



PREMIER LANGHORNE PROFESSIONAL OFFICE SPACE FOR LEASE



OXFORD COURT BUSINESS CENTER | 580 MIDDLETOWN BLVD | LANGHORNE, PA



Wolf Commercial Real Estate
www.WolfCRE.com



AVAILABLE SF | 281 - 15,000 SF

LEASE RATE | Call for more information

SUITE	SIZE (SF)	SUITE	SIZE (SF)
B-010	2,991 SF	D-250	2,239 SF
B-011	1,018 SF	D-275	1,451 SF
D-101A	447 SF	E-200	3,222 SF
D-101B	851 SF	E-202	1,927 SF
D-104	281 SF	G-040	2,401 SF
D-200	1,221 SF	I-015	2,769 SF
D-211	2,503 SF	I-80	1,686 SF
D-215	1,318 SF		



LOCATION INFORMATION

Street Address	580 Middletown Boulevard
City, State, Zip	Langhorne, PA 19047
County	Bucks
Signage	Outdoor Building & Pylon Signage available

PROPERTY HIGHLIGHTS

- Acclaimed as one of Lower Bucks County's Premier Office/Medical/Retail Campuses
- Can accommodate up to a 15,000 SF user
- On-site Property Management and Construction team
- Competitive Rental Rates & Quick transaction time
- Two minutes from where I-95 meets Route 1 Bypass
- Directly across from the Oxford Valley Mall with benefits of amenities
- Midway between Princeton NJ and Philadelphia
- The complex is within close proximity to Jefferson Health, Bucks Campus and various other medical offices
- Situated in the heavily populated portion of Lower Bucks County
- Located within one of the fastest growing communities in Pennsylvania and serves as the commercial hub for Lower Bucks County

Contact Us

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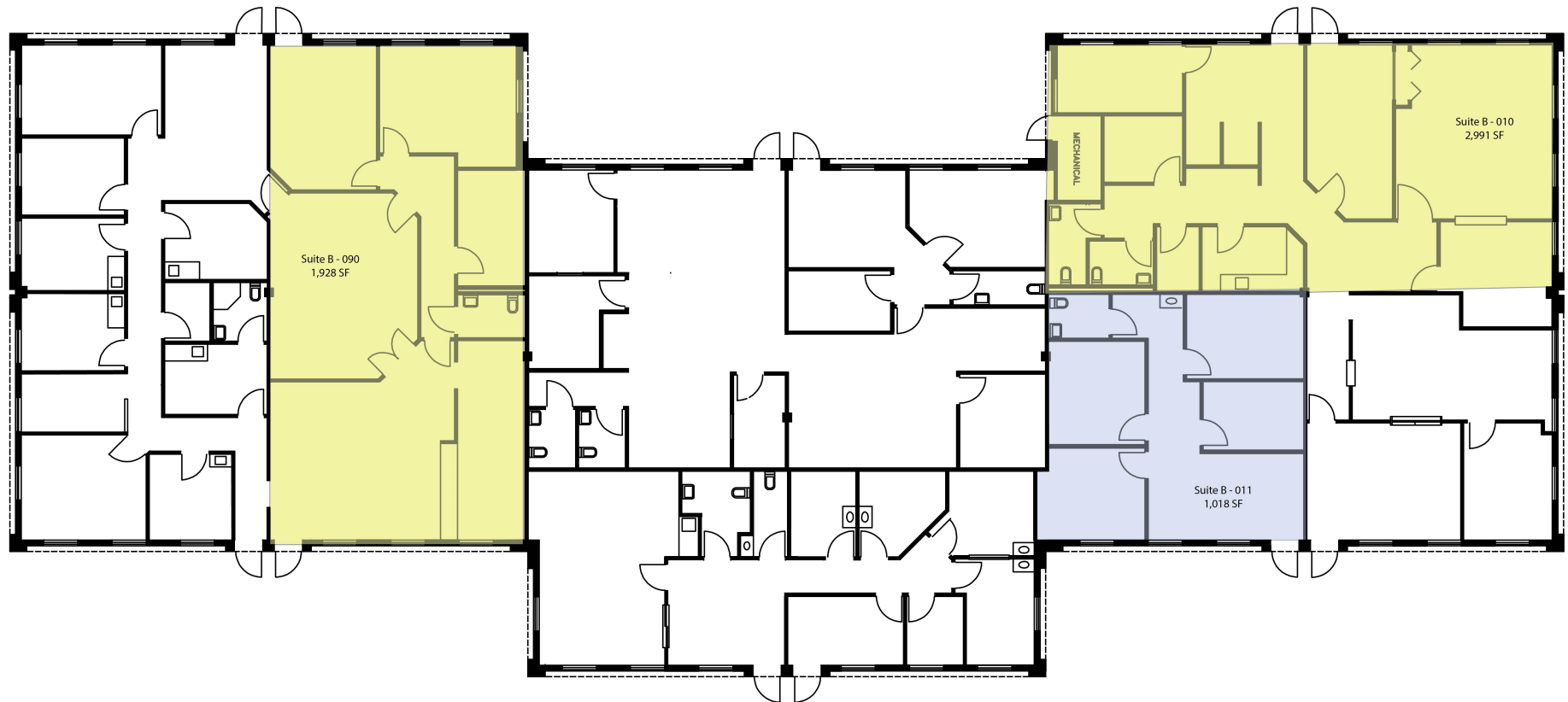
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

