



Oxford Court Professional Campus

**AVISON
YOUNG**

±128,029 SF Medical Office Park Available for Lease
Langhorne, PA | Adjacent to Sesame Place & Oxford Valley Mall

Campus Overview

Oxford Court is a premier eight-building, ±128,029-square-foot medical office campus located in Langhorne, Pennsylvania, at the heart of the Lower Bucks County healthcare corridor.

Home to leading medical tenants including Quest Diagnostics, DaVita, and The Arthritis Group, the campus offers a professional, patient-friendly environment ideal for a variety of healthcare and wellness uses.

The property has been fully upgraded **with paving, sealing, and restriping, all-new wayfinding and signage, exterior building**

painting, updated handrails and light poles, refreshed landscaping, and energy-efficient exterior LED lighting—offering a modern, well-maintained environment for your business. Oxford Court delivers a modern, accessible setting designed to meet the needs of today’s medical professionals and their patients.

Flexible suite sizes and a convenient location near Oxford Valley Mall and major highways make Oxford Court an exceptional choice for healthcare providers seeking quality space in a thriving medical community.



Oxford Court Professional Campus | Medical Office Park

Campus Highlights



Campus Overview

A premier, eight-building ±128,029 RSF medical and professional office campus designed to accommodate a range of healthcare and outpatient uses.



Flexible Suite Options

Suites range from approximately 1,478 SF to +/- 5,000 SF, offering private entrances, in-suite restrooms, and minimal common areas—ideal for medical and clinical practices.



Prime Location

Strategically positioned adjacent to Oxford Valley Mall and directly across from Sesame Place, the property offers high visibility and convenience for patients and staff.



Healthcare Cluster

Situated within a strong medical corridor in Lower Bucks County, near major hospitals and healthcare systems such as Jefferson Health – Bucks Campus.



Accessibility

Immediate access to major routes including U.S. Route 1 and I-295 provides excellent regional connectivity for patients traveling from surrounding communities.



Parking & Visibility

Ample surface parking at approximately 5.2 spaces per 1,000 SF, plus prominent signage opportunities along Middletown Boulevard and N. Buckstown Drive.



Property Enhancements

On-site property management with ongoing capital improvements, including upgraded lighting, parking lot improvements, and refreshed wayfinding and landscaping.



Ideal Uses

Perfect for primary care, specialty practices, outpatient clinics, diagnostic services, or administrative medical offices.

Location Overview

Oxford Court Business Center is ideally located in the heart of Langhorne, Pennsylvania, within the Lower Bucks County medical corridor.

Surrounded by hospitals, outpatient centers, and leading healthcare providers, the campus offers a synergistic environment for medical and wellness practices.

With convenient access to U.S. Route 1, I-295, and the Pennsylvania Turnpike, plus proximity to Oxford Valley Mall and Sesame Place, patients and staff enjoy easy regional connectivity and nearby amenities, making Oxford Court a premier destination for medical professionals.



Oxford Court Professional Campus | Medical Office Park

Nearby Amenities



- 1 Sam's Club
- 2 Sandy's Beef & Ale
- 3 Miller's Ale House
- 4 Mamma Mia Trattoria
- 5 Red Robin Gourmet Burgers
- 6 Dine with Me!
- 7 Margarita's Mexican
- 8 Bonfish Grill
- 9 Raising Cane's Chicken Fingers
- 10 Mission BBQ
- 11 Chili's Grill & Bar
- 12 Frit'z Bakery
- 13 Burger King
- 14 Metro Diner
- 15 Cancun
- 16 Wawa

