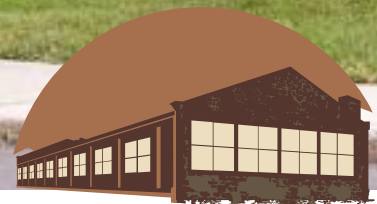


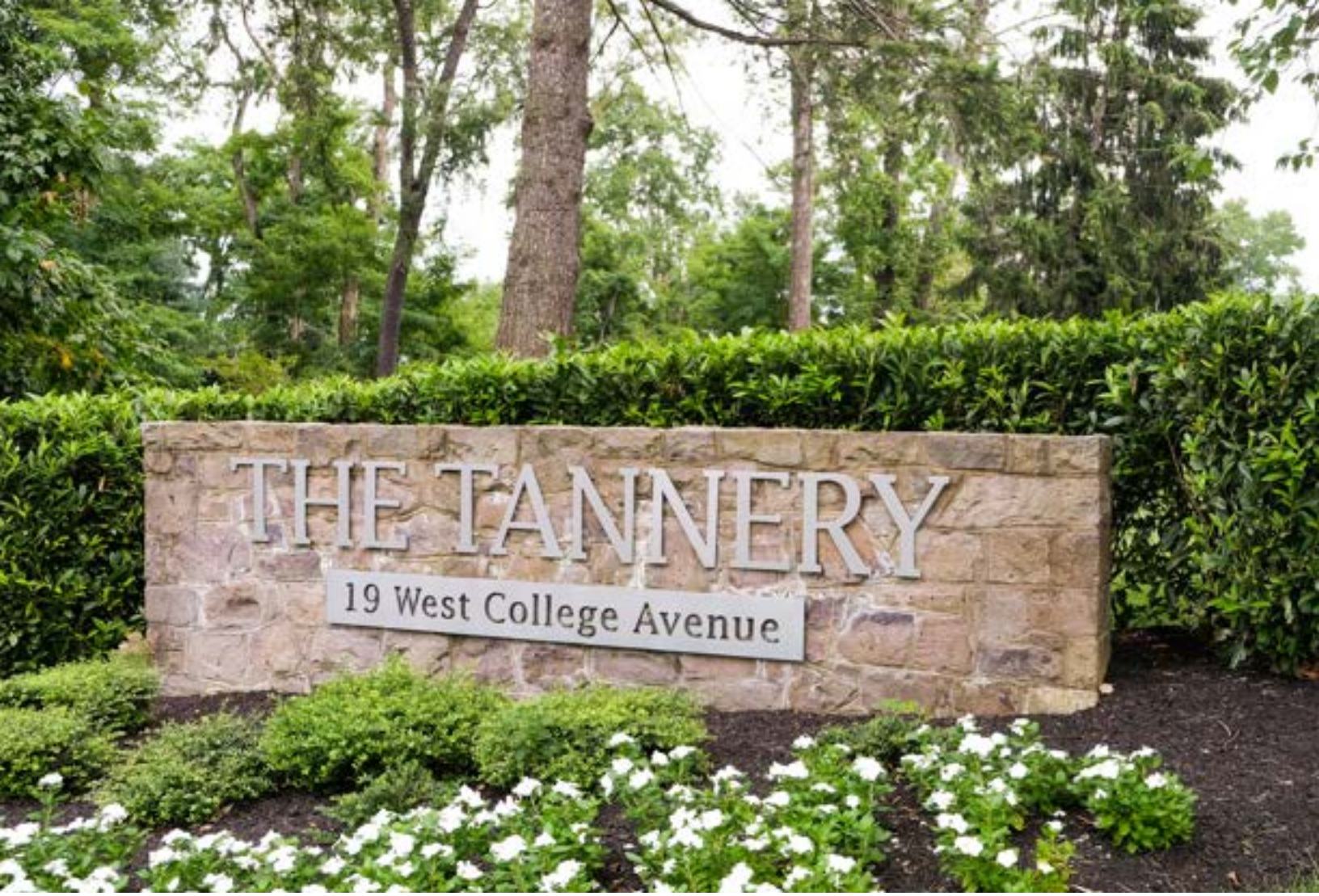
Better in Bucks County

19 W College Ave, Yardley, PA 19067



Suite 250 | \pm 7,240 SF
Suite 200 | 10,476 SF

THE TANNERY
— YARDLEY, PA —



The Ideal Live, work, play

Bucks County's newest and most unique office space – this dramatic renovation of a turn-of-the-century former industrial facility will provide the perfect alternative to the common, generic corporate office environment. Nestled in the heart of downtown, historic Yardley, PA – The Tannery is the perfect combination of character and function for the modern office workplace.