AREA AMENITIES MAP



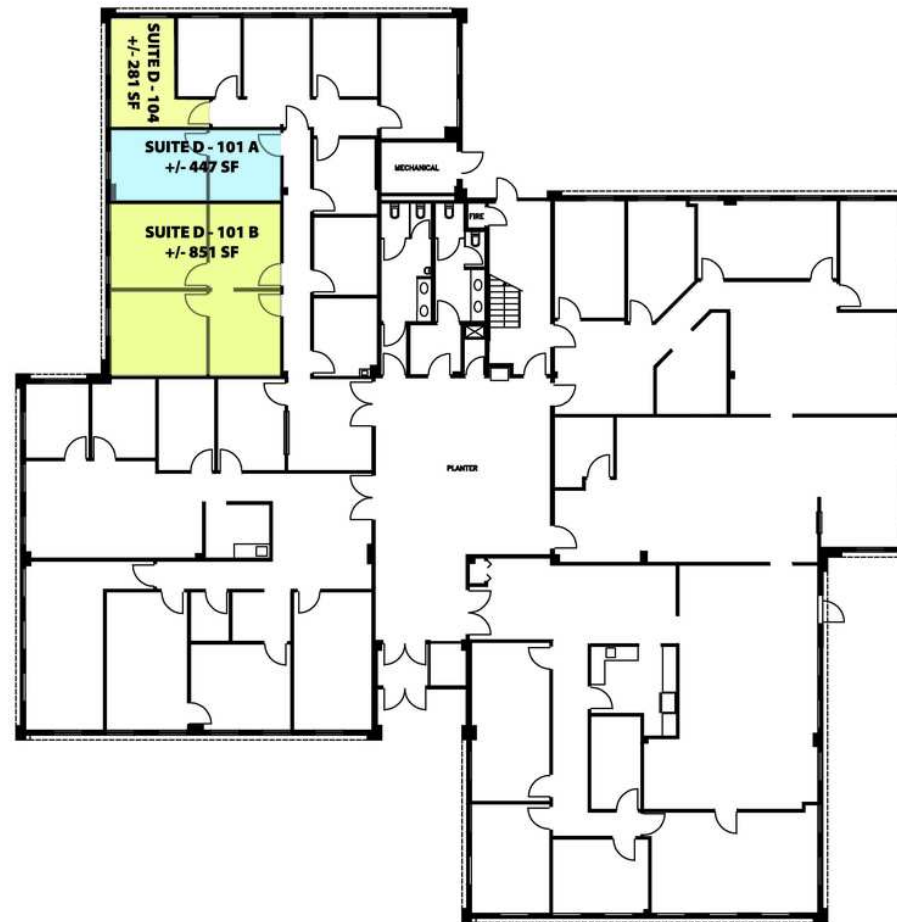
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BUILDING B FLOOR PLANS

