

OFFERING MEMORANDUM

CLASS "A" PROFESSIONAL OFFICE SPACE

444 OXFORD VALLEY ROAD

Langhorne, PA 19047

PRESENTED BY:

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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

LEASE RATE:	\$20.00/yr (MG)
AVAILABLE:	58,233 SF [divisible]
OWNERSHIP:	Condo-Fee Simple
YEAR BUILT:	1985
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
TRAFFIC COUNT:	37,276 VPD
CROSS STREET:	S. Buckstown Rd

PROPERTY OVERVIEW

444 Oxford Valley Plaza is an ideally situated, 58,813 SF prominent three story office building located in heart of the Oxford Valley corridor in Bucks County, Pennsylvania. This exceptional property demonstrates thoughtfulness in design, construction and character. The steel frame and block construction is appointed with glass on all sides, ensuring an abundance of natural light throughout the building. The first floor includes a 2,700 SF ± turnkey medical office with surgery center. The upper floors are comprised of large, widely open floor plates offering a significant degree of flexibility in accommodating spacial programming. The property is strategically located in a highly visible location, halfway between Center City Philadelphia and Princeton New Jersey and within immediate proximity of several highway access points. The site is also within close proximity of several major medical systems. Area amenities include a significant number of local, regional and national retailers and restaurants as well as a direct connection to the adjoining Sheraton Bucks County Hotel which, in addition to guest suites offers on site dining, bar & lounge, conference facilities and a fitness center. The building is elevator served, fully sprinkled and offers ample parking.

LOCATION OVERVIEW

Located on Oxford Valley Road, the area's well known thoroughfare. Situated centrally within the Oxford Valley corridor in close proximity to Oxford Valley Mall, Sesame Place, Jefferson Bucks Hospital, numerous prominent retailer centers, hotels and restaurants. The site is located 0.4 miles to U.S. Route 1, 1.2 miles to Interstate 95 / 295 and 4.2 miles to Scudder Falls Bridge, offering convenient access to Philadelphia and Central and Southern New Jersey.



HIGHLIGHTS

- Available for Lease
- Ideal Corporate Headquarters Opportunity
- Prime Medical / Professional Office Building
- 58,233 SF Gross Building Area
- 3-Story Building w/ Large Floor Plates
- Multi Level Parking w/ 310+ Parking Spaces
- Elevator Served
- Connected to the Sheraton Bucks County Hotel
- Condo Fee Simple Ownership
- Highly Visible / Accessible Location
- Ideally Located for Business and Consumer Access
- Close Proximity to Several Major Medical Systems
- Proximity to Densely Populated Residential Trade Areas
- Quality Demographic Profile
- Amenities Rich Location with nearby Shopping, Restaurants and Hotels
- Minutes to SEPTA Woodbourne Train Station and Yardley Train Station
- Public Transportation Immediately Available
- Convenient Access to US-1, US-1 Business, I-95, I-295 and PA / NJ Turnpikes



LOCATION INFORMATION

BUILDING NAME	444 Oxford Valley Plaza
STREET ADDRESS	444 Oxford Valley Road
CITY, STATE, ZIP	Langhorne, PA 19047
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
TOWNSHIP	Falls Township
MARKET TYPE	Medium
NEAREST HIGHWAY	Lincoln Highway - 0.3 Mi.
NEAREST AIRPORTS	Trenton Mercer Airport [TTN] - 9.9 Mi.
	Philadelphia International Airport [PHL] - 33.3 Mi.

