



The Canal Works

10 Canal Street
Bristol, Pennsylvania 19007

Property Overview

Beautiful class "A" office space within a 19th century, historic 90,000 SF mill building, recently renovated to maintain its unique charm and ambiance. Custom fit-outs tailored to meet each tenant's corporate image & requirements. Monitored 24 hour security camera + FOB access. Common kitchenette on both 2nd and 3rd floors. On-site property management. Located within the Bucks County Enterprise Zone. Minutes to Route 13, PA Turnpike, I-95 and 6 miles from US Route 1. Very close to SEPTA regional rail and bus service at site.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	90,000 SF
Available SF:	600 - 11,000 SF
Lot Size:	2.65 Acres
Year Built:	1850
Zoning:	COM
Market:	Philadelphia
Submarket:	Bucks County

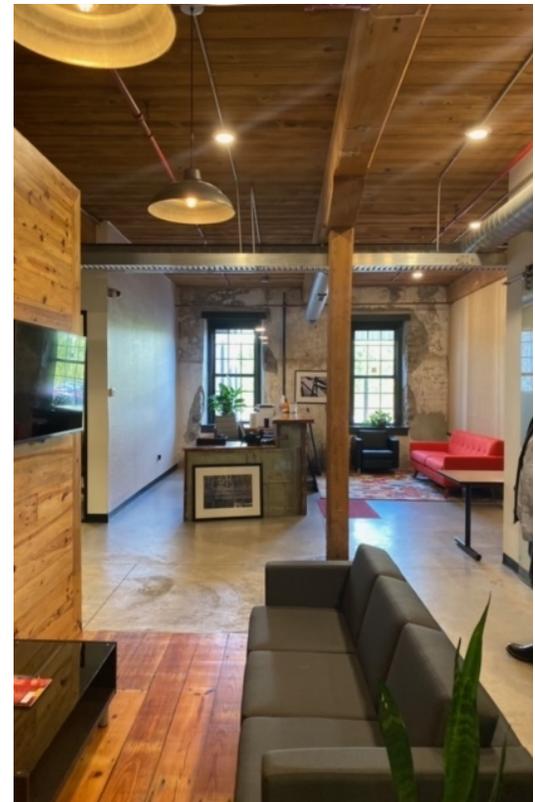
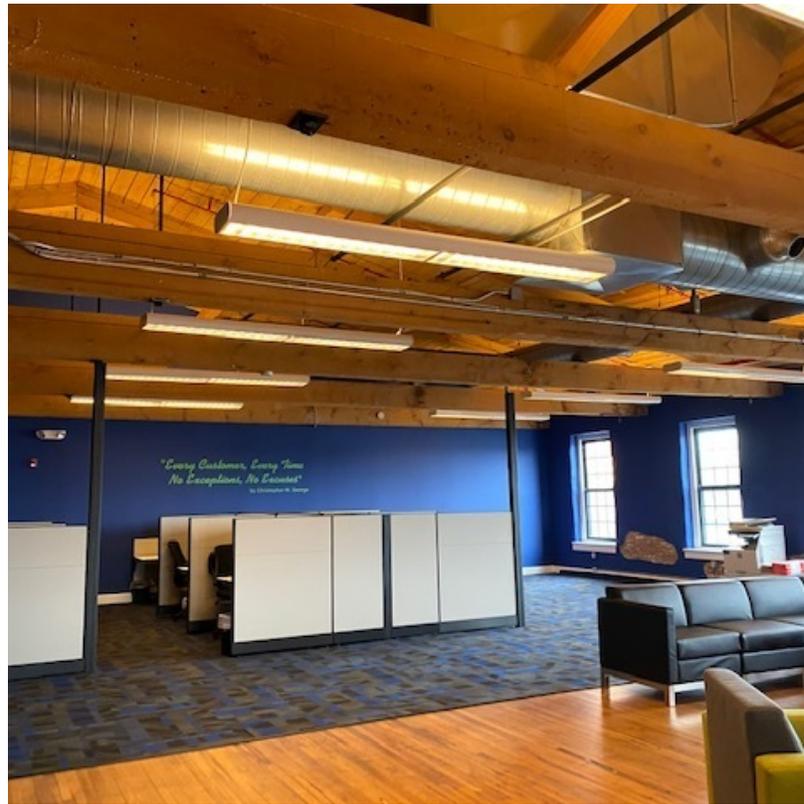
SPACES	LEASE RATE	SPACE SIZE
230	\$18.00 SF/yr	600 SF
319	\$18.00 SF/yr	900 SF
336	\$18.00 SF/yr	5,000 - 11,000 SF
344	\$18.00 SF/yr	6,000 - 11,000 SF
330	\$18.00 SF/yr	4,134 SF



