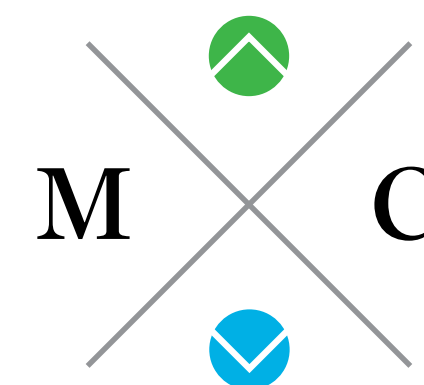


# MAKEFIELD CROSSING M C







**Makefield Crossing  
reimagines the way  
people work by  
offering a Class A  
office environment that  
enlivens the workday.**

Located between Yardley and Newtown Boroughs in historic Bucks County, Makefield Crossing's two distinct campuses offer fully renovated building interiors, state-of-the-art cafés, fitness and conference centers, as well as new outdoor gathering and meeting spaces.

Makefield Crossing's combination of unparalleled design, finishes, amenities and convenient location will enable corporations to attract and retain the region's top talent in a one-of-a-kind bucolic corporate setting.





190,000 square feet of  
Class A office space



## North Campus

INTIMATELY SCALED.  
CORNER FRONTAGE.  
BOUTIQUE DESIGN.

### Premiere Addresses

1010, 1020, 1030, 1040, 1050  
Stony Hill Road

### Amenities and Planned Improvements

- Café
- Conference center
- Fitness center with showers and locker rooms
- Collaborative outdoor spaces
- Renovated interior common areas
- Food trucks
- Hampton Inn & Suites
- Dunkin'

TAKE A VIRTUAL TOUR



A new outdoor plaza becomes a social hub and gathering place for dining, meeting space, and collaboration.



New lobby spaces, common areas and shared corridors are completely renovated with high-quality materials, providing a professional and welcoming environment for tenants and guests.



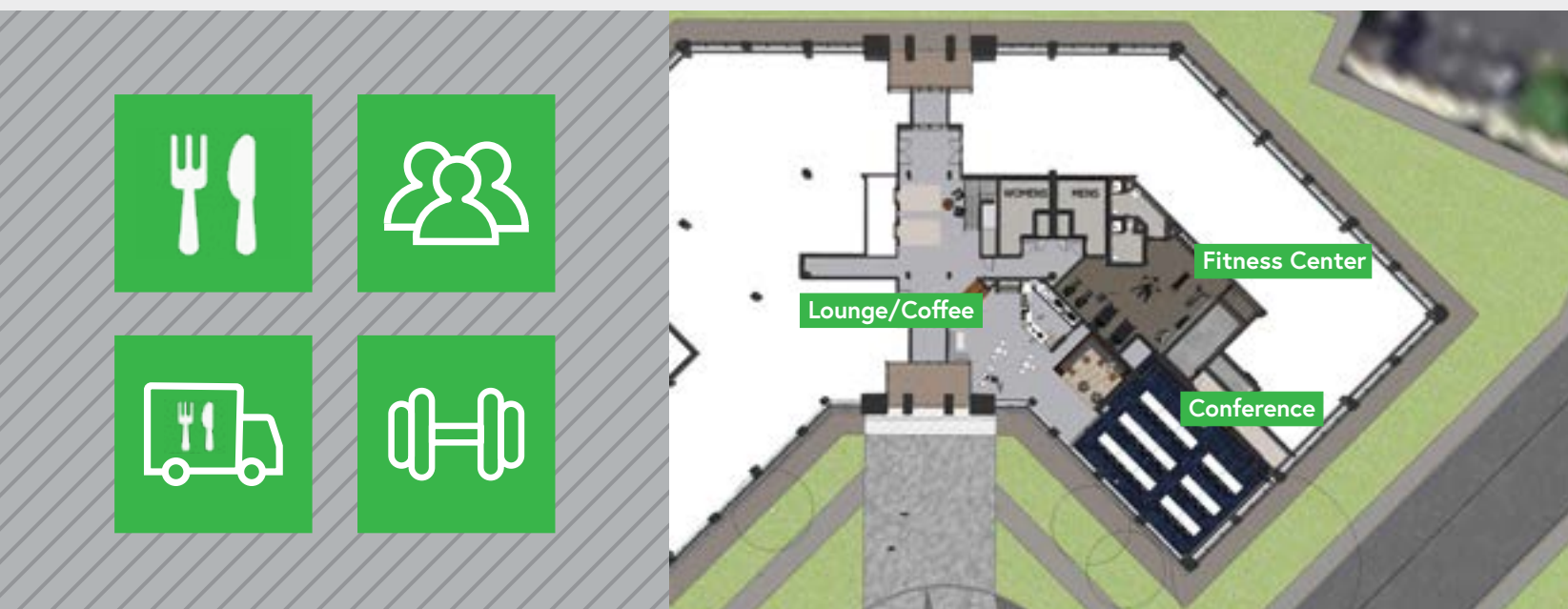
With three Class A office buildings at the intersection of I-295 and Route 322, Makefield Crossing North brings convenience and access to tenants and visitors.