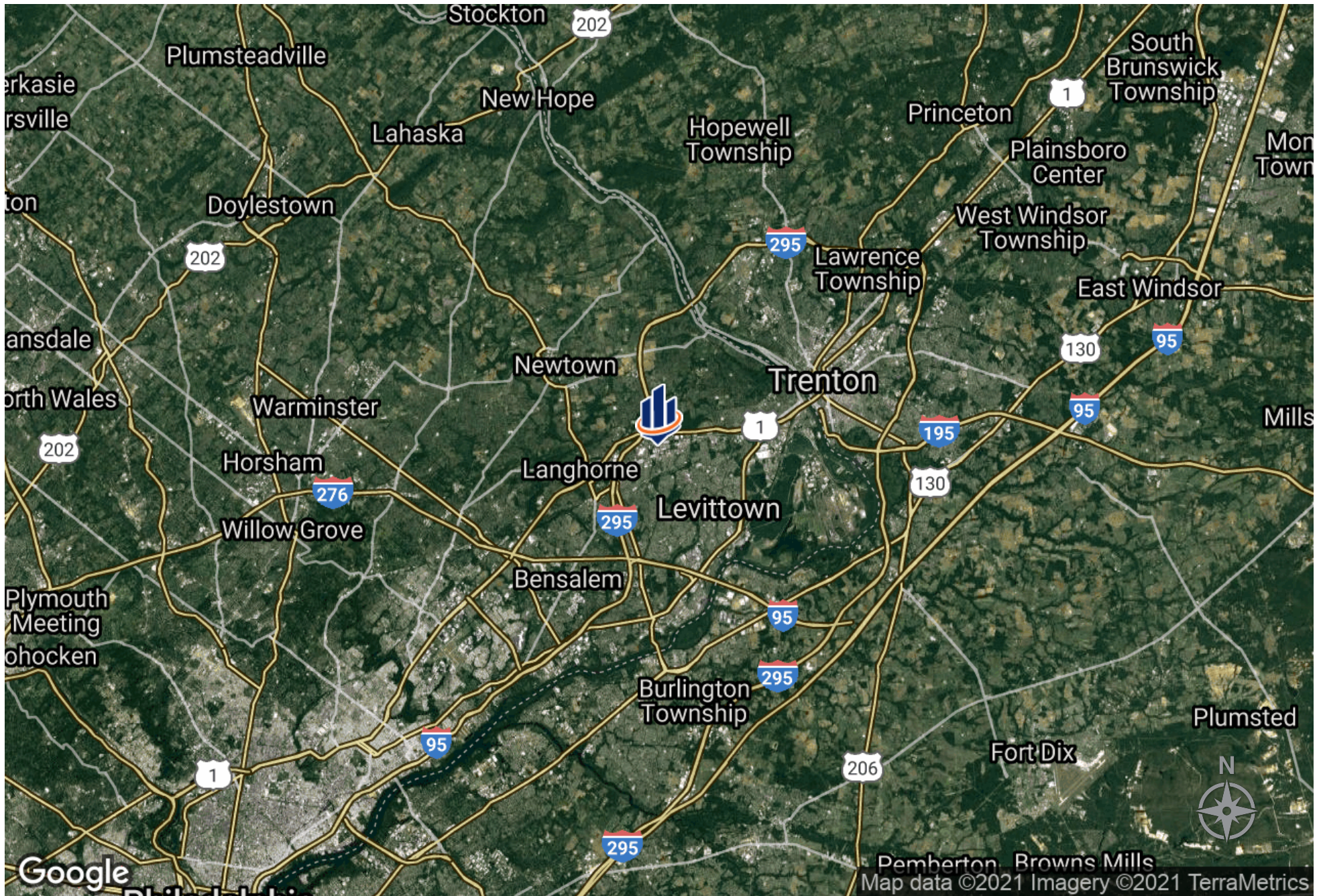
BUILDING INFORMATION

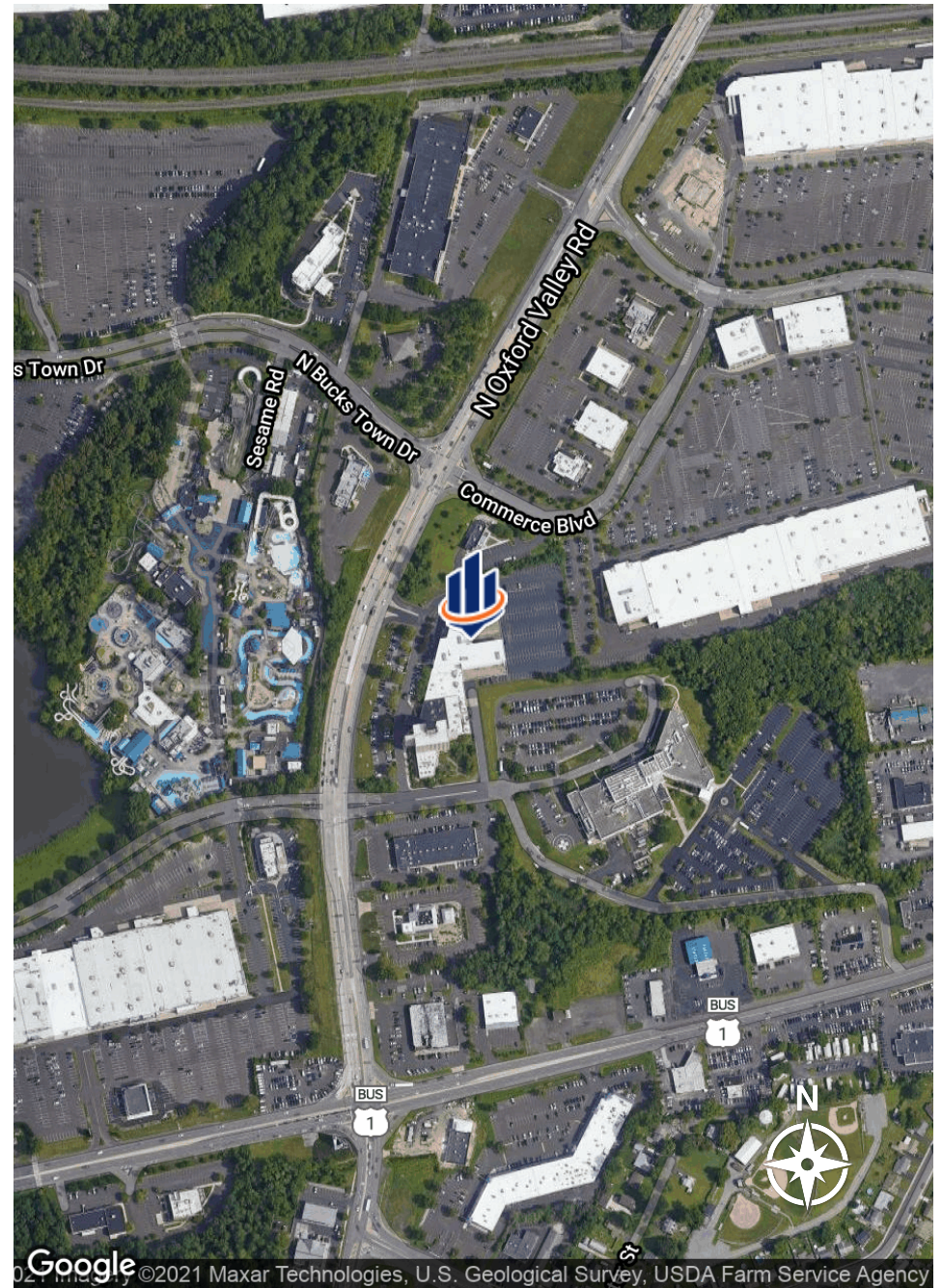
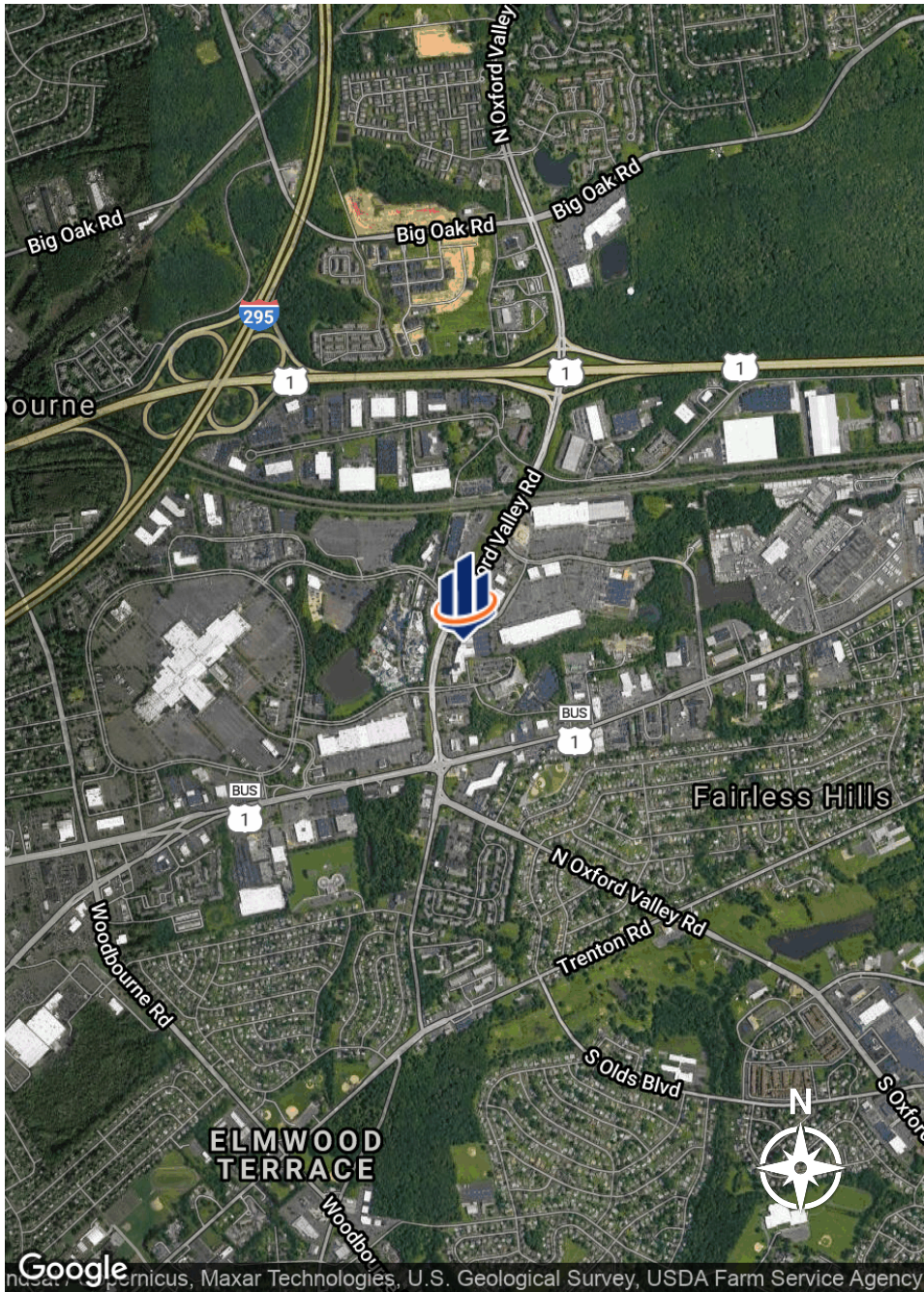
BUILDING SIZE	58,233 SF±
NUMBER OF FLOORS	3
BUILDING CLASS	A
ELEVATOR	Yes
SPRINKLED	Yes
PARKING SPACES	315
ZONING	HC - Highway Commercial
APN:	13-003-031-002

