

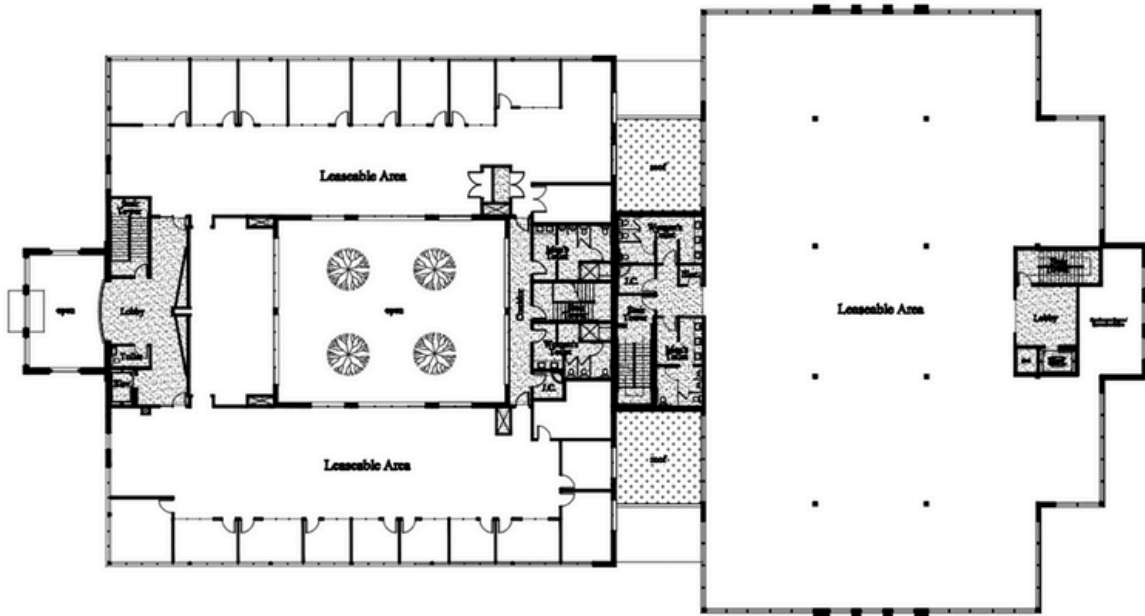
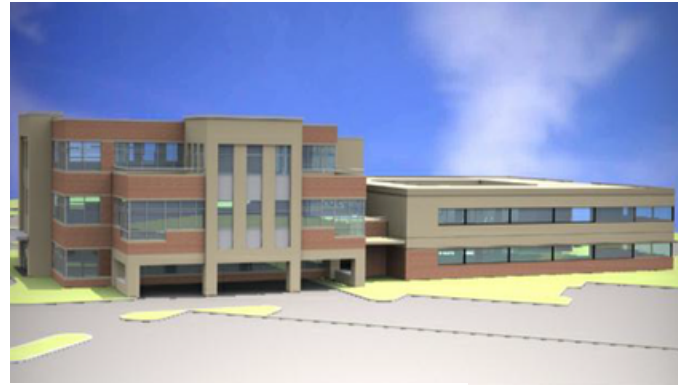
For sale or lease

10 Friends Lane
Full-building opportunity

For sale or lease

10 Friends Lane, Newtown, PA

- 26,000 SF office building available with the opportunity to expand to 59,000 SF
- A former lab with an approved 33,000 SF addition on 8 acres
- Rental rate: \$25.00/SF + Electric
- Building signage opportunity
- Ideal for medical, health, or life sciences users
- Amenities include 5/1,000 SF ratio parking and courtyard
- Minutes from I-95 and directly off Route 322



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