



# 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  
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## PROPERTY FEATURES

- **1,500 — 33,343 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)**

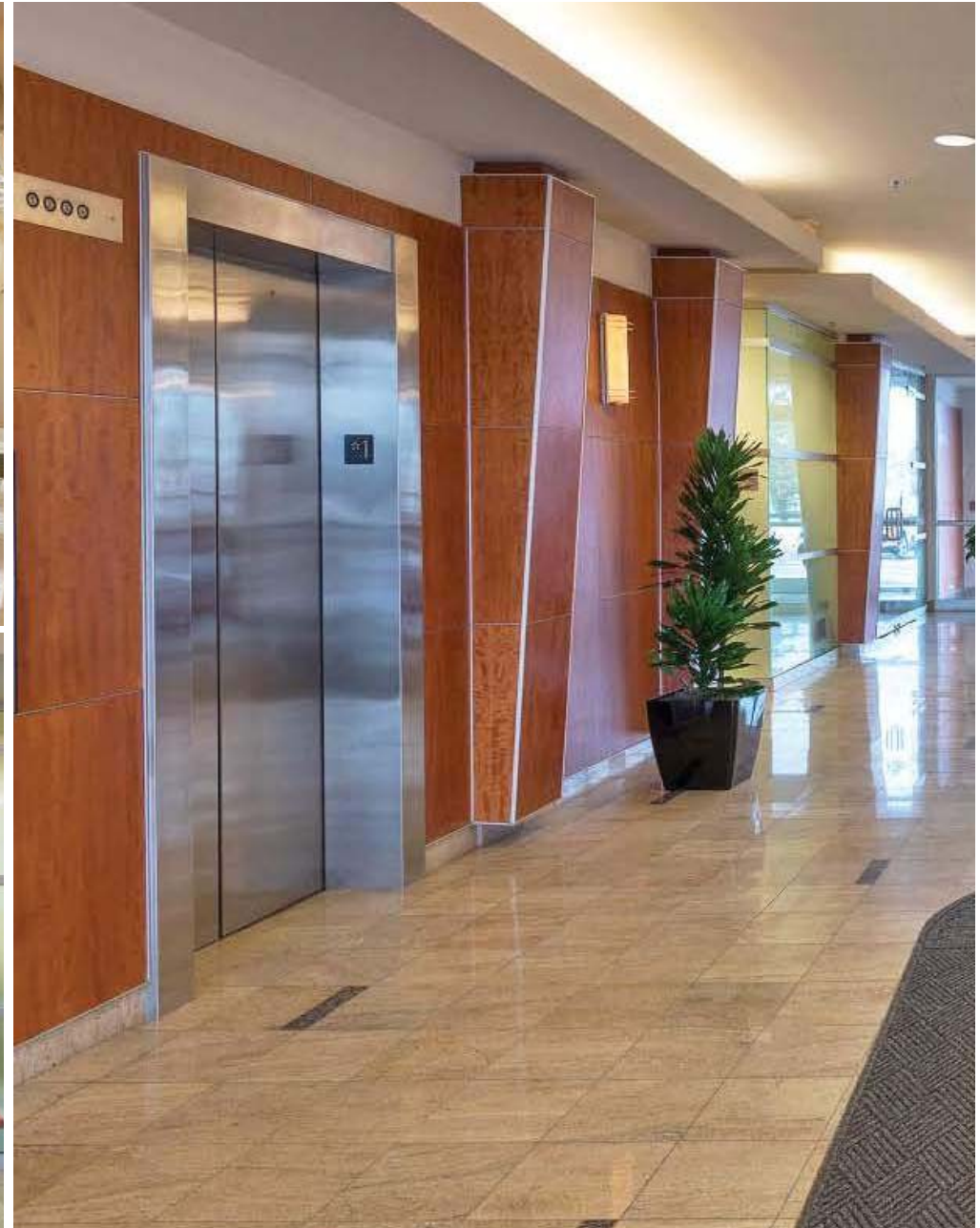
## PROPERTY SPECIFICATIONS

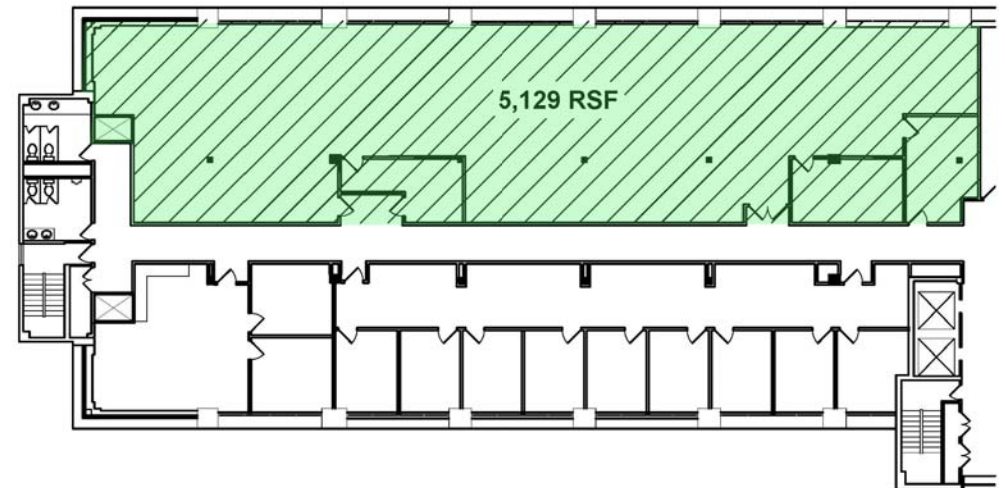
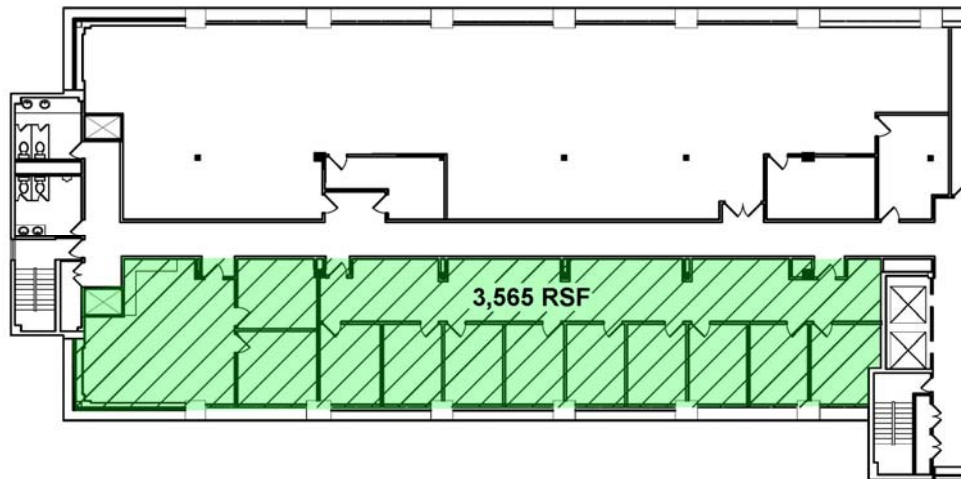