SECTION 2

LOCATION
INFORMATION



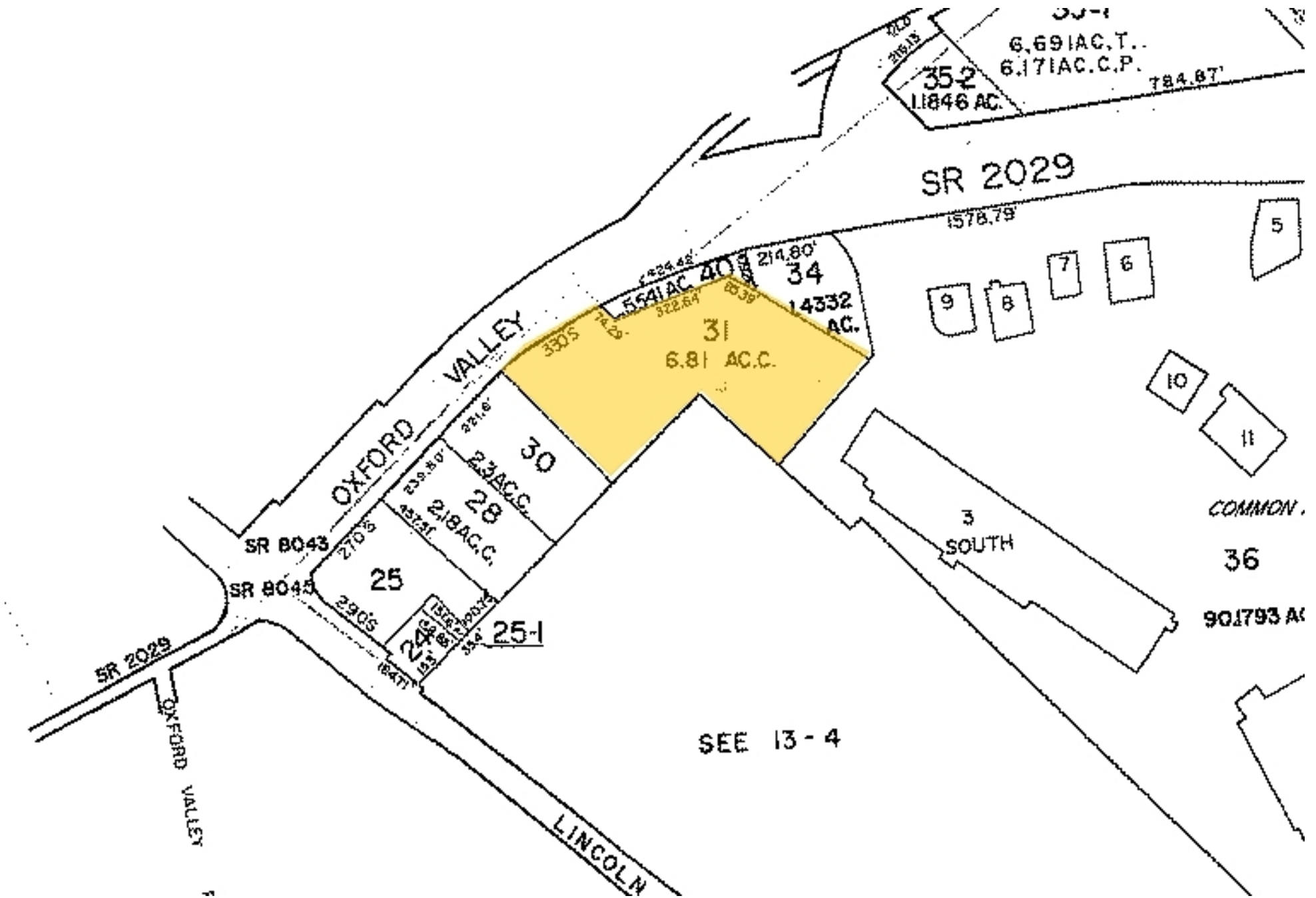






Google