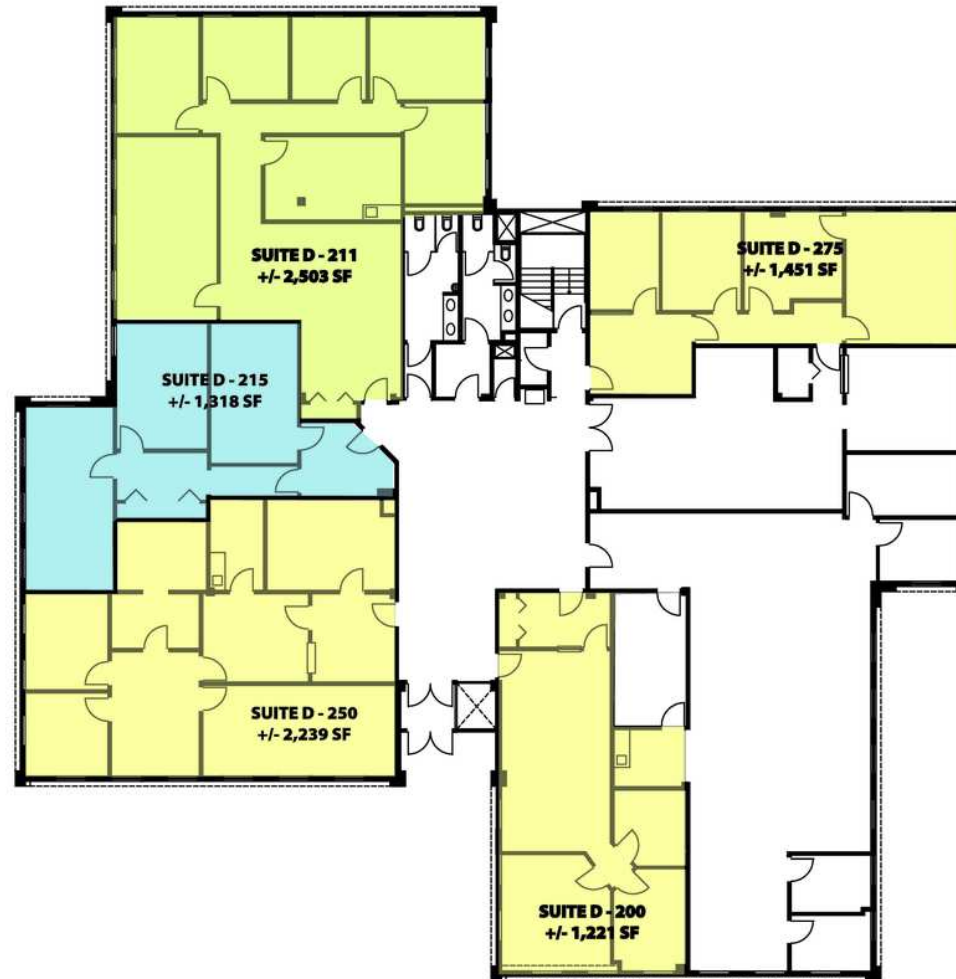


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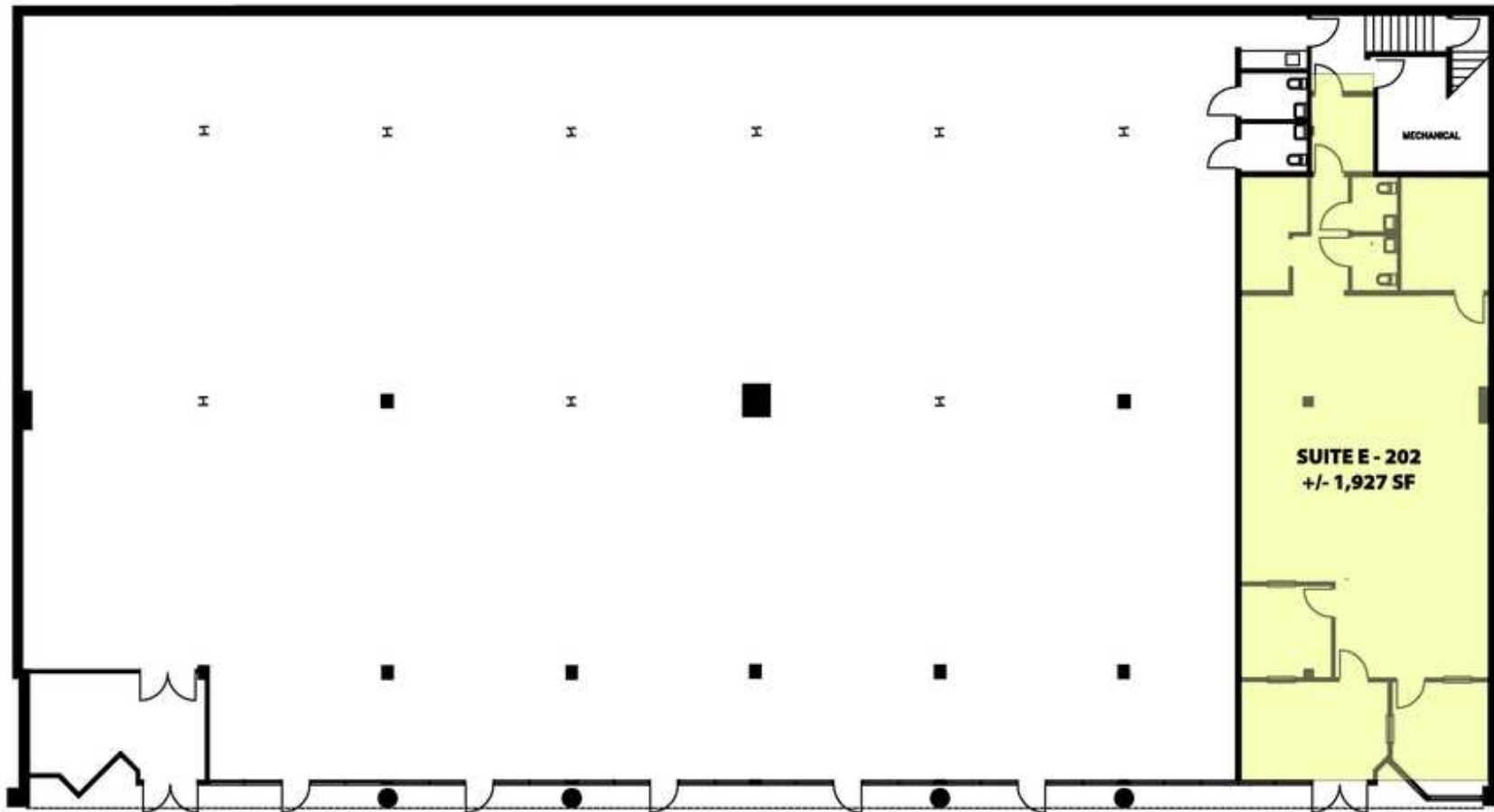
BUILDING D FLOOR PLANS - LOWER LEVEL



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BUILDING D FLOOR PLANS - UPPER LEVEL

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BUILDING E FLOOR PLANS - LOWER LEVEL

