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A CORPORATE OR MEDICAL USER OPPORTUNITY WELL-LOCATED OFF THE PA TURNPIKE

1900 AM Drive
Quakertown, PA

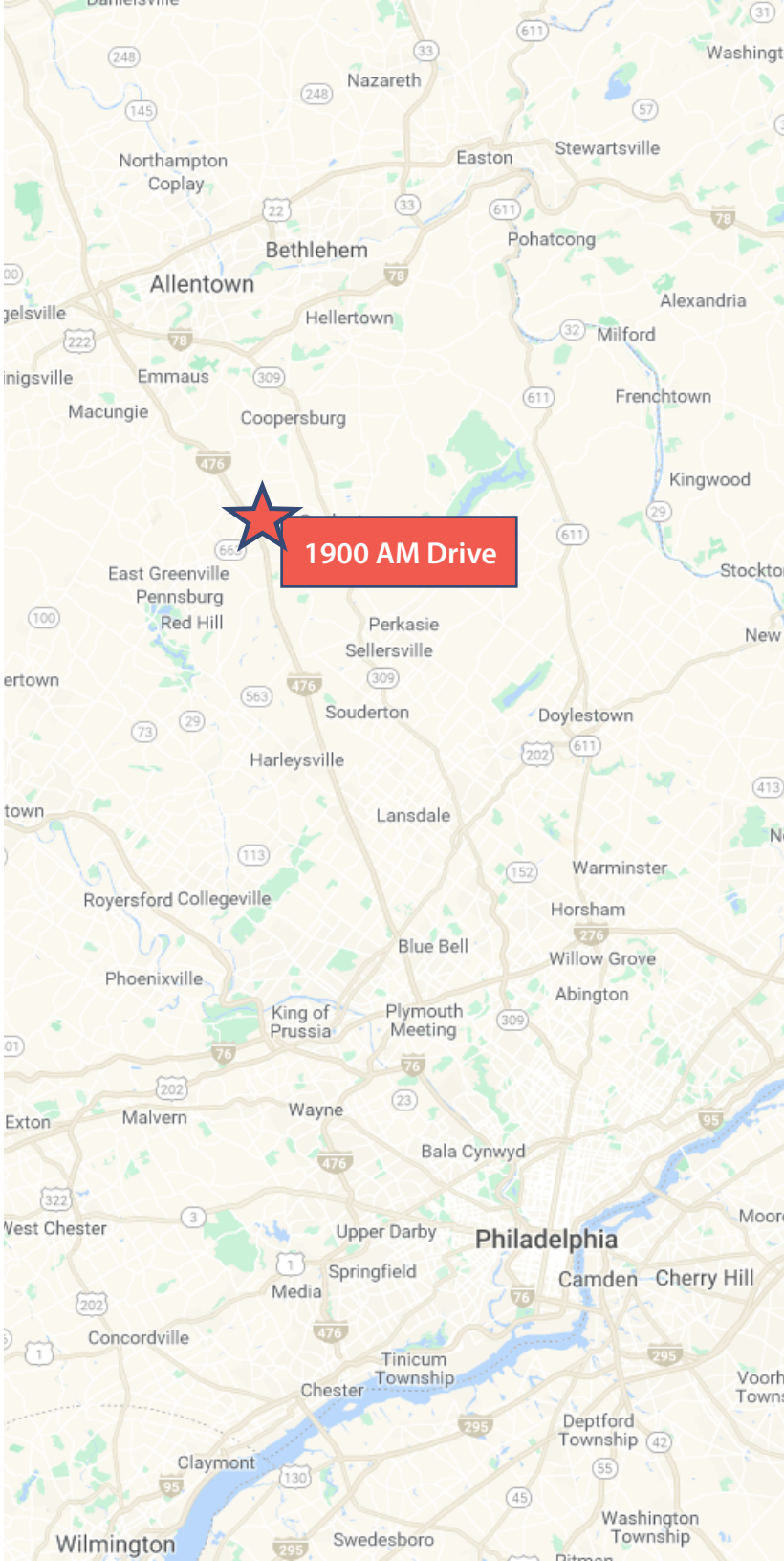
INVESTMENT SUMMARY

EXECUTIVE SUMMARY

On behalf of ownership, Avison Young is pleased to offer 1900 AM Drive in Quakertown, PA (the “Property”) for sale to qualified office users and value-add investors. The Property is a 45,303 SF class B, two-story, multi-tenant office building well-located in the Upper Bucks County submarket just 0.4 miles from the Quakertown Interchange of the PA Turnpike (I-476; 50,000 VPD). With nearly unmatched accessibility to the PA Turnpike, 1900 AM Drive presents the unique opportunity for an office user to plant their flag at a site that would make an ideal corporate headquarters building. At present, the Property is well-situated for a medical or corporate user to own and occupy significant, continuous blocks of space, enabling prospective users to execute on their unique vision for their office space while simultaneously enjoying rental income from in-place tenancy.

The offering presents a highly accessible and ideally laid-out user opportunity with ample parking and an expansive atrium-style lobby.

PROPERTY DETAILS	
Address	1900 AM Drive Quakertown, PA
Municipality	Milford Township Bucks County
Parcel ID	23-002-150-001
Building Square Footage	45,303 SF
Lot Size	6.379 AC
Year Built	1983
Number of Tenants	Five unique tenants
% Occupied	49.30%
Parking	+/- 5.00/1,000 SF
Description	Two-story, class B, multi-tenant office building



INVESTMENT HIGHLIGHTS



User-Configured: Given the significant current vacancies in the building, premier regional access via the PA Turnpike, ample parking, and interior set-up, 1900 AM Drive is perfect for office users looking to shape a building around their brand and establish either headquarters space or an expansive secondary location. With over 22,000 SF of vacancy, including large blocks on the second floor, the building is well-positioned for creative fit-out on the part of the next owner. Additionally, with multiple lodging options nearby, including the SpringHill Suites, Holiday Inn Express, and Hampton Inn, the building is further accessible and convenient for executives and visitors to office space on-site.



Ability to Benefit from Industrial Complex: With the amount of industrial space within both the complex and the broader Quakertown area, 1900 AM Drive will be able to capture any office needs of nearby industrial tenants. The property is well-equipped to handle any overflow office space of close-by industrial users, acting as a buoy for owner-occupiers who do not need to occupy all of the current vacancy themselves or for potential investors looking to lease-up the Property. The Property represents a solid location for Quakertown industrial tenants to setup office operations off-site from their current industrial properties.



Diverse Tenant Roster: While currently a lower occupancy office building, the in-place tenancy represents a diverse group of industries. With tenants operating in industries ranging from Healthcare and Construction Management to Engineering and Semiconductors, 1900 AM Drive poses the opportunity to join a diverse corporate environment. While no medical professionals currently see or treat patients on site, the property's Planned Industrial (PI) zoning allows for medical office use by right.

AMENITIES OVERVIEW

1900 AM Drive neighbors the Quakertown Interchange of the PA Turnpike and is perfectly situated in a commercial industrial park set amongst an amenity base of hotels and eateries. The following map details the immediate community that 1900 AM Drive is a part of.



For additional information, please contact the seller's exclusive representatives:

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