Map data ©2021 Google Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

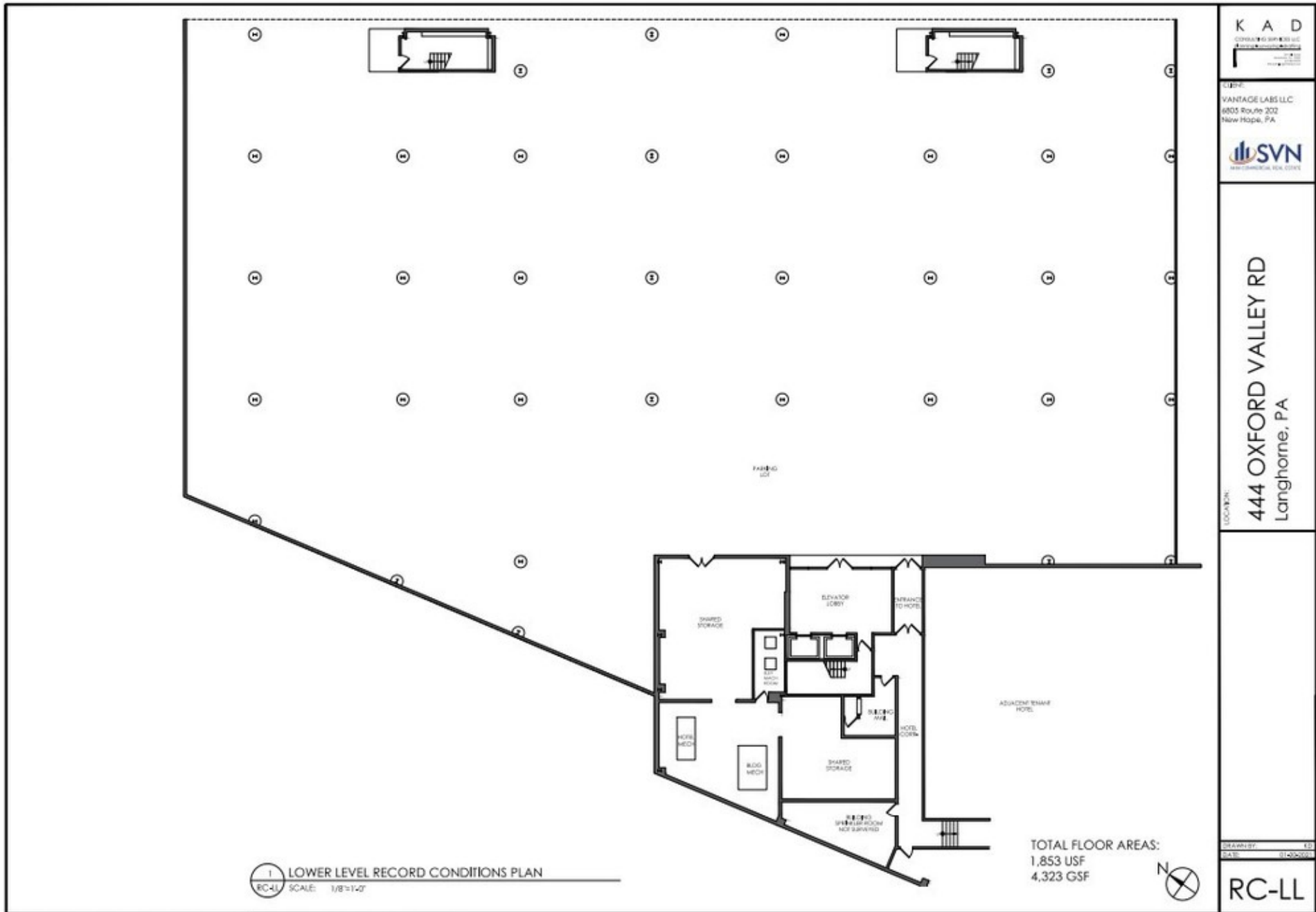