The Healthcare Corridor



- | | |
|--|--|
| 1 LabCorp | 14 Brett Moses |
| 2 James Udell | 15 Al Jonathan Lee |
| 3 Sharon Dyckman | 16 Rich Orthodontics |
| 4 Orthopedic & Sports Med Center | 17 Center for Advanced Eye Care - Eye Associates |
| 5 Endo Ltd | 18 About Smiles |
| 6 Margiotti & Kroll Pediatrics, PC | 19 Comprehensive Imaging and Diagnostics |
| 7 Urology for Children | 20 Kathie Olson, MSN |
| 8 Lam Plastic Surgery | 21 Oxford Valley Pain & Spine Center |
| 9 Retired: Dr. Heather Smith - Family Practice | 22 Yang Orthodontics - Invisalign & Braces |
| 10 Mid Atlantic Retina | 23 Forefront Dermatology |
| 11 We Care Pediatrics | 24 Tracy L. Distefano, RNFA |
| 12 The Asthma Center | 25 Oxford Valley Medical Plaza |
| 13 Joel D. Jaffe M.D. F.A.C.S. | 26 Russel Bleiler DMD |

Key Demographics

Located in the heart of Langhorne's Oxford Valley corridor, Oxford Court Business Center is surrounded by a strong healthcare-driven demographic.

Within a 10-mile radius, the area serves more than 350,000 residents with a median household income exceeding \$95,000 and a median age around 46—an affluent, aging population ideal for outpatient medical services.

Proximity to major hospitals such as St. Mary Medical Center and Jefferson Bucks, along with numerous medical offices and clinics, creates a dense referral network and robust patient base.

Combined with an ample local healthcare workforce, the location is well positioned for specialty practices, diagnostics, and wellness-oriented healthcare users.