Tenant lounge and café



Conference center



New amenity center, 1020 Stony Hill Road



An on-site hotel and new amenities including a café, food trucks, fitness center, conference center, and a new outdoor plaza primed for informal meetings and out-of-office collaboration offer a one-of-a-kind campus environment.

Fitness center



275,000 square feet  
of Class A office space



## South Campus

OPEN ENVIRONMENT.  
BOLD STATEMENT.  
MODERN DESIGN.

### Premiere Addresses

770, 790, 800  
Township Line Road

### Amenities and Planned Improvements

- Café with outdoor seating
- Fitness center with showers and locker rooms
- Conference center
- Waterfront plaza
- Collaborative outdoor spaces
- Renovated common areas
- Food trucks
- Updated interior amenities

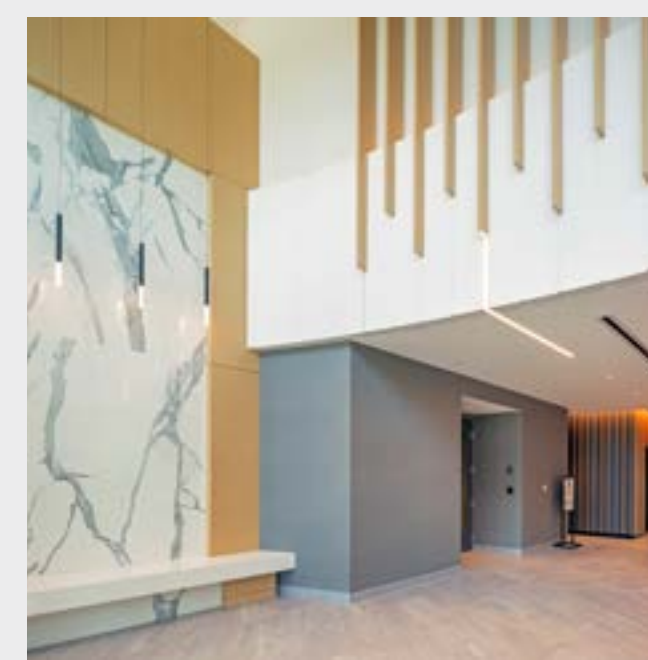
[TAKE A VIRTUAL TOUR](#)



The newly landscaped waterfront plaza gives tenants a place to unwind, meet with colleagues and friends, and enjoy lunch inside or outside.



Tenants and visitors enter the newly renovated spaces to find modern, architectural detailing, top-quality materials, new elevator lobbies, and renovations to commons spaces, restrooms, and corridors.





The three Class A office buildings that comprise the South campus are outfitted with modern finishes and updated amenities to optimize productivity of employees in the 21st century and beyond.



