

For lease

650 Louis Drive
Warminster, PA 18974



10,366 SF available on the 1st floor



Well capitalized ownership - prepared to finish Tenant spaces to suit Tenant's requirement



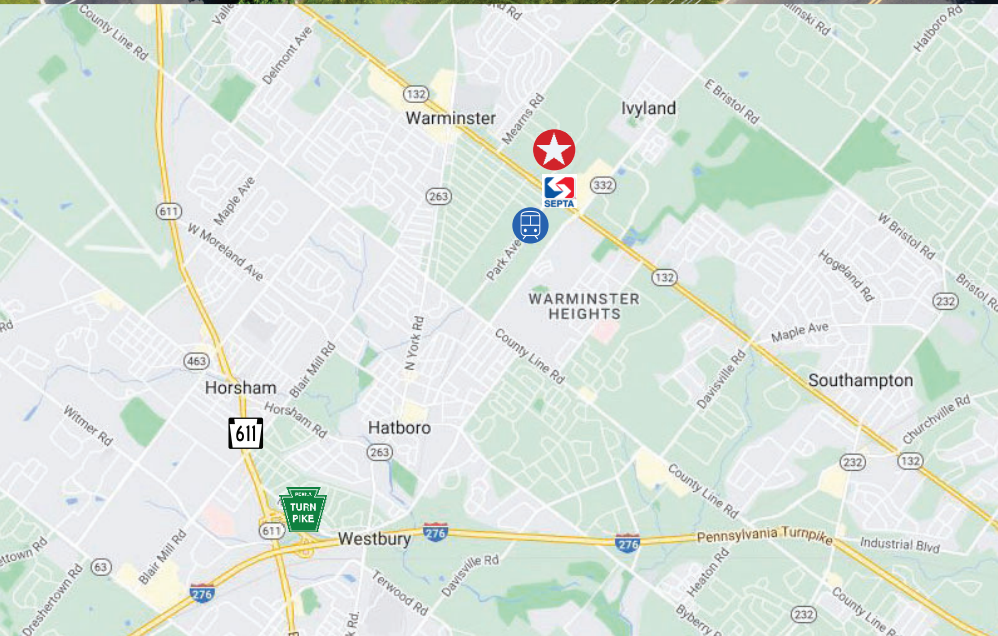
Zoned Commercial, allowing for variety of uses including: medical, office and lab/research



Abundant on-site parking (5.5 per 1,000 SF ratio)



High efficiency floor plans with direct suite entry and no common area add-on factor



Location amenities:



SEPTA Bus Route:
5 minute walk



Warminster Train Station:
5 minute drive



Exit 343 PA Turnpike:
10 minute drive



Route 611:
13 minute drive

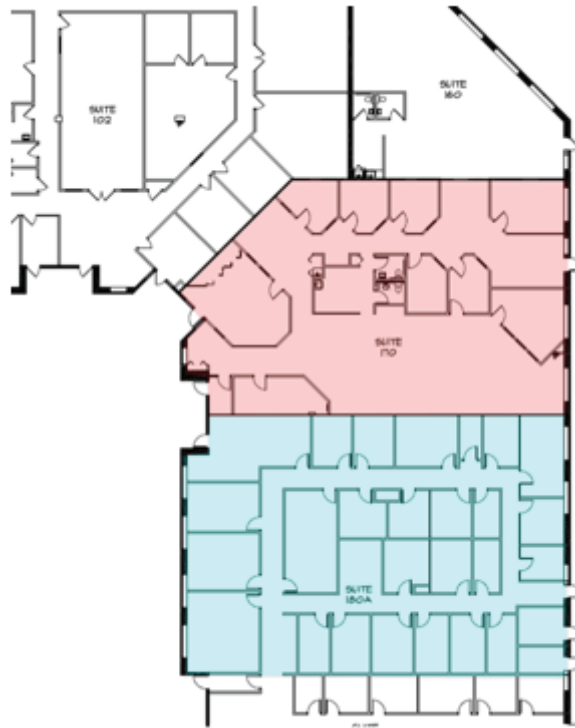


650 Louis Drive

Warminster, PA 18974

Suite 170: 4,791 SF

Suite 180A: 5,575 SF



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