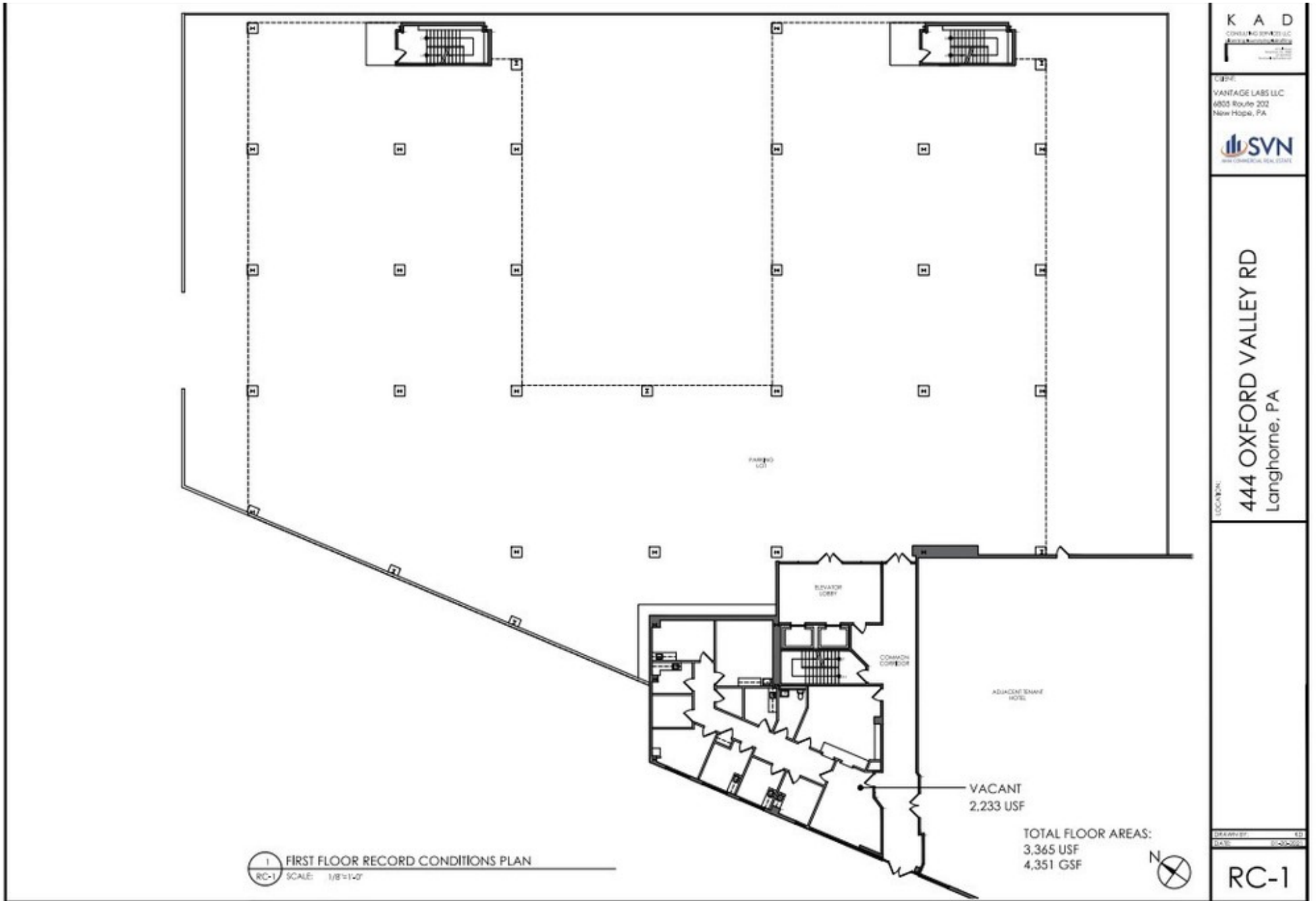


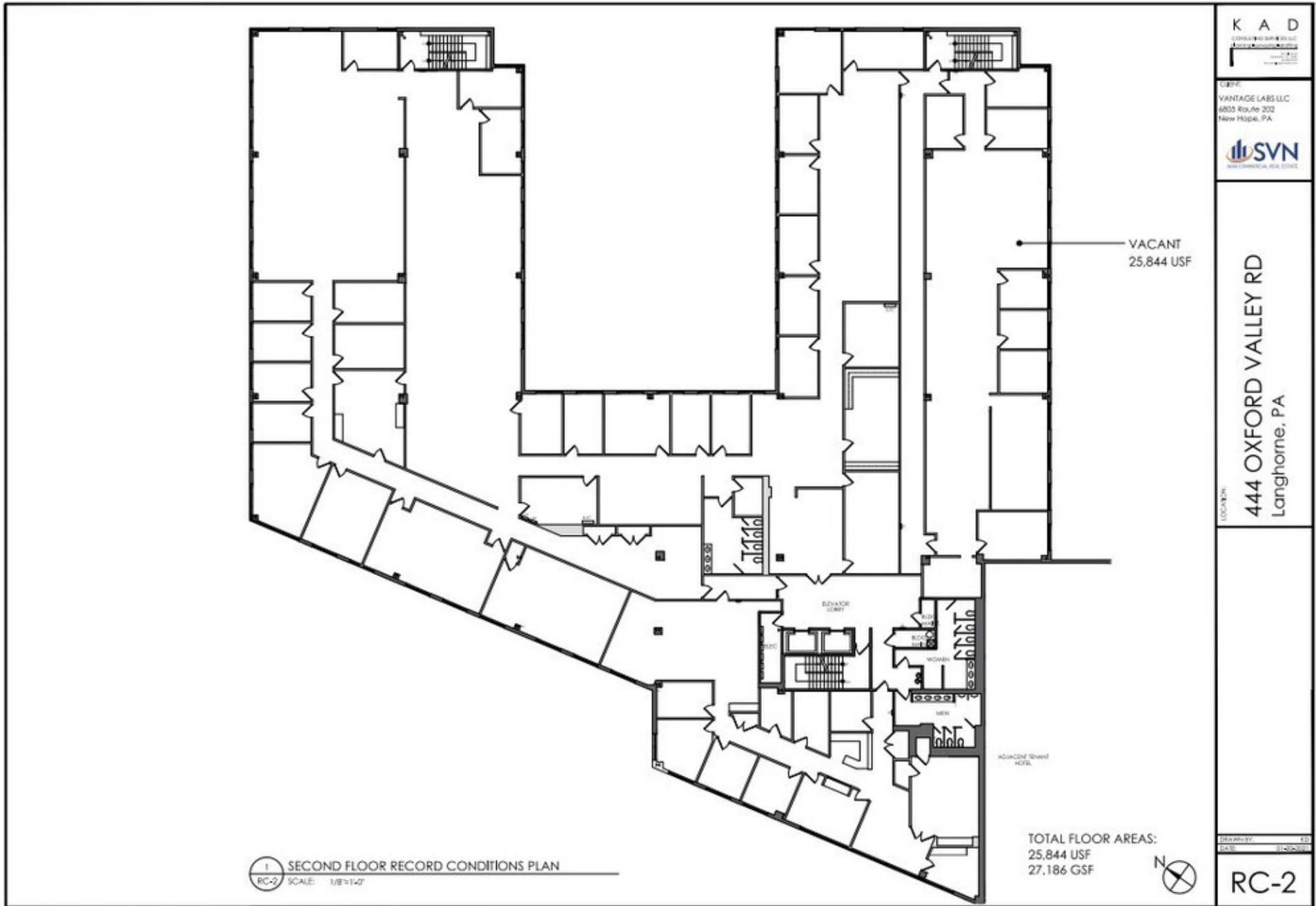