Indoor/outdoor café



Conference center



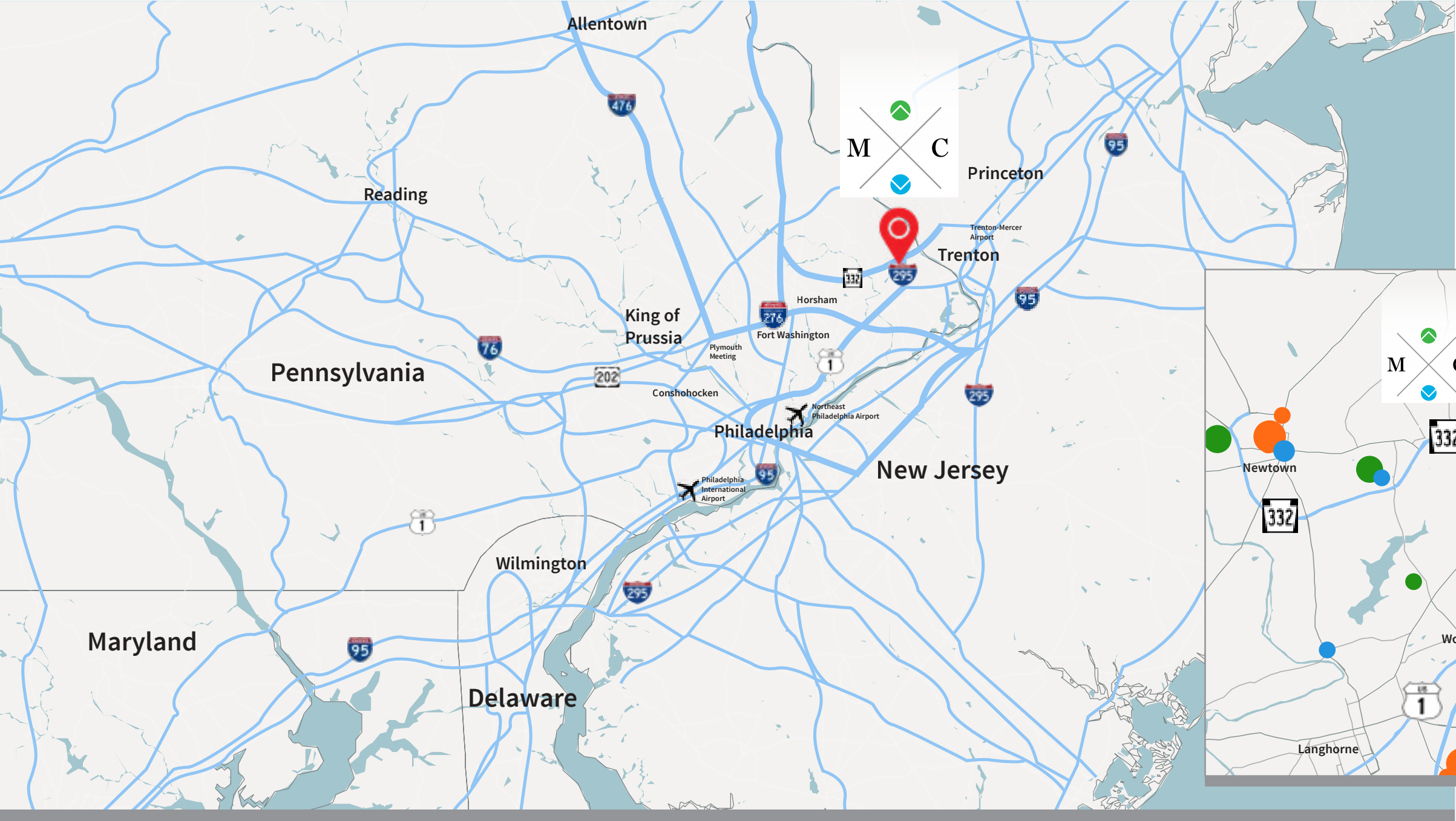
New Amenity Center, 790 Township Line Road