Zena Charokopos

O: 215 396 2900 x103

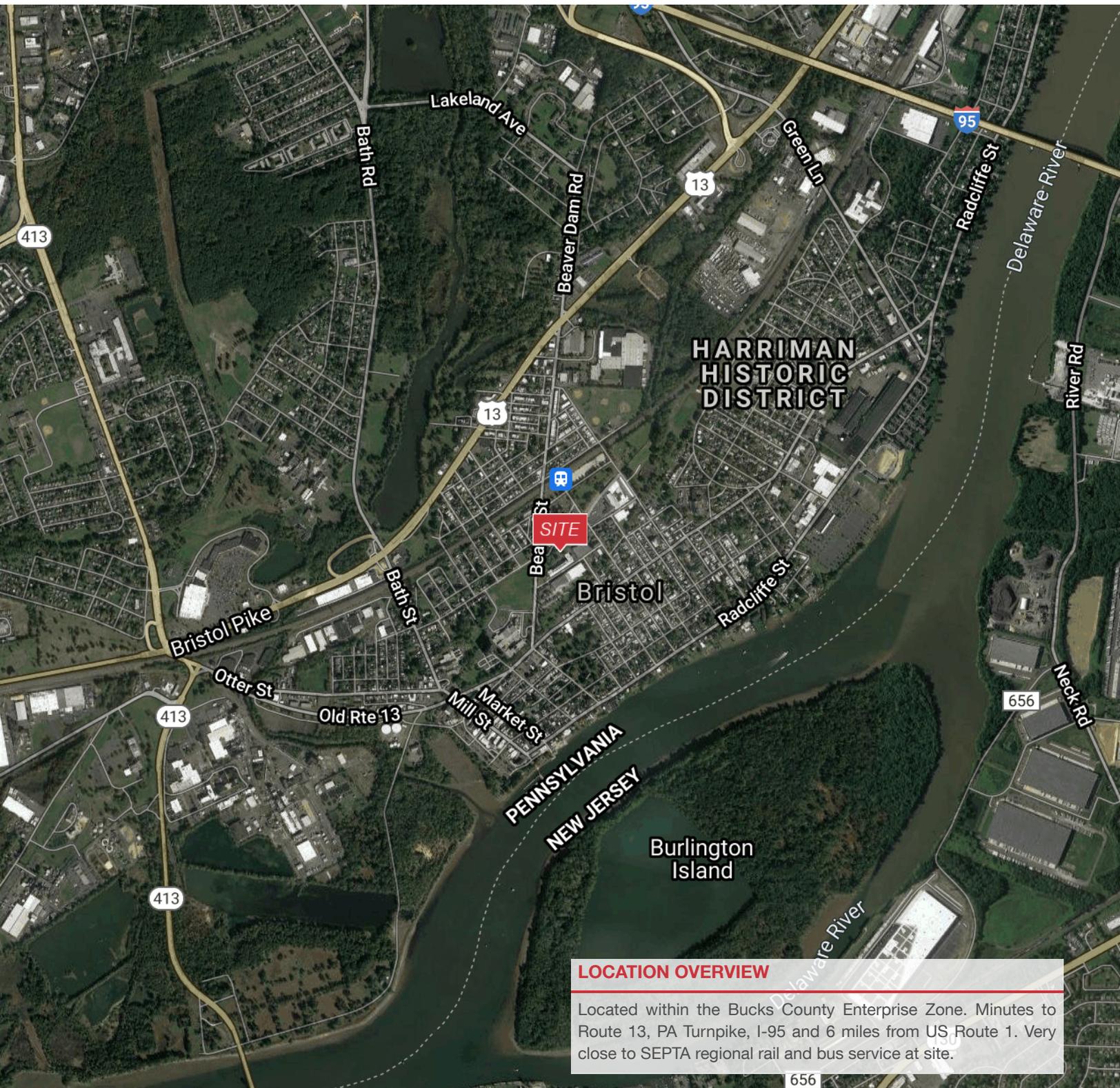
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