LOCATION/TRANSIT HIGHLIGHTS

- Situated along quaint Yardley downtown and a short drive to the Delaware River, Yardley Golf Club and The Smoke House operated by The Vault
- 1/2 mile to Yardley Septa Train Station
- 10 Miles to Route 1, downtown Princeton and Princeton University
- 27 Miles to Philadelphia
- 5 minutes to NJ Turnpike
- 15 minutes to I-295
- 15 minutes to Trenton Amtrak, NJ Transit and Septa
- Nearby to call out – Trenton Mercer Airport, The college of NJ, Rider, Princeton University



The Tannery | Suite 250

The Tannery | Suite 200



Property Features



Class "A" office space, finished to suit



2,000 - 31,000 SF available



High, sloping ceilings with exposed roof trusses



All new high-efficiency lighting and HVAC



On-site backup power



Adjacent to Yardley Country Club



Two blocks to SEPTA Regional Rail Station



Easy access to I-95 and U.S. Route 1

Tenant Amenities



Fitness center



On-site restaurant & microbrewery



Outdoor picnic areas

Main Building Highlights

- Unique space with class A upgrades to a historically significant building
- On site amenities include new fitness center, outdoor space and communal workspaces throughout
- Locally managed, maintained and leased

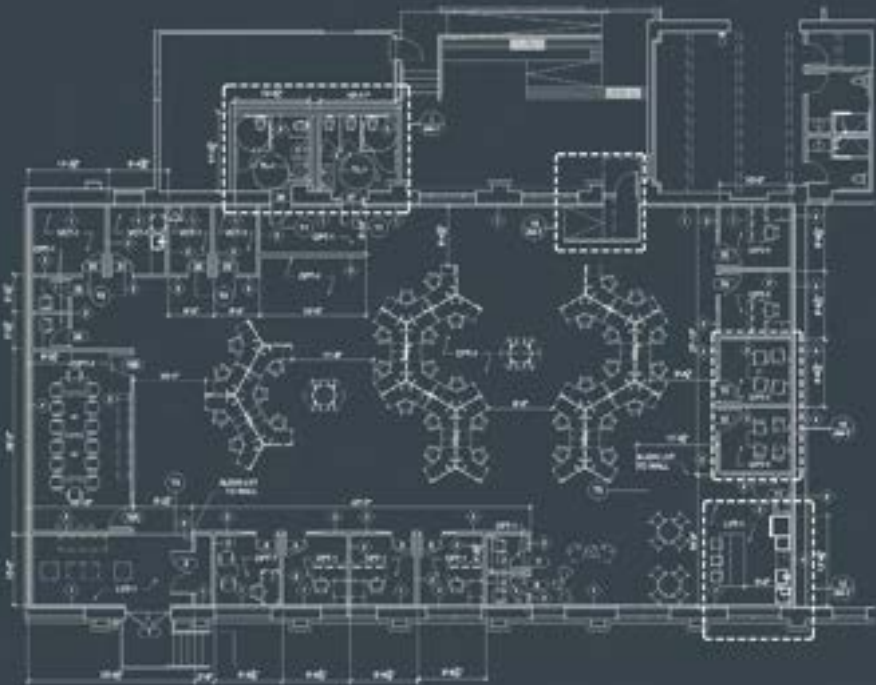
Type	3 Star Office
RBA	68,000 SF
Typical Floor	65,355 SF
Year Built	1906 (Nov 2018 Renovated)
Tenancy	Multi
Parking Ratio	3.46/1,000 SF
Parking Spaces	235