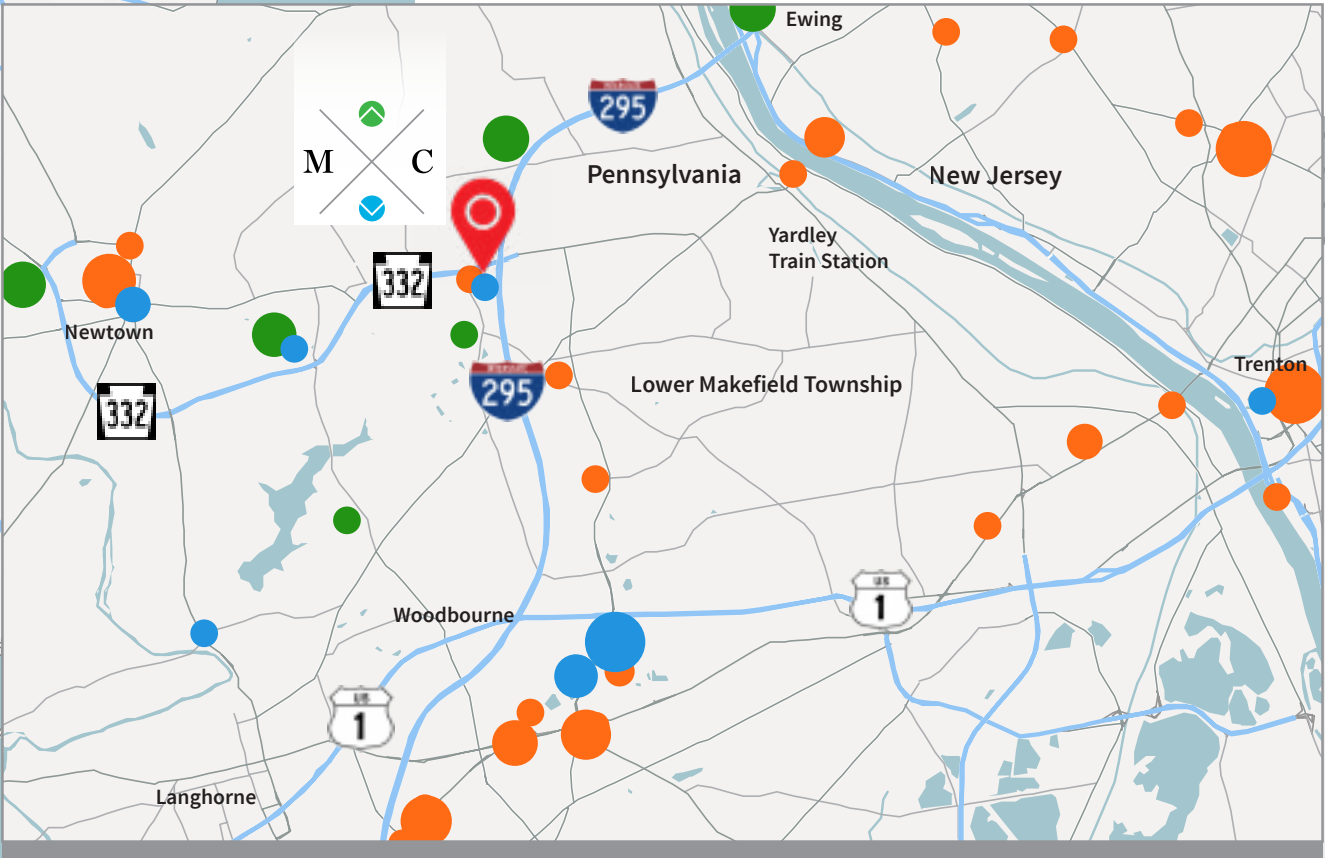
Tenants will enjoy a full café with indoor and outdoor seating and direct access to a new waterfront plaza. A fitness center and conference center are also included amenities.

Café space with Nanawall system





Located in Lower Makefield Township, just seconds from the Yardley-Newtown Road interchange on I-295



## Commuter access

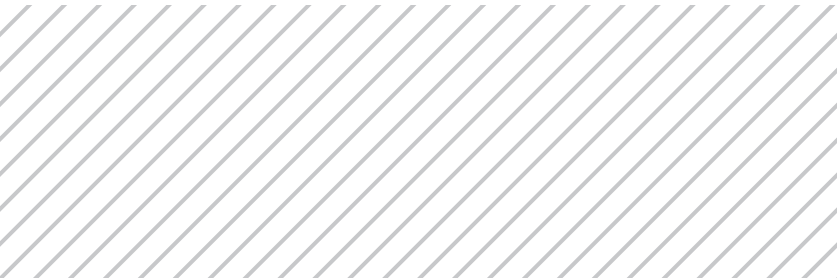
Makefield Crossing is highly visible and accessible from major highways and roads, including I-295, US-1, the Pennsylvania Turnpike, and PA-332.