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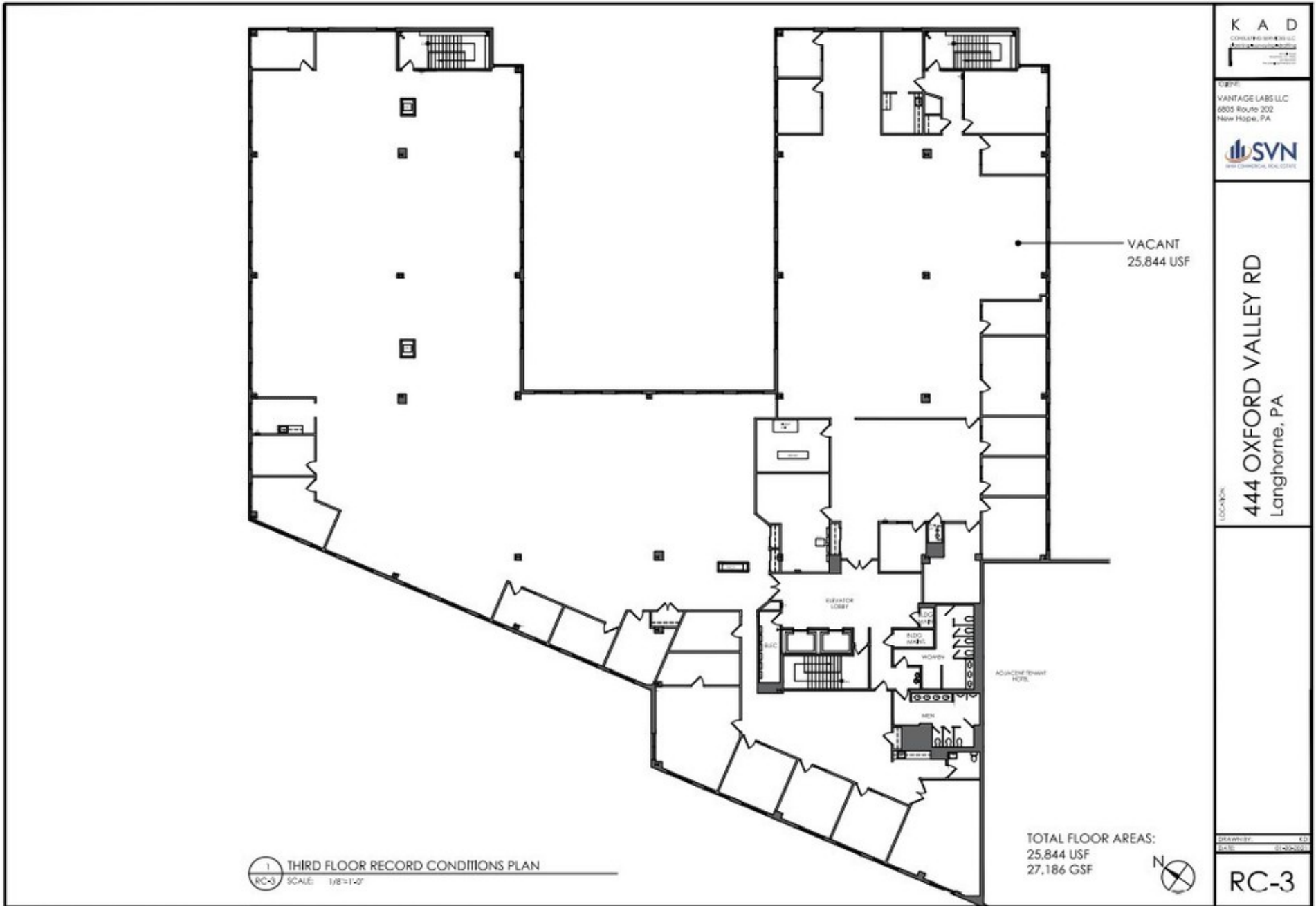
FLOOR PLANS