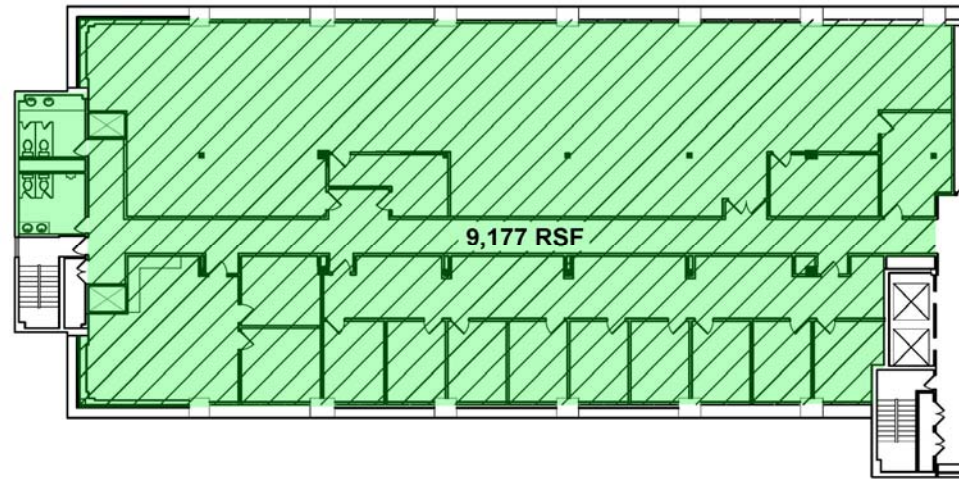
**Building:** ..... 82,382± SF—Four story office center with high visibility  
**Daily Traffic Counts:** ..... 18,117±  
**Electric:** ..... PECO  
**Restrooms:** ..... Two (2) sets of men's and women's restrooms on each floor  
**Mass Transit:** ..... SEPTA  
**Zoning:** ..... Planned Commercial District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