Woodbourne Station	9 mins
Yardley Station	9 mins
Langhorne Station	10 mins
West Trenton Station	10 mins
Trenton Transit Center	14 mins

## Access to regional hubs

Trenton-Mercer Airport	9 min
Trenton, NJ	15 min
Northeast Philadelphia Airport	21 min
Princeton, NJ	32 min
Doylestown, PA	30 min
Philadelphia, PA	37 min
Philadelphia International Airport	40 min
New York, NY	90 min



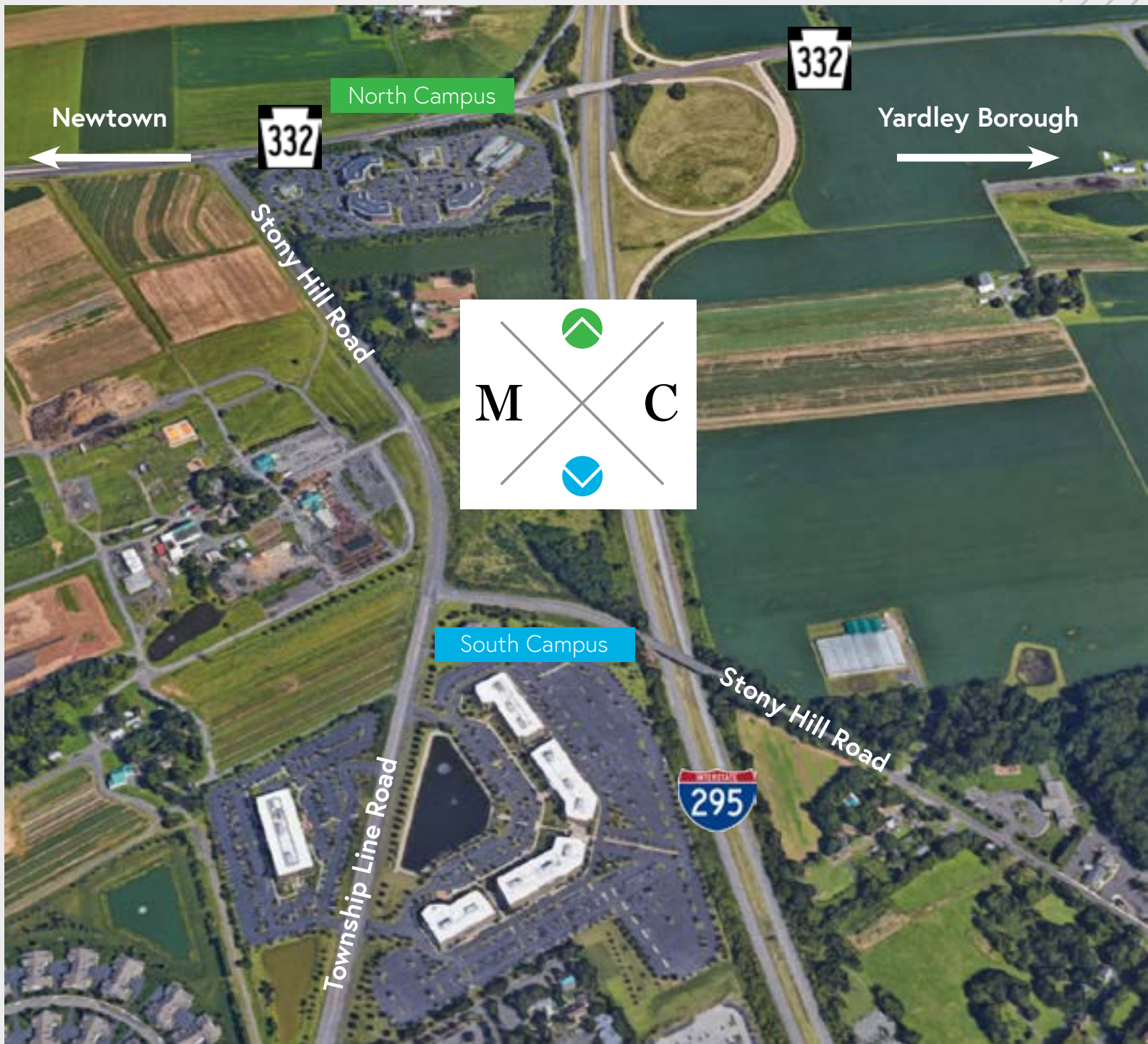
## Location amenities within a 5-mile radius

