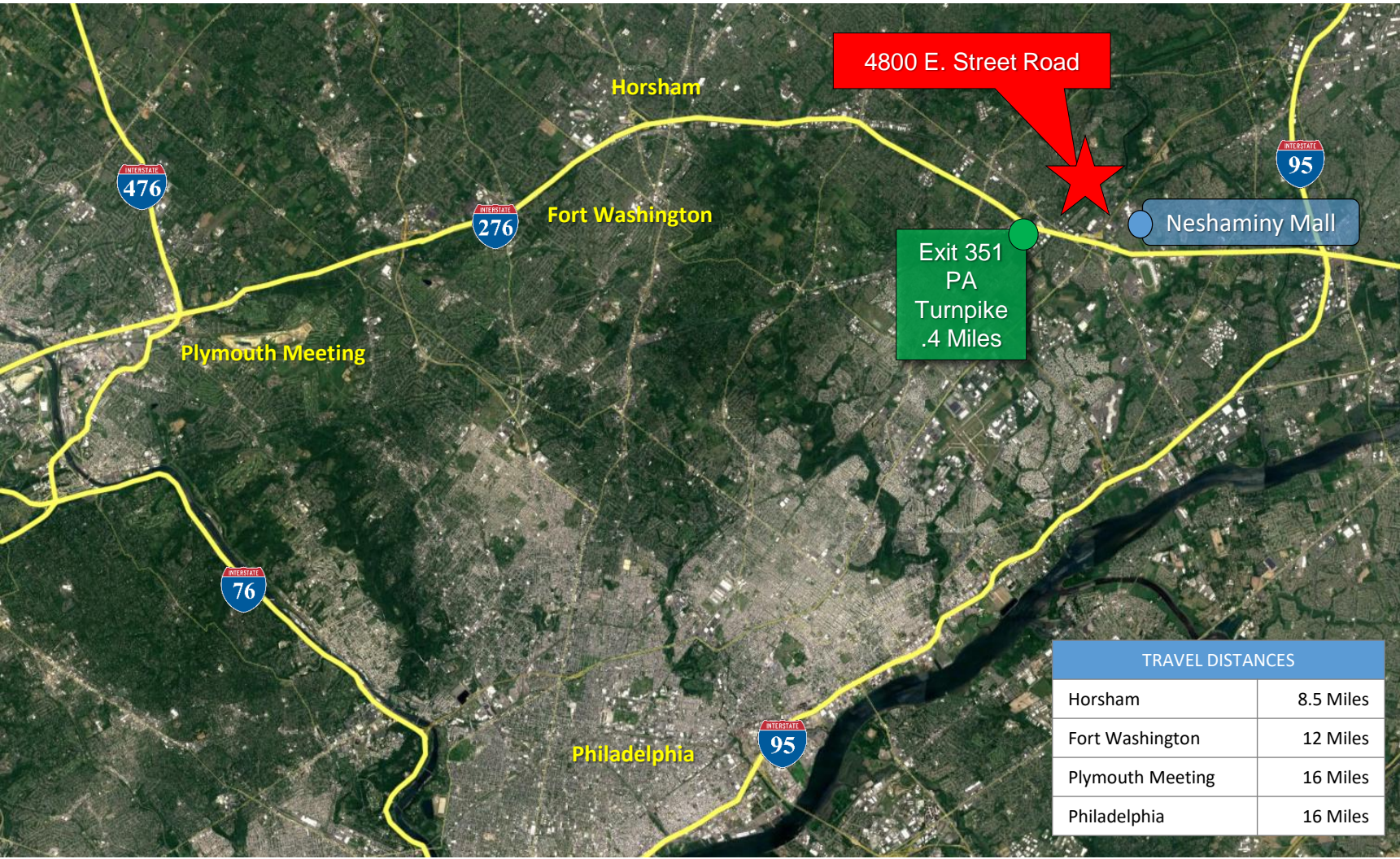


FOR LEASE



Bucks County Technology Park

4800 - 4850 Street Road
Trevose, PA
www.BCTechpark.com



OWNER OCCUPIED BUILDING
BEST AMENITIES IN BUCKS COUNTY
+/-25,000 SF AVAILABLE

POWER AND TELECOM SPECIFICATIONS

- Server Room with UPS, Liebert AC units, and gas fired suppression with raised floor
- Generators – Three, 1 megawatt diesel generators on-site providing generator back-up power for the entire facility
- Three closed transition automatic transfer switches
- Niagara Tridium building automation system
- Building is L3, Verizon and Sprint wired