722,874

Total Current Population

\$99,692

Median Household Income

1,951

Health and Medical Service

113,666

Education: Bachelors Degree

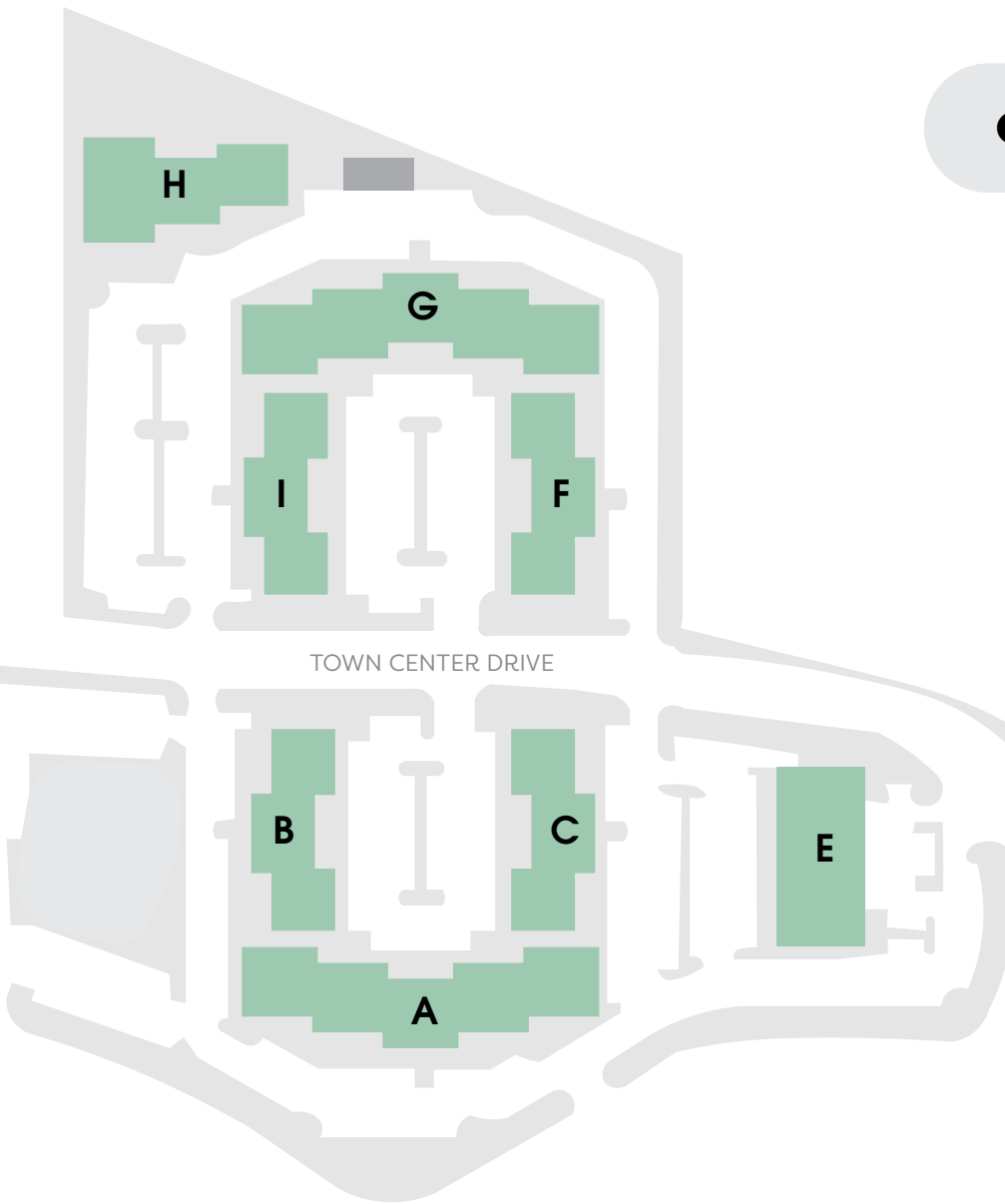
384,719

Insured Population 18-64