Square Footage	Location
2,000± - 9,177±	3rd Floor
7,345±	4th Floor



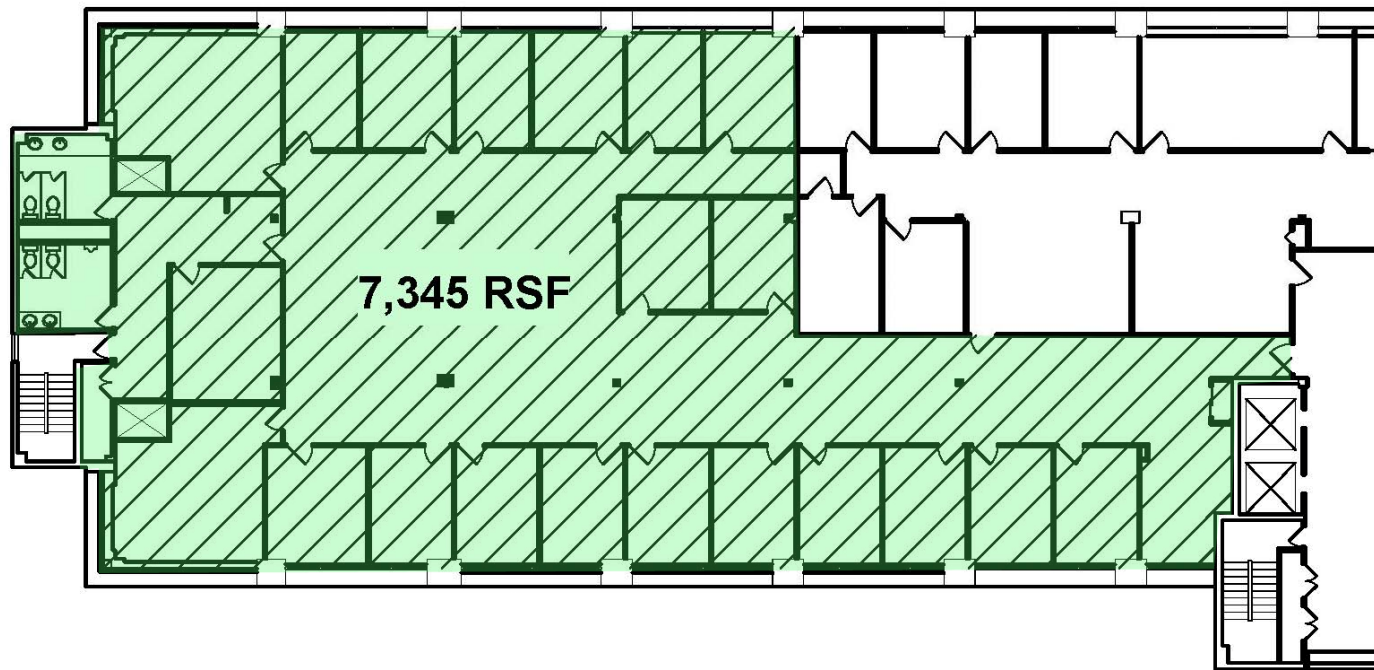






## 3rd Floor Rental Options





**4th Floor Rental Options**