CUSHMAN & WAKEFIELD OF PENNSYLVANIA, INC.
Two Tower Bridge
1 Fayette Street, Suite 125
Conshohocken, PA 19428

©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

JOHN C. SHELLY
Senior Director
Office: +1 610 772 2012
Mobile: +1 610 620 0080
john.shelly@cushwake.com

GINA M. BRENNAN
Director
Office: +1 610 772 2013
Mobile: +1 215 313 2790
gina.brennan@cushwake.com



Bucks County Technology Park

4800 - 4850 Street Road
Trevose, PA
www.BCTechpark.com



On-Site Amenities

- Owner occupied building open 24 hours a day, 7 days a week
- 24 hour security provided by a contract security service along with camera surveillance
- 1,200+ parking spaces allowing a 6:1 parking ratio. On-site SEPTA bus stop and walking distance to train station.
- 3 backup generators supply full power to the facility in the event of a power failure
- On-site ATM located near Starbucks café
- On-site maintenance staff of 5 providing immediate service calls. A day porter ensures that the facilities are clean throughout the day.



Plentiful indoor and outdoor seating in newly renovated cafeteria



A full service cafeteria serving breakfast and lunch from 7:30 am – 2:00 pm



Convenient Starbucks Café - Open 7:30 am – 6:00 pm
(with fresh smoothies, frozen yogurt & grab and go meals)



On-site day care center



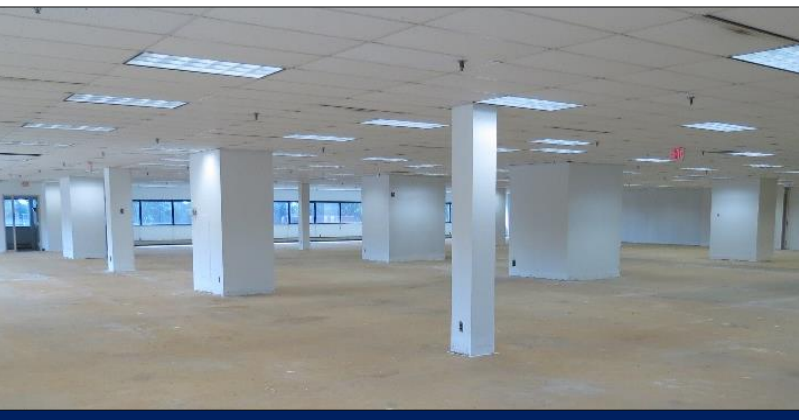
All Fitness Health Club
Open 24 hours a day



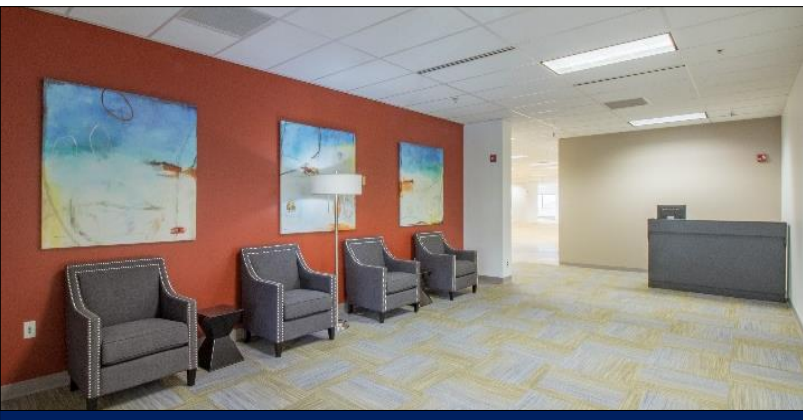
SEPTA bus stop on property and a short walk from the Trevose Train Station

Available Spaces

- 3rd FLOOR
- +/-25,000 SF divisible to 7,000 SF
 - Open floor plan
 - New renovated entrance and reception area
- 1st FLOOR
- Various suites available from 2,500 SF to 10,000 SF



Large open floor plan on 3rd floor



3rd floor reception area

Area Amenities

Along with the on-site amenities available at 4800-4850 Street Road, area amenities include:

- Hotels
- Fast food and fine dining restaurants
- Wawa
- The Neshaminy Mall
- Other retail shops including Target, Lowes, Walmart Super Store, The Home Depot and many more

