

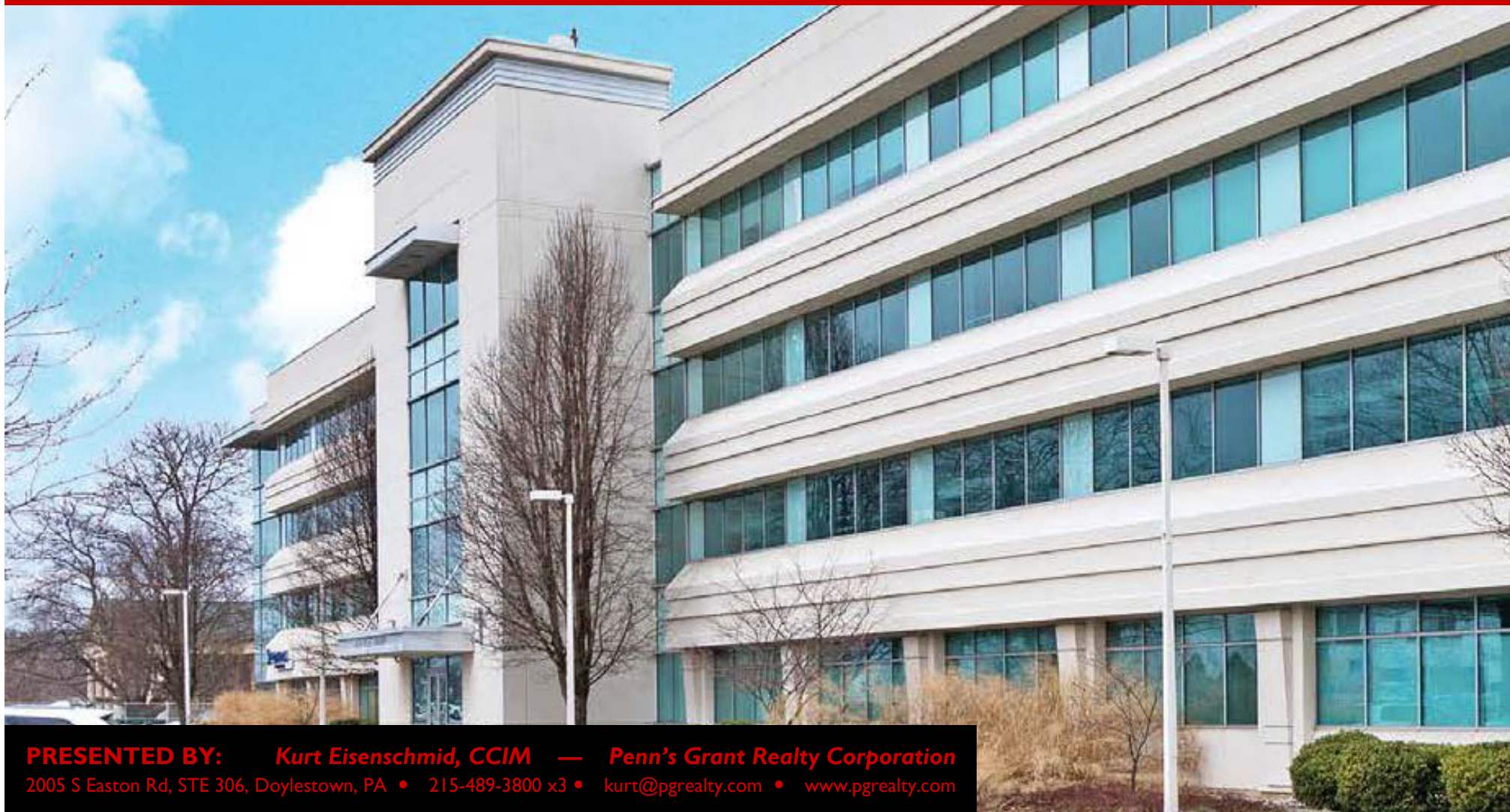


FOR LEASE

CROSS KEYS OFFICE CENTER

**4259 W. Swamp Road
Doylestown, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: *Kurt Eisenschmid, CCIM* — *Penn's Grant Realty Corporation*
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x3 • kurt@pgrealty.com • www.pgrealty.com

PROPERTY FEATURES

- **2,500 — 13,622 Square Feet Available**
 - **Available Immediately**
 - **High Visibility Location**
 - **Adjacent to Route 611 Bypass**
- **Excellent Window Lines and Abundant Natural Light**
 - **On-Site Coffee & Sandwich Shop**
 - **Janitorial Services Included**
- **\$23 Per Square Foot + Utilities (Janitorial Included)**

PROPERTY SPECIFICATIONS

Building: 82,382± SF—Four story office center with high visibility
Daily Traffic Counts: 18,117±
Electric: PECO
Restrooms: Two (2) sets of men's and women's restrooms on each floor
Mass Transit: SEPTA
Zoning: Planned Commercial District - PC-1
Municipality: Buckingham Township

| Square Footage | Location |
|----------------|-----------------------------|
| 13,622± | 2nd Floor (shell condition) |
| 3,644± | 4th Floor |



Fourth Floor - 3,644± RSF

