



**PREMISES:** 2005 Cabot Boulevard West  
Bucks County Business Park  
Langhorne, PA 19047

**LOT SIZE:** 6.06 Acres

**SIZE OF BUILDING:** Approximately 22,001 square feet.

**AVAILABLE UNIT:** An approximate 3,667 square foot office unit with seven (7) private offices, one (1) conference room and one (1) open bullpen area. Finishes include mix of carpet and VCT flooring, painted drywall, 2' x 4' acoustical ceiling tiles and 2' x 4' fluorescent lighting.

**AGE OF BUILDING:** Constructed 1984.

**HVAC:** Heated and cooled.

**EXTERIOR LIGHTING:** Wall mounted fixtures.

**TOILET FACILITIES:** One (1) unisex restroom containing one (1) water closet and one (1) lavatory.

**LOCATION:** Strategically situated southeast of the intersection of Route 1 and Interstate 95, the property is surrounded by a network of interstate highways, including the Pennsylvania Turnpike, the New Jersey Turnpike and bridges to New Jersey. The property is just thirty-five (35) minutes from Philadelphia's central business district, ten (10) minutes from Trenton, NJ and eighty (80) minutes from New York.

The property is adjacent to the Oxford Valley Mall, a regional mall with a total retail area of approx. 1,334,000 sq. ft. which houses 150+ stores, and is surrounded by numerous retail centers—with virtually all big box retailers being represented—providing numerous restaurant options as well as various fitness options. Also adjacent to the property is Sesame Place, a children's theme park featuring every type of family attraction—water rides, shows, parades and rides—where guests can meet one of the Sesame Street characters.

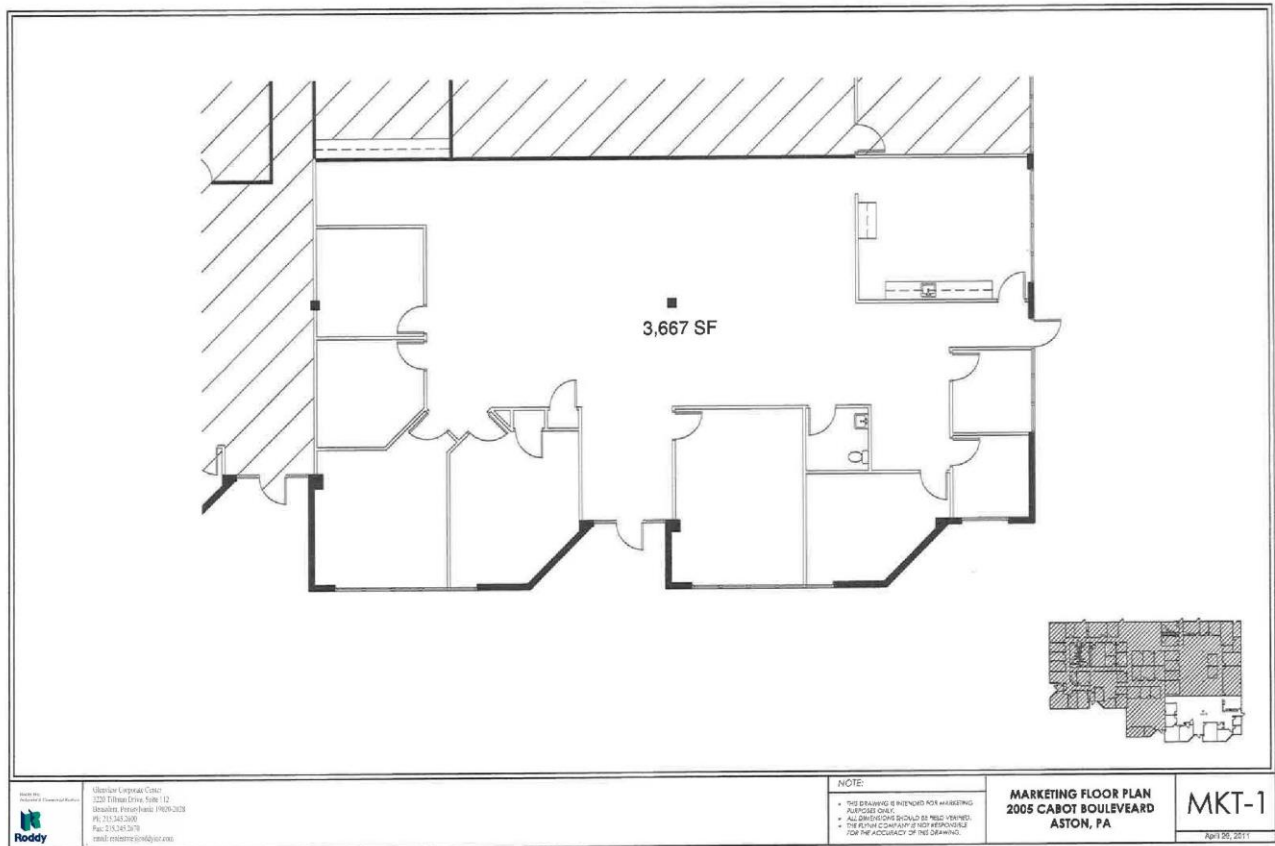


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**AIRPORT:** Philadelphia International is forty (40) minutes away, the Northeast Philadelphia Airport is twenty-five (25) minutes away, Trenton-Mercer Airport is fifteen (15) minutes away and Newark International is one (1) hour away.

**HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.

**PUBLIC TRANSPORTATION:** SEPTA Bus 127 offers service from the Trenton Transit Center to the Oxford Valley Mall, a short distance from the property. The West Trenton Line of SEPTA Regional Rail offers service between West Trenton, NJ and Center City Philadelphia stopping at the Langhorne Station, approx. 3.5 miles from the property.




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