- Hotels**
  - Hampton Inn & Suites
  - The Brick Hotel
  - SpringHill Suites by Marriott
  - Days Inn by Wyndham
  - Courtyard by Marriott
  - Residence Inn by Marriott
  - Holiday Inn Express
  - Sheraton Bucks County
  - Homewood Suites by Hilton
- Attractions**
  - Sesame Place
  - Shady Brook Farm
  - Washington Crossing Historic Park
  - Tyler State Park

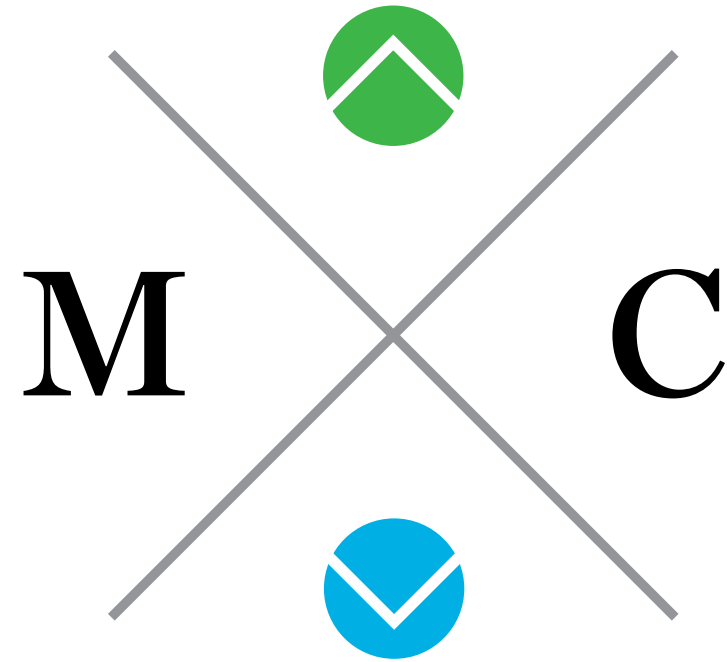
- Yardley Country Club
- Makefield Highlands Golf Club
- Newtown Athletic Club
- Restaurants**
  - Green Parrot
  - The Yardley Inn
  - Rocco's at The Brick
  - La Stalla
  - Francisco's on the River
  - Bella Tori at the Mansion
  - Bridgetown Mill House
  - Washington Crossing Inn
  - Vault Brewing Co.
  - Edgewood Café
  - DeLorenzo's Tomato Pies

- Canal Street Grille
- Trattoria Rosa Bianca
- Villa Rosa Pizza & Restaurant
- Carlucci's
- Saluté
- Charcoal
- Venezia Pizza
- Golden China
- Yardley Bagel Café
- Dunkin'
- Ginger Wok
- Christine's
- University Grill
- Sycamore Grill
- Vecchia Osteria





Café, South Campus



Founded in 2012, Opal Holdings is a prominent real estate investment firm based in New York City. Using strategic partnerships, Opal's real estate portfolio is valued at a market capitalization of over \$4,000,000,000. Opal Holdings targets value-added or opportunistic properties in the office, retail, residential, and hotel sectors looking to be repositioned or redeveloped. Through joint ventures with select high, net-worth individuals and institutional equity partners, the Opal acquisition team identifies, acquires, and adds value to under performing real estates in prime locations and generates significant returns for investors and partners. For further information, visit [opalhs.com](http://opalhs.com).



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