

**FOR SALE / LEASE**

# PROFESSIONAL OFFICE SPACE

PENN'S  GRANT REALTY  
Corporation

*54 Friends Lane, Suite 110  
Newtown, Bucks County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Matthew Eisenschmid — Penn's Grant Realty Corporation  
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**PROPERTY SPECIFICATION**

OFFICE SUITE 110 SIZE:..... 2,967± SF (first floor)  
SITE: ..... Two-story office building situated on 2±acres  
SUITE LAYOUT: ..... Four (4) Private offices, Reception,  
Two (2) Open Work Areas, Conference Room, Kitchenette,  
Two (2) ADA Bathrooms, Computer/Storage Room  
PARKING: ..... On site paved parking for 4 spaces per 1,000 square feet  
UTILITIES: ..... PECO Energy provides service to the property  
via individually metered 200 AMP service.  
WATER: ..... Public  
SEWER: ..... Public  
HVAC: ..... Individually controlled Carrier heat pumps  
LIFE SAFETY: ..... Automatic sprinkler system throughout the building,  
with manual fire alarm system. Security and Exit  
lighting in place throughout the building per code.  
SECURITY: ..... Key pad monitored system  
MISCELLANEOUS: ..... Existing office furniture is included  
ZONING: ..... LI – Light Industrial  
MUNICIPALITY: ..... Newtown Township  
TAX PARCEL: ..... 29-010-096-110  
PROPERTY TAXES: ..... \$8,613 (2025)  
ANNUAL TAX ASSESSMENT: ..... \$47,000  
CONDOMINIUM FEES: ..... \$925/month  
LEASE PRICE: ..... \$23.50 plus utilities and janitorial service  
SALE PRICE: ..... \$645,000



**PROPERTY HIGHLIGHTS**

- **Furniture Included**
- **Private Exterior Entrance & Entrance From Building Lobby**
- **Excellent Window Lines & Natural Light**
- **5 Minute to Interstate 295**
- **10 Minutes to Route 1**
- **Close to Newtown Borough's Restaurants and Retail Services**