8,000+

Medical Providers in Bucks County
with ~2,500 in the immediate
Oxford Court Trade

Campus Availabilities

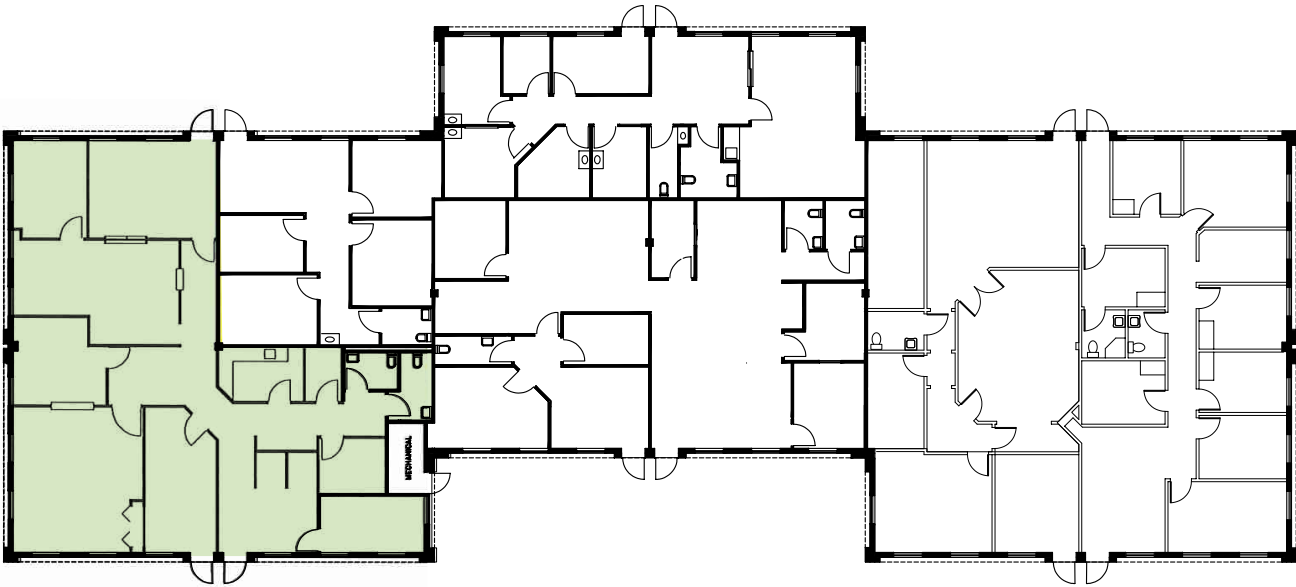
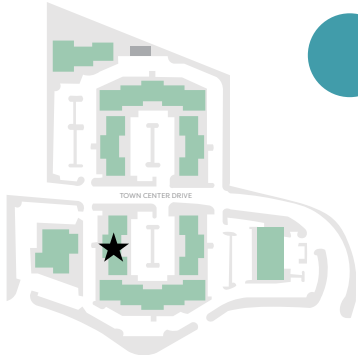