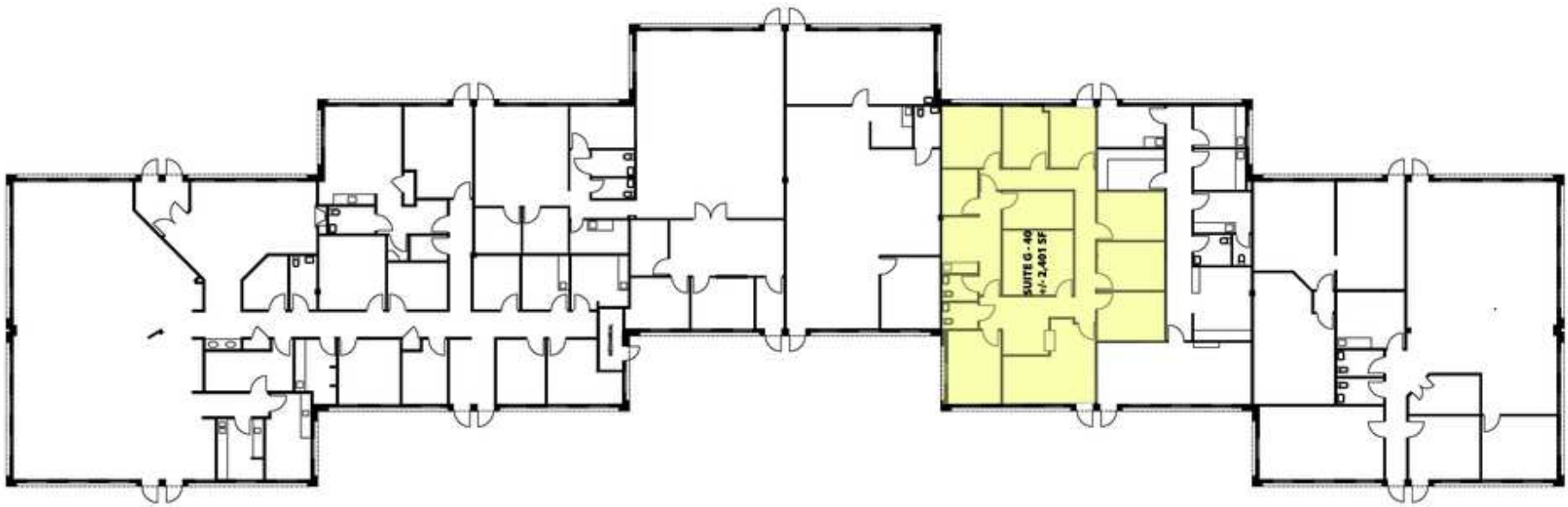
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BUILDING E FLOOR PLANS - UPPER LEVEL



