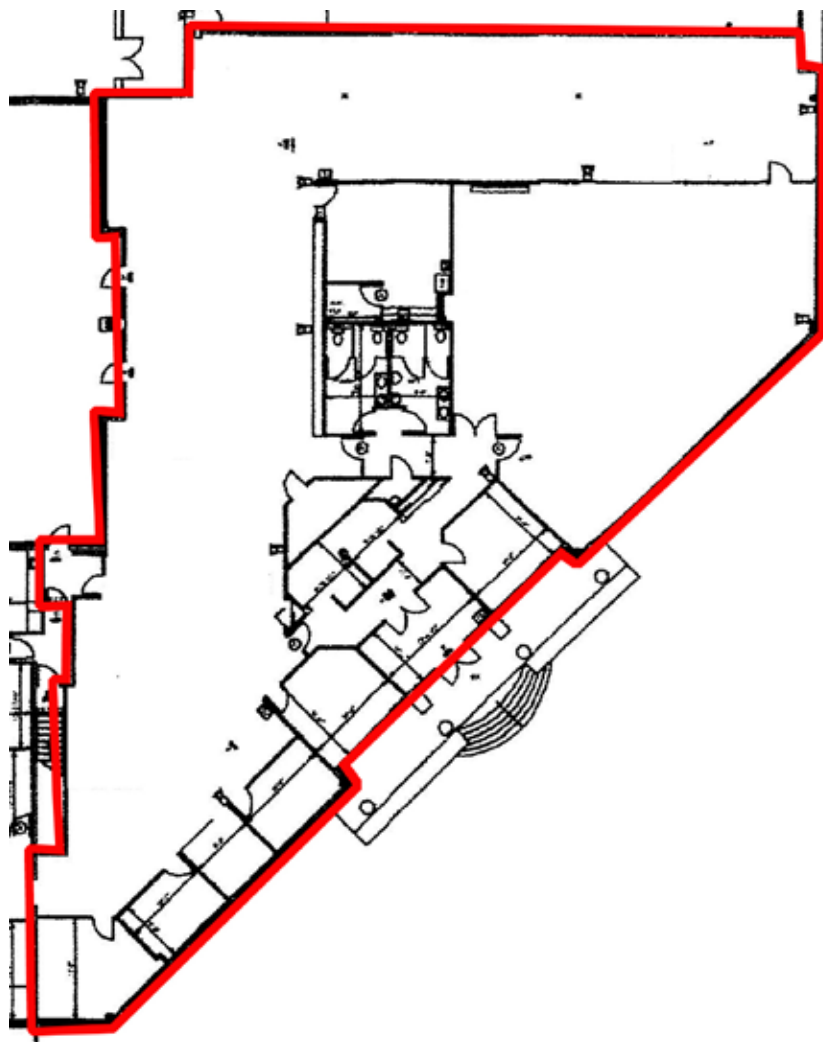
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PROPERTY SPECIFICATIONS

Total Size: 10,415± SF (divisible)
 Ceiling Height: 12' Clear
 HVAC: Fully conditioned
 Water: Public
 Sewer: Public
 Gas: Public
 Municipality: New Britain Township
 Zoning: C3-Commercial
 Lease Price: \$22 PSF, plus utilities and cleaning

PROPERTY HIGHLIGHTS

- **Flexible Floor Plan**
- **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**
- **10 Minutes to Route 611 and Doylestown**





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