Virtual Tour

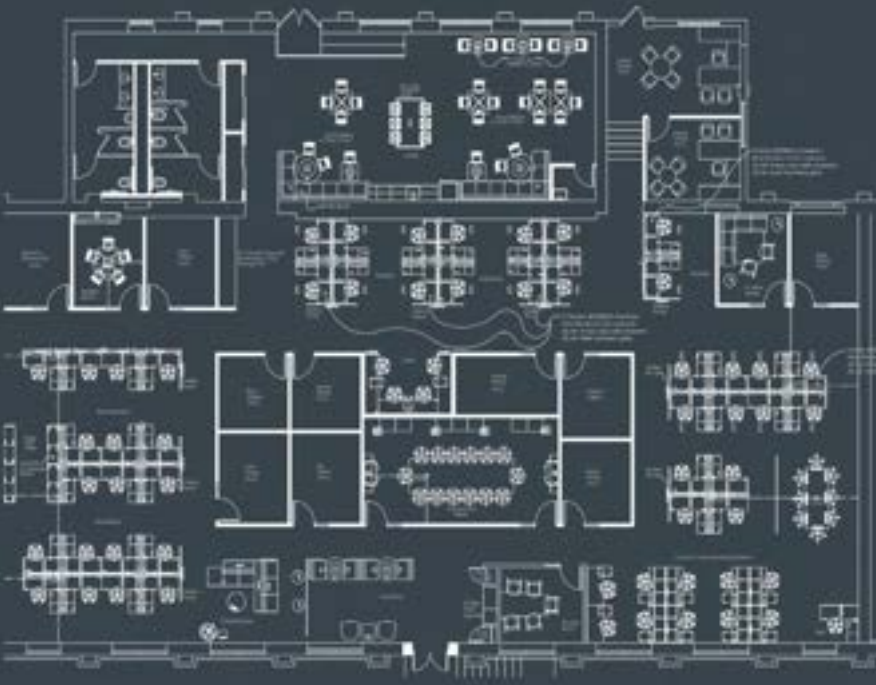
Visit website

Floorplans

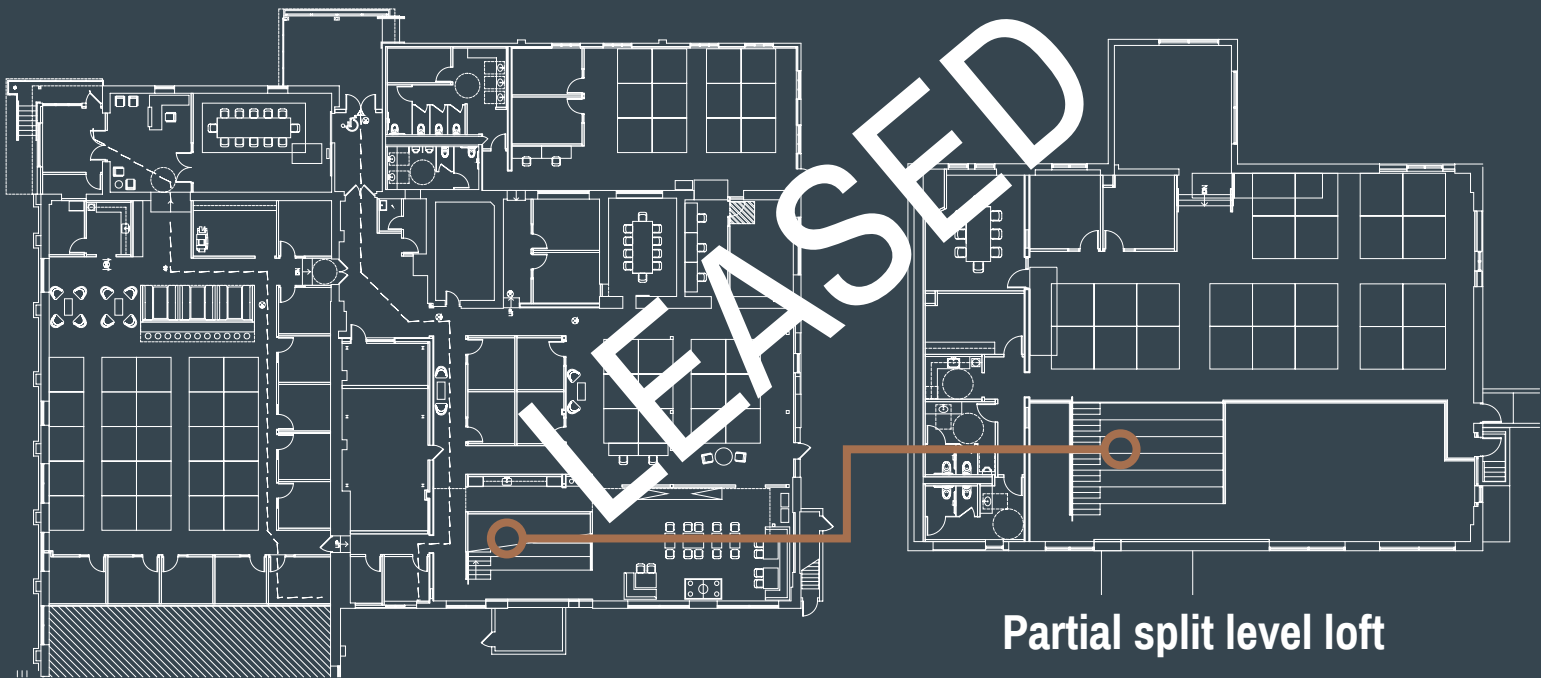
Suite 250 ±7,240 SF | AVAILABLE

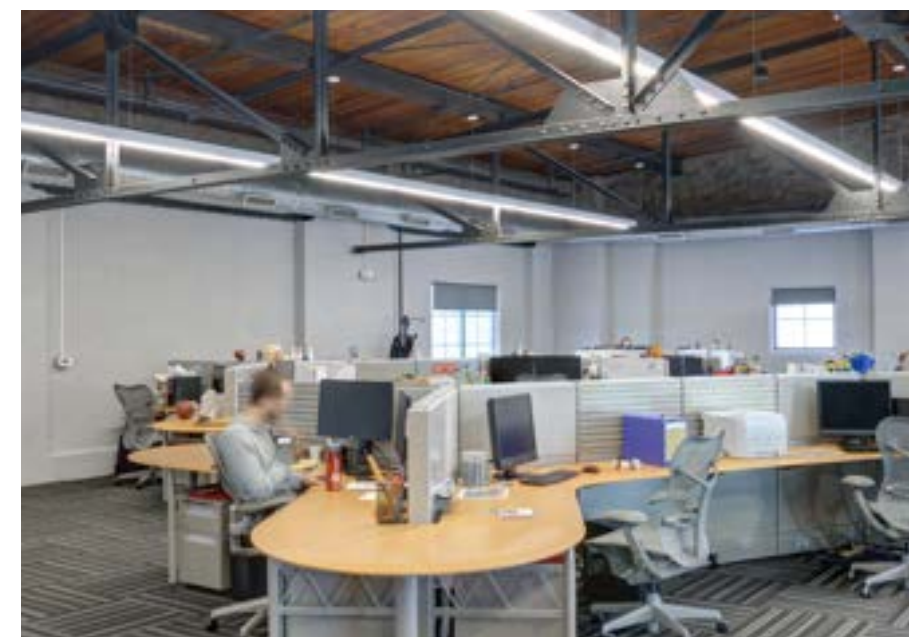


Suite 200 10,476 SF | AVAILABLE



Suite 300 25,000 SF | AVAILABLE



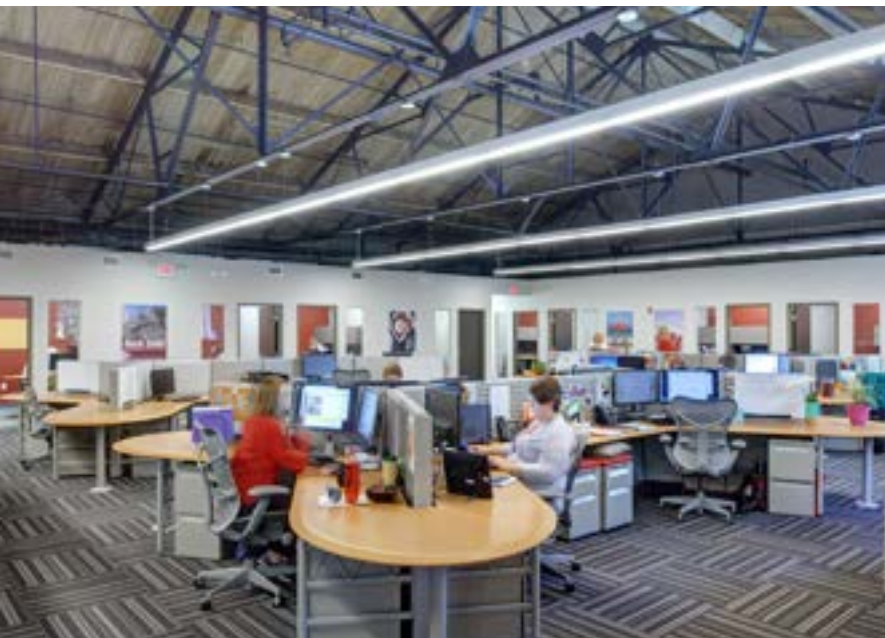


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— YARDLEY, PA —

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