CLICK BELOW TO NAVIGATE TO FLOOR PLAN

Building	Suite	SF
Building B	B-010	2,991 SF
Building C	C-012	1,478 SF
Building C	C-015	1,982 SF
Building E	E-208	2,934 SF
Building F	F-090	2,641 SF
Building F	F-100	2,218 SF
Building G	G-010	3,940 SF
Building G	G-040 (Spec Suite)	2,401 SF
Building I	I-015	2,769 SF

Floor Plan

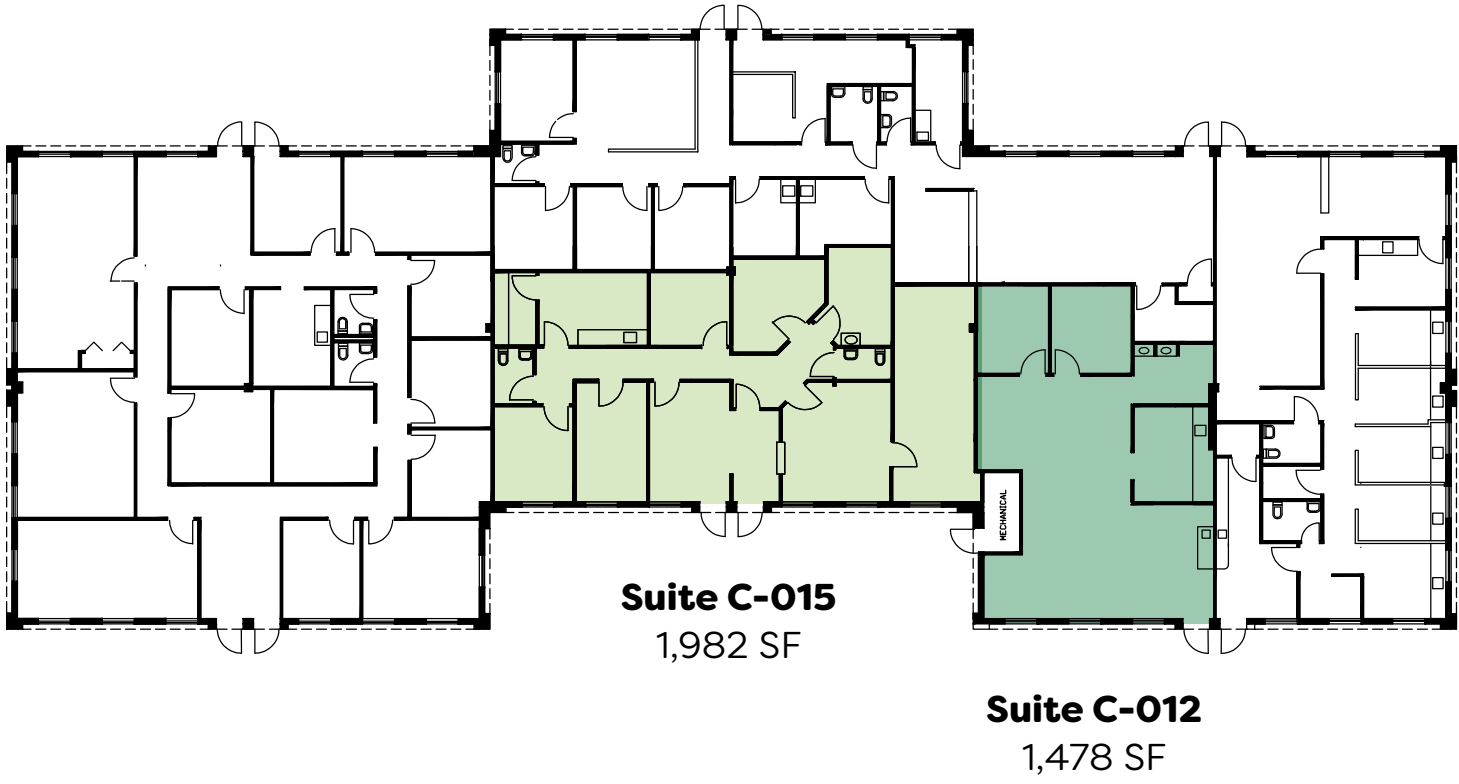
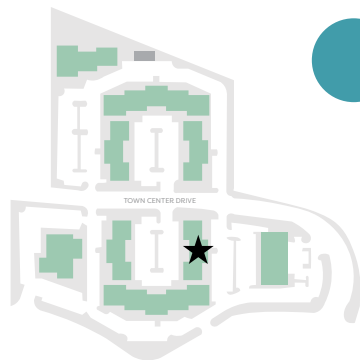
950 Town Center Dr — Building B



Suite B-010
2,991 SF

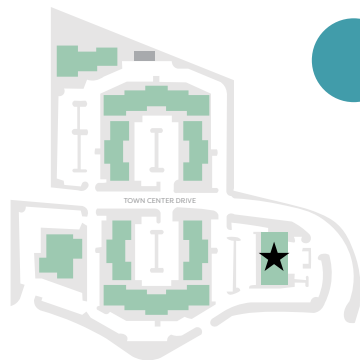
Floor Plan

970 Town Center Dr — Building C



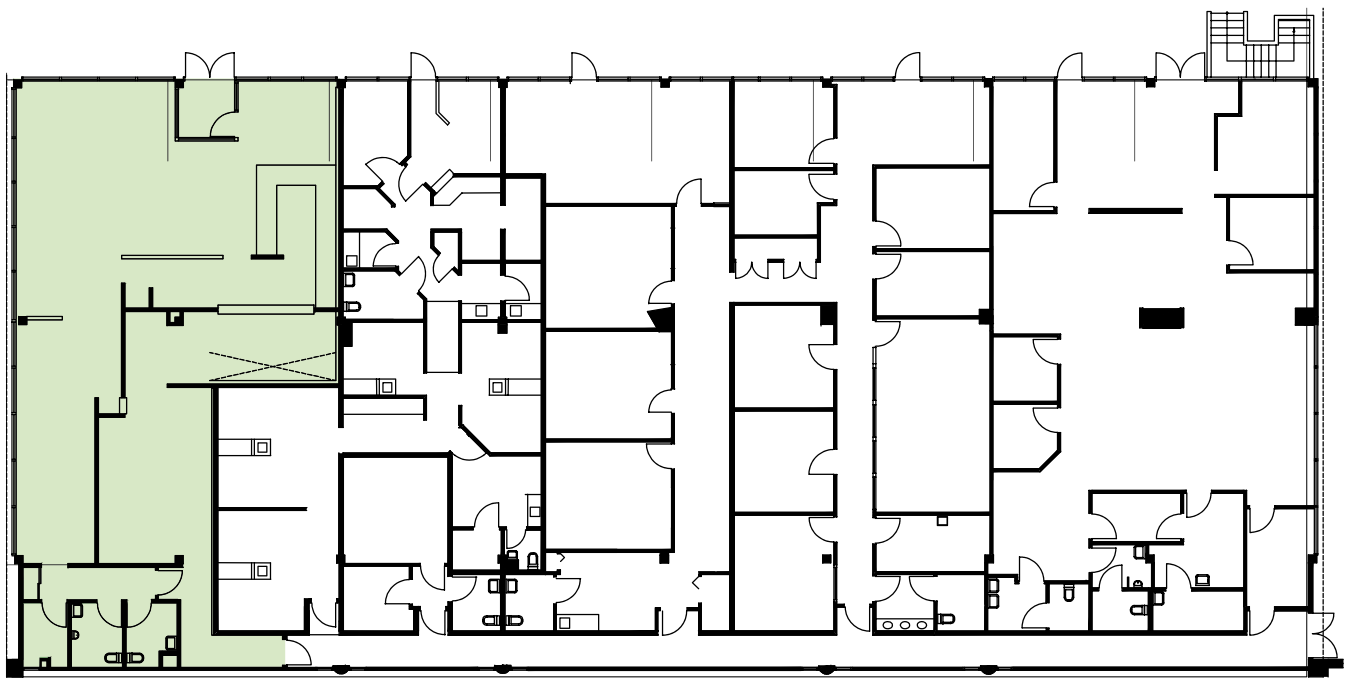
Floor Plan

100 N. Buckstown Dr — Building E



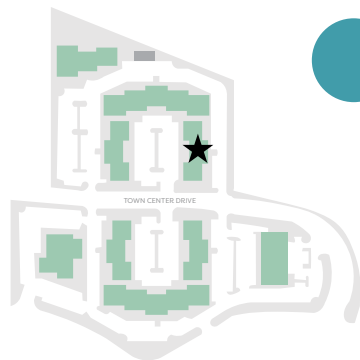
2nd Floor

Suite E-208
2,934 SF

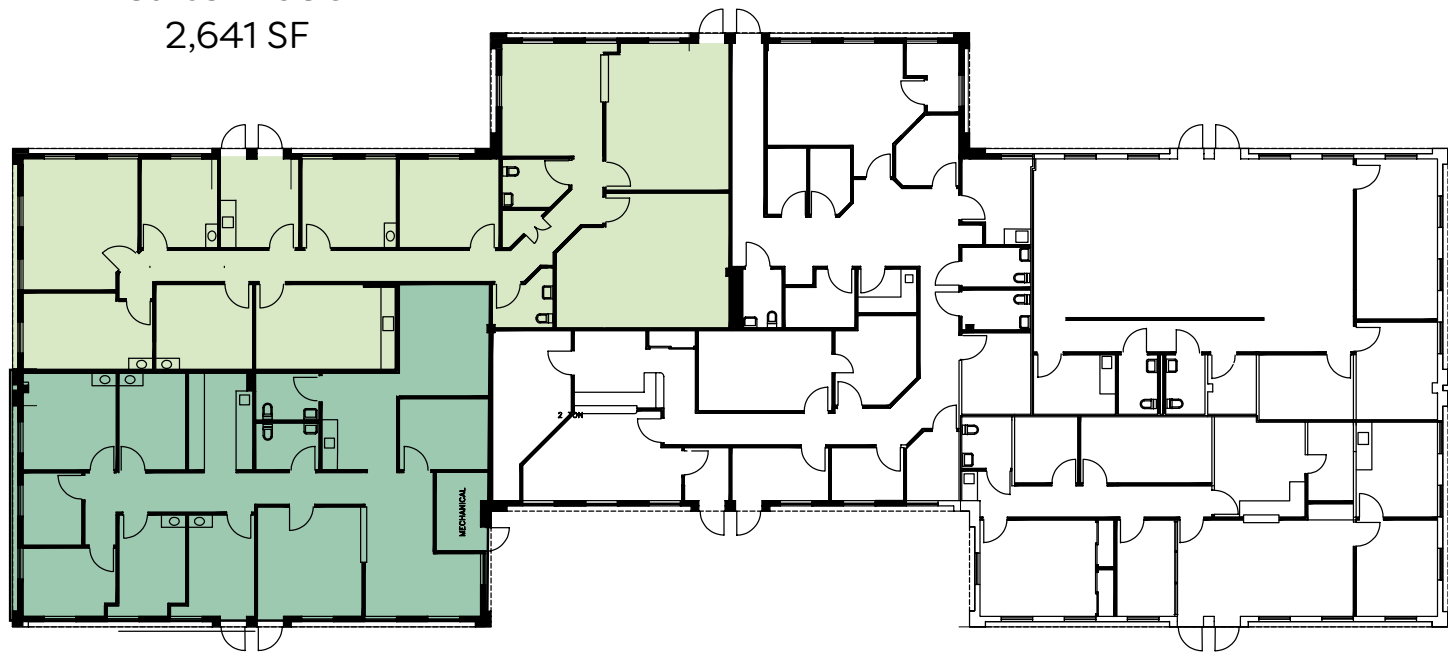


Floor Plan

940 Town Center Dr — Building F



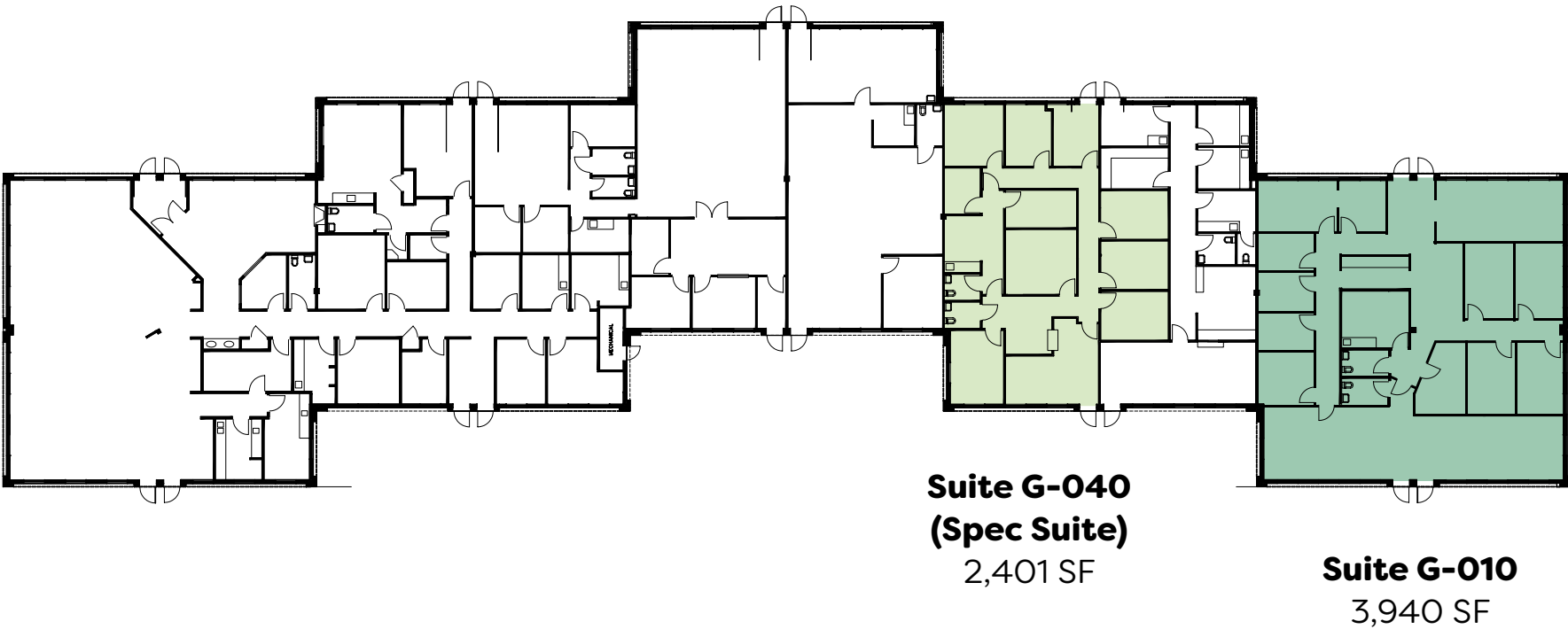
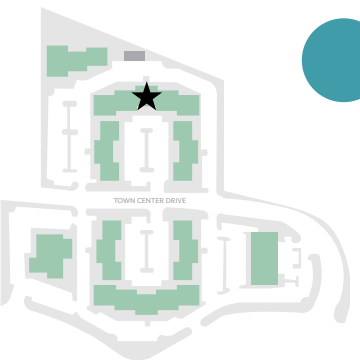
Suite F-090
2,641 SF



Suite F-100
2,218 SF

Floor Plan

930 Town Center Dr — Building G

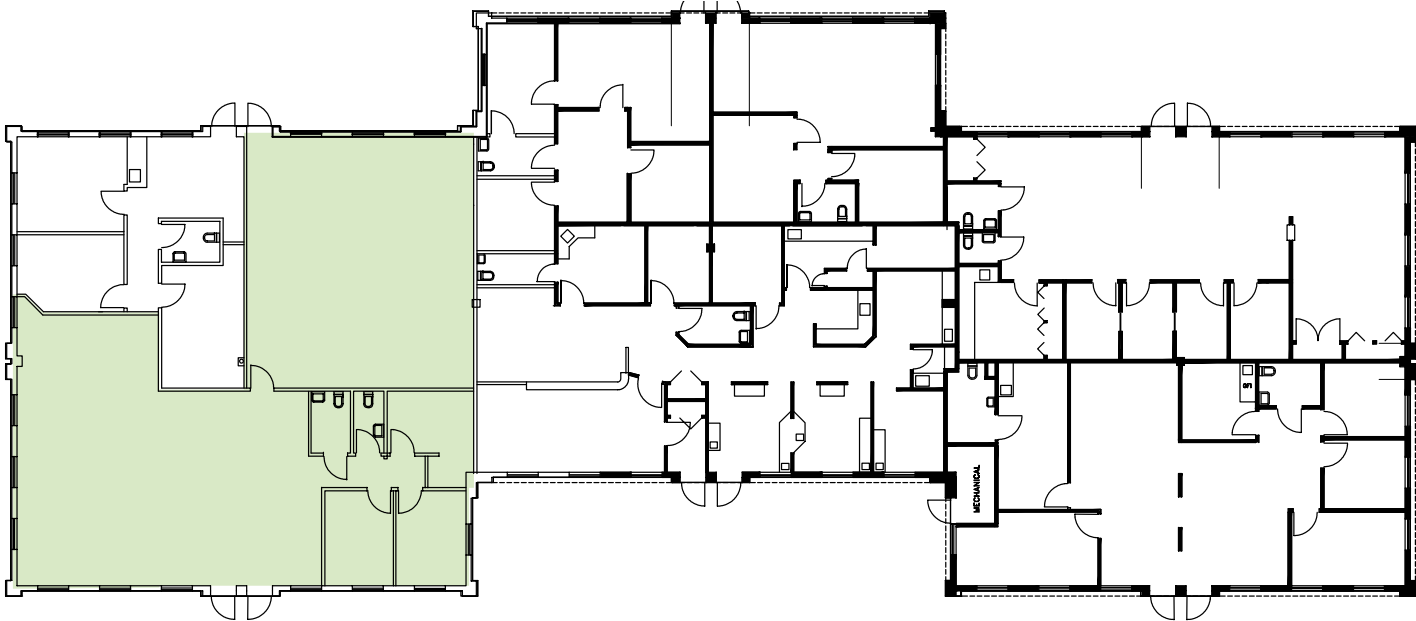
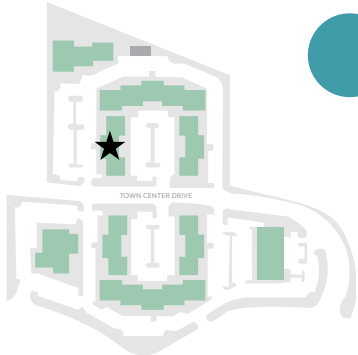


Suite G-040
(Spec Suite)
2,401 SF

Suite G-010
3,940 SF

Floor Plan

920 Town Center Dr — Building I



Suite I-015
2,769 SF



AVISON YOUNG

Oxford Court Professional Campus

LEASING CONTACTS

Patrick Kelley, Principal

215.901.1053

patrick.kelley@avisonyoung.com

John Sudjian, Associate

610.570.9407

john.sudjian@avisonyoung.com

Scott Martin, Principal

610.389.4200

scott.martin@avisonyoung.com

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