SECTION 4

ADDITIONAL
SITE PHOTOS









SECTION 5

DEMOGRAPHIC
PROFILE



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,315	87,061	208,041
AVERAGE AGE	39.9	40.7	40.1
AVERAGE AGE (MALE)	37.7	38.6	38.7
AVERAGE AGE (FEMALE)	42.0	42.5	41.4

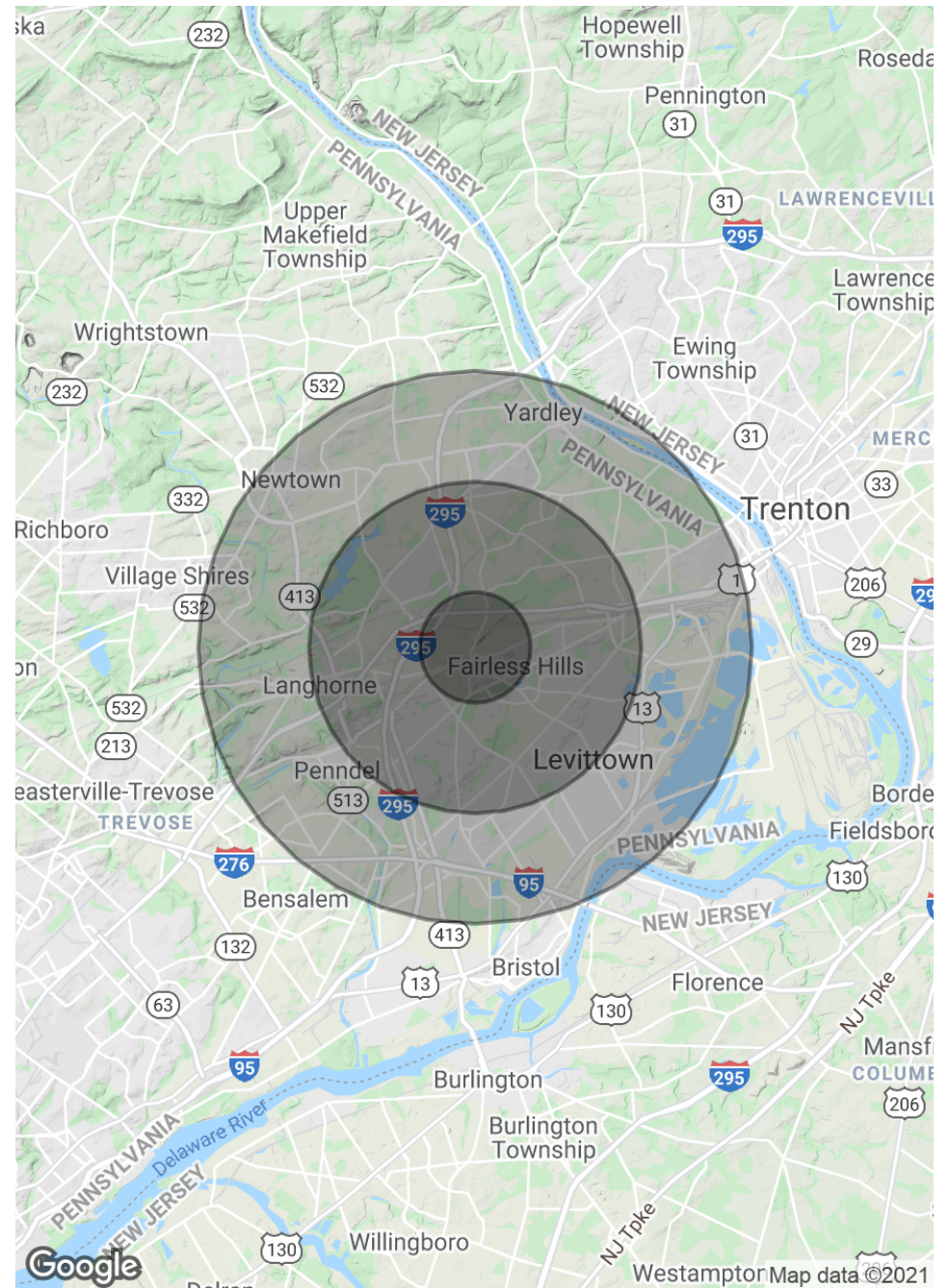
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,485	31,236	75,368
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$78,655	\$88,644	\$89,576
AVERAGE HOUSE VALUE	\$308,041	\$322,611	\$330,569

TRAFFIC COUNTS

DAILY TRAFFIC COUNTS	37,276/day
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* Demographic data derived from 2010 US Census



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