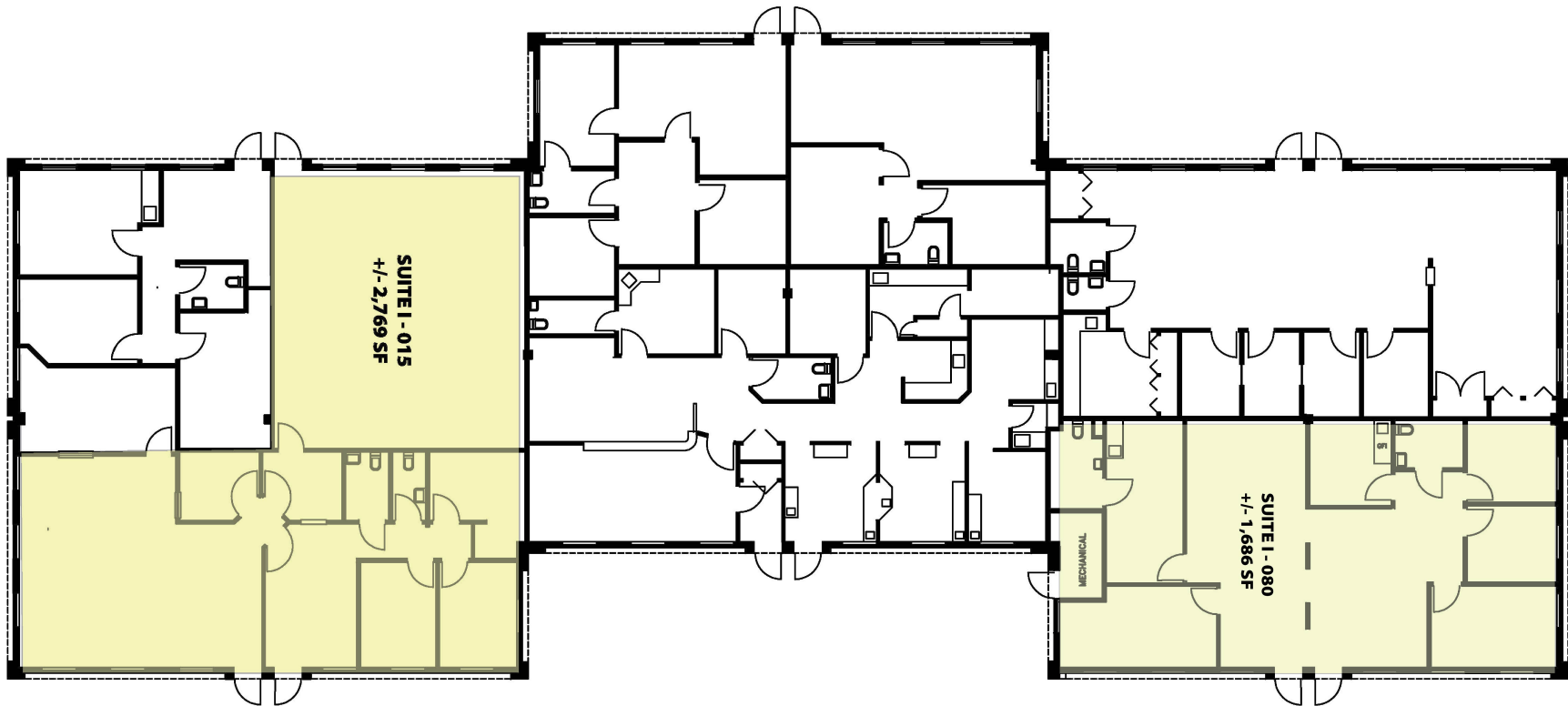
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BUILDING G FLOOR PLAN



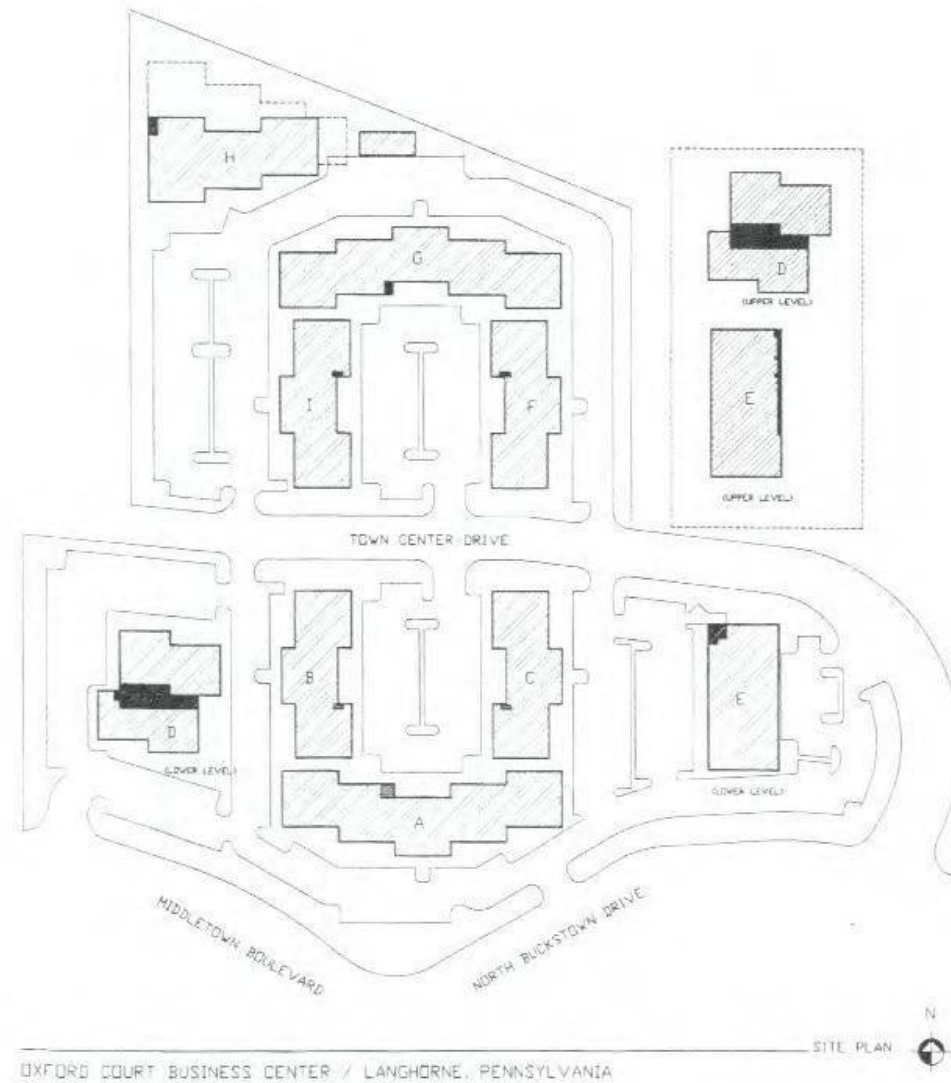
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BUILDING I FLOOR PLANS



