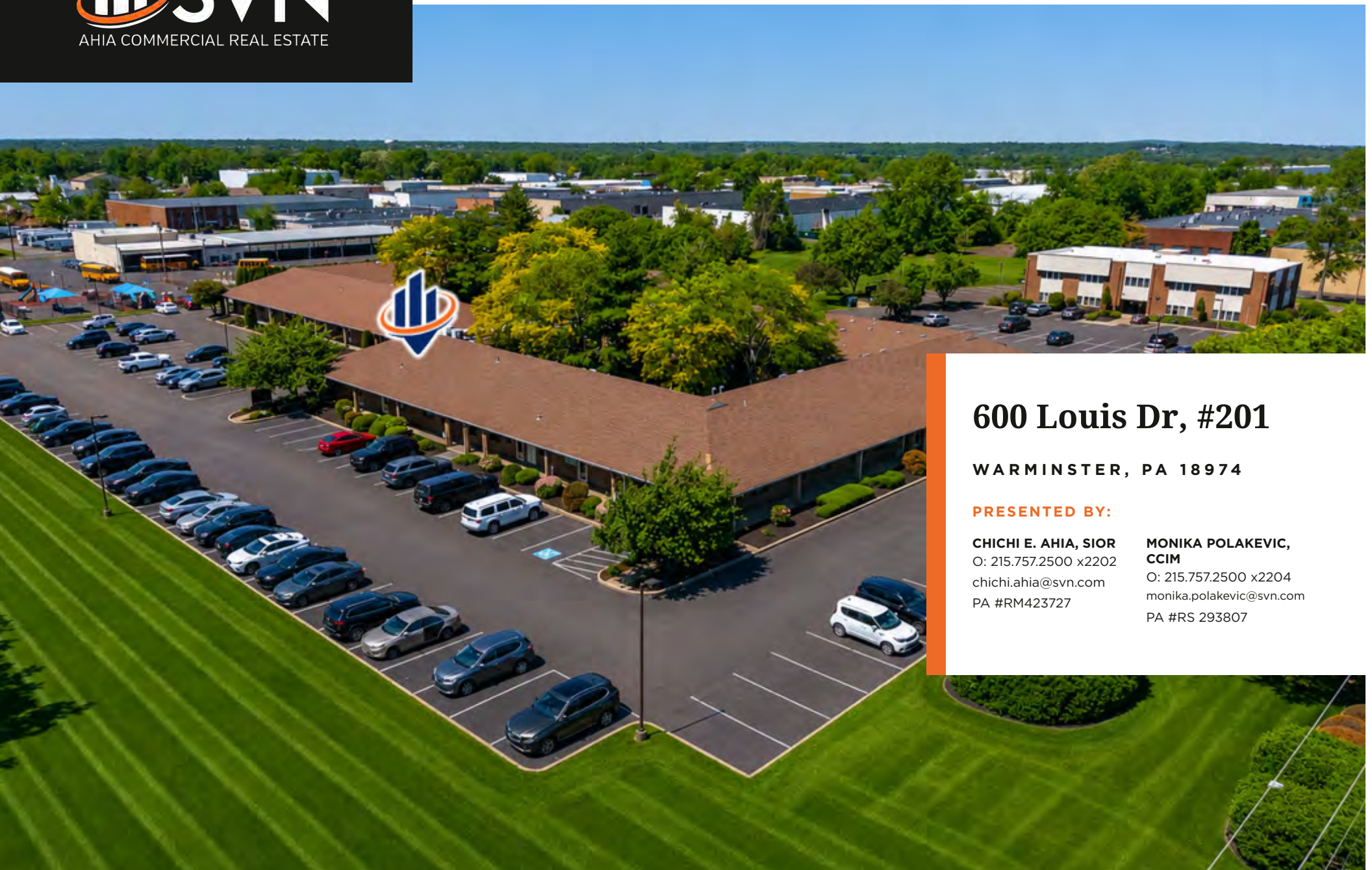




Warminster Atrium



600 Louis Dr, #201

WARMINSTER, PA 18974

PRESENTED BY:

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MARKETING TEAM



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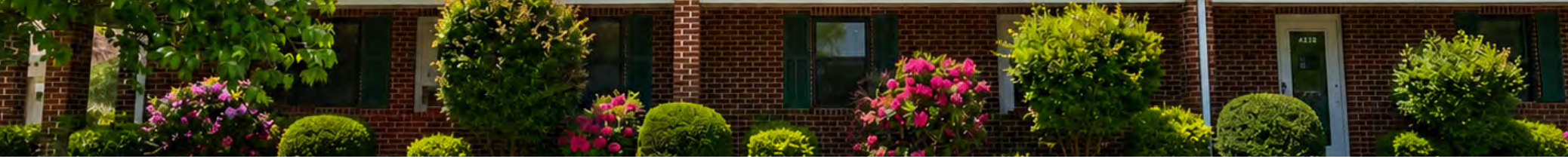


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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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The Property

PROPERTY SUMMARY

4,185 SF± PROFESSIONAL OFFICE CONDO FOR SALE OR LEASE

600 LOUIS DR, #201
WARMINSTER, PA 18974

OFFERING SUMMARY

SALE PRICE:	\$725,000
LEASE RATE:	\$18.50 SF/YR
BUILDING SIZE:	4,185 SF
PROPERTY TYPE:	Office
YEAR BUILT:	1985
ZONING:	C - 1
CROSS STREET:	Street Rd



PROPERTY SUMMARY

SVN is pleased to present a professional office condominium available for sale or lease at the Warminster Atrium in Warminster Township. The offering consists of approximately 4,185 SF of turnkey office space featuring a functional two-story layout. The main level includes a welcoming reception area, conference room, open bullpen/workspace, and three private offices with abundant natural light. The lower level offers seven additional private offices, along with ample storage space. A corner unit within one of Bucks County's most recognizable office parks, the space benefits from an attractive campus setting with a central atrium, outdoor seating areas, and professionally landscaped grounds. The property also offers excellent accessibility, abundant nearby amenities, and strong area demographics.



PROPERTY DETAILS

SALE PRICE \$725,000

LEASE RATE \$18.50 SF/YR (MG)

LOCATION INFORMATION

BUILDING NAME Warminster Atrium

STREET ADDRESS 600 Louis Dr, #201

CITY, STATE, ZIP Warminster, PA 18974

COUNTY Bucks

MARKET Philadelphia

SUB-MARKET Lower Bucks County

CROSS-STREETS Street Rd

TOWNSHIP Warminster Township

NEAREST HIGHWAY Street Rd (PA-132) - 0.2 Mi.

NEAREST AIRPORT Philadelphia Int'l (PHL) - 39.5 Mi.

PROPERTY INFORMATION

PROPERTY TYPE \$7,673

PROPERTY SUBTYPE Office Condominium

ZONING C-1

APN # 49-009-083W201

RE TAXES (2026) \$7,673

CONDO FEE \$663.30/month

CORNER PROPERTY Yes

TRAFFIC COUNT 16761

TRAFFIC COUNT STREET Street Rd & Louis Dr

UTILITIES & AMENITIES

HVAC Electric Heat Pump System (Two Zones)

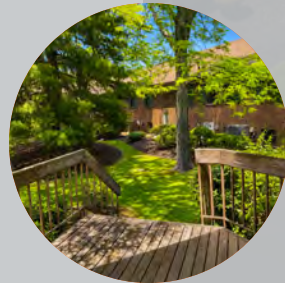
WATER/SEWER Public

PROPERTY HIGHLIGHTS

- 4,185 SF± professional office condominium
- Available for sale or lease
- Functional two-story layout
- Corner unit located within the prestigious Warminster Atrium office park
- Attractive campus setting with central atrium, outdoor seating, landscaped grounds, excellent accessibility, and nearby amenities
- C - 1 Commercial District, abundant permitted uses by right



Warminster Atrium



Well Maintained

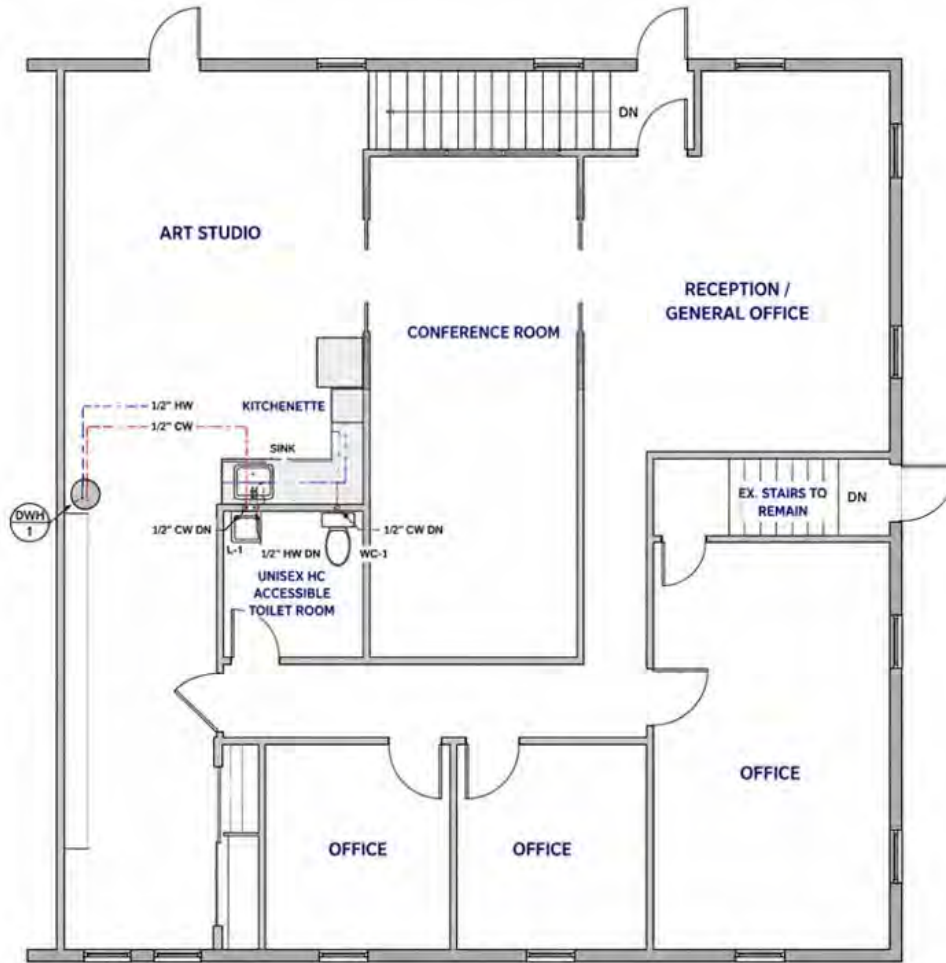


Recent Improvements

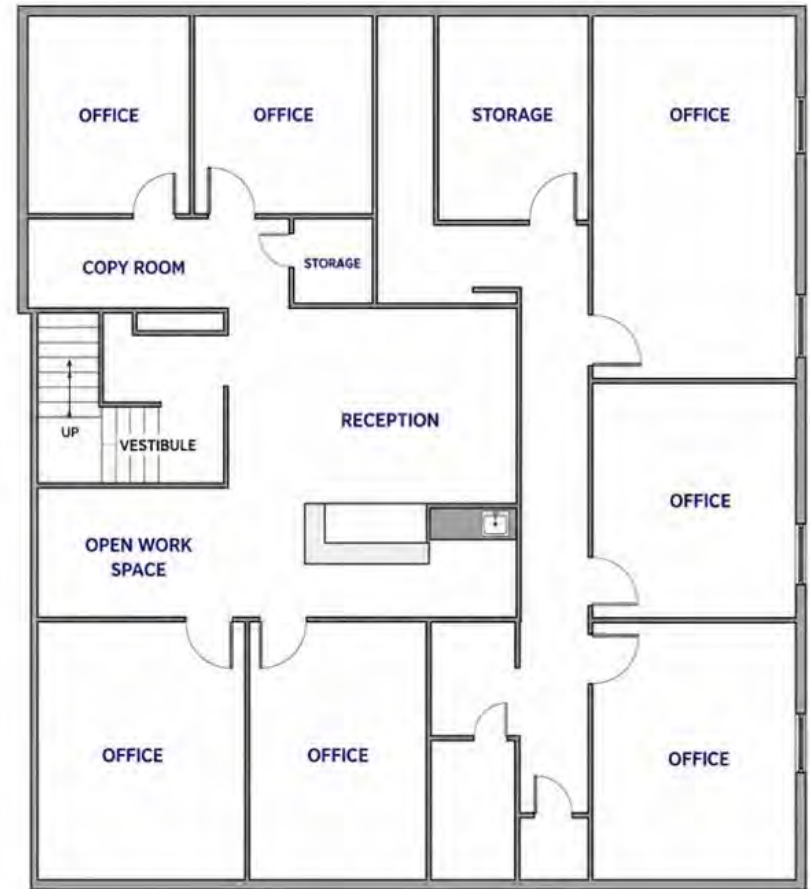
INTERIOR PHOTOS



FLOOR PLANS



GROUND FLOOR PLAN



LOWER LEVEL FLOOR PLAN



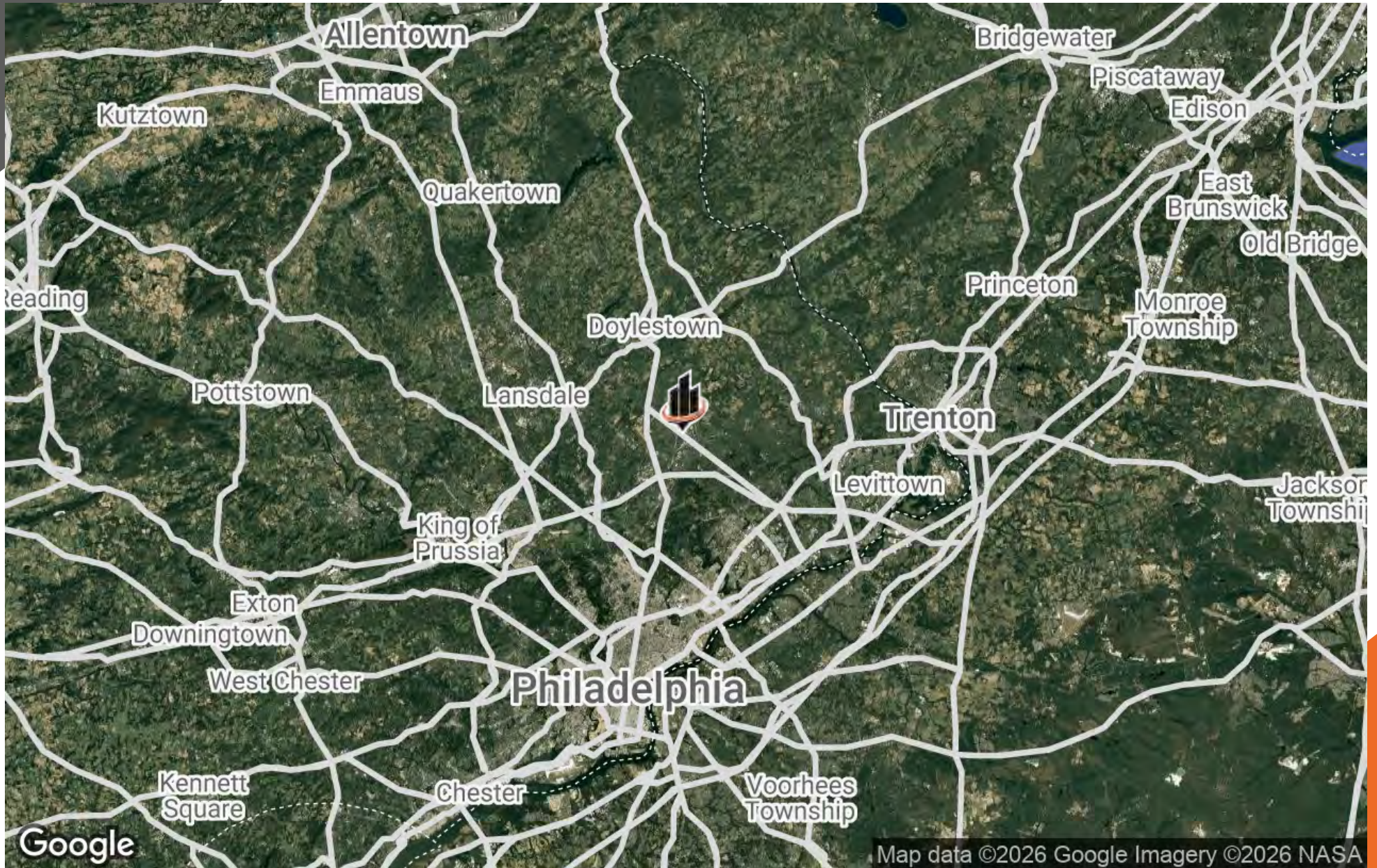
The Location

LOCATION DESCRIPTION

