

1000

FLORAL VALE

LEED Gold Certified
Class A Office Space

16,000 SF remaining



1000 Floral Vale Blvd, Yardley, PA 19067



LEASED EXCLUSIVELY BY



- Recently constructed 87,000 s.f. Class A Building
- High ceilings and abundant natural light
- Ideal commuter location near the intersection of I-95 and Route 332 (Newtown-Yardley interchange)
- Excellent visibility and accessibility from I-95
- Generous 4.1/1,000 parking ratio
- On-campus fitness center and deli

High Visibility

Average daily traffic count 20,000+ vehicles on I-295



Take a
Virtual Tour

Availability

2nd floor: 7,781 SF

3rd floor: 8,675 SF

TOTAL: 16,456 SF



2nd floor



3rd floor



LEED Gold certification — Highest rated building in the area

1000 Floral Vale has earned LEED Gold certification, the highest LEED rating achieved in Bucks County. The building successfully met all standards for Green Building Rating based on the following features:

- Sustainable Site Planning
- Conservation of Materials and Resources
- Energy and Water Efficiency
- Indoor Environmental Air Quality

LEED Gold buildings are engineered to use approximately 1/3 less energy than comparable non-LEED buildings.



A Healthier Building — A Happier and More Productive Workforce

The value of sustainability to you and your employees — **by the numbers:**

2.88

Fewer sick days per employee per year

35%

Increase in employee retention

10-25%

Better mental function with views of outdoors

23%

Increased productivity from better lighting

11%

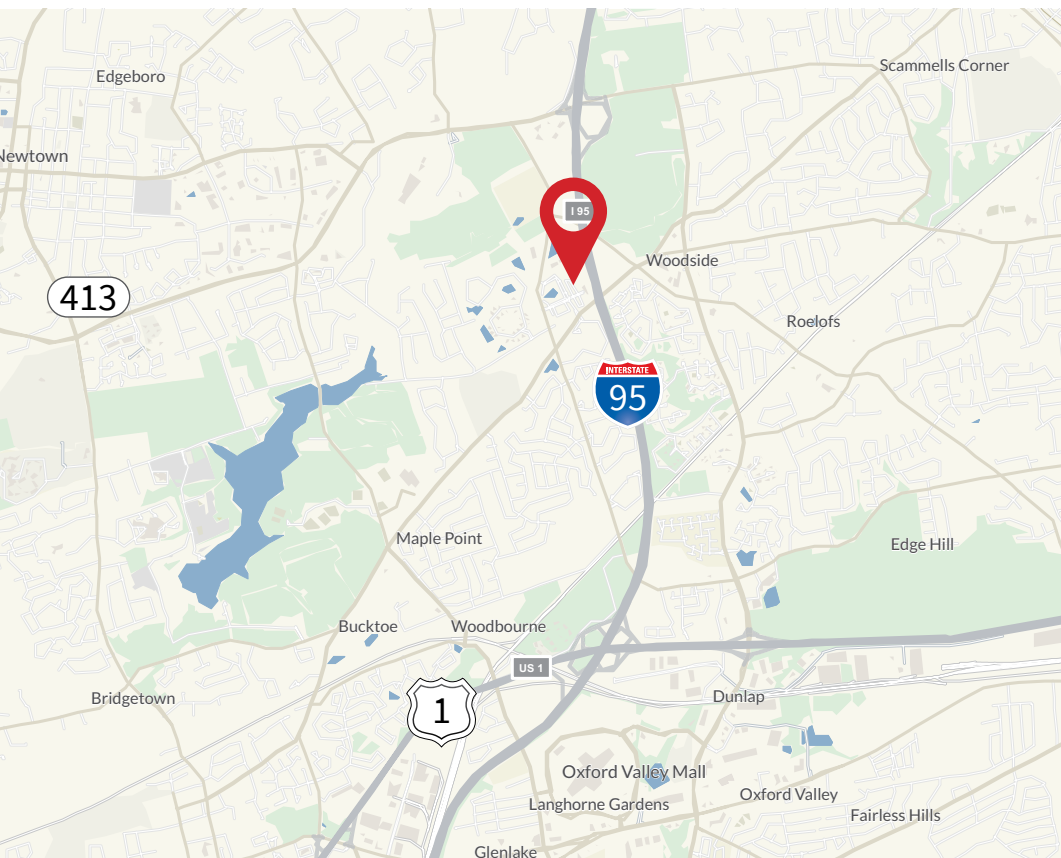
Increased productivity from better ventilation

Source: **THE BUSINESS CASE FOR GREEN BUILDING, 2013, World Green Building Council**, an NPV analysis of operational cost and productivity & health benefits of LEED® certified buildings

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Desirable suburban location

Lower Makefield Township, uniquely positioned along the Northeast Corridor between Philadelphia and New York, offers attractive opportunities for local, regional or international businesses. Its impressive attributes include:

- Convenient transit options for commuting, air travel and freight
- Competitive cost of business
- Location in one of the most productive labor markets in the Mid-Atlantic
- High quality of life
- Diverse recreation and leisure activities, regional cultural venues, major banking and financial services, and extensive health care services

1.5

Miles to I-95

2.5

Miles to Route 1

3.5

Miles to Yardley/
Newtown

10

Miles to Trenton, NJ

30

Miles to Philadelphia

20+

Restaurants within
four miles

7

Miles to local airport

FOR LEASING INFORMATION

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