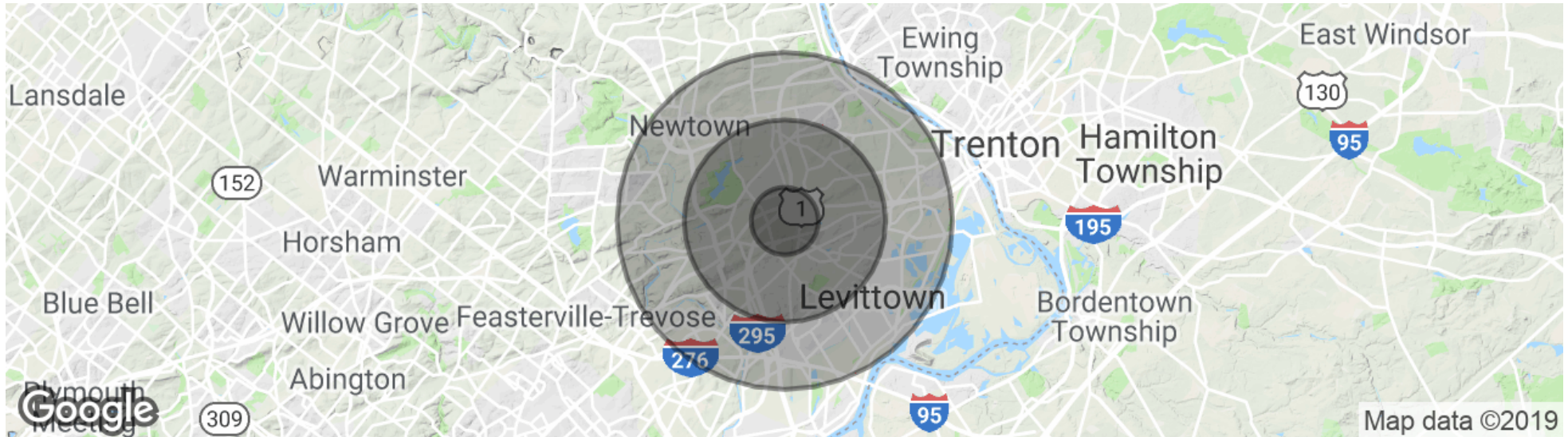
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SITE PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,245	77,963	213,211
Median age	41.8	40.7	40.3
Median age (Male)	39.0	38.6	38.8
Median age (Female)	44.2	42.6	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,468	28,049	76,937
# of persons per HH	2.9	2.8	2.8
Average HH income	\$94,438	\$92,613	\$91,785
Average house value	\$345,879	\$335,431	\$339,255

* Demographic data derived from 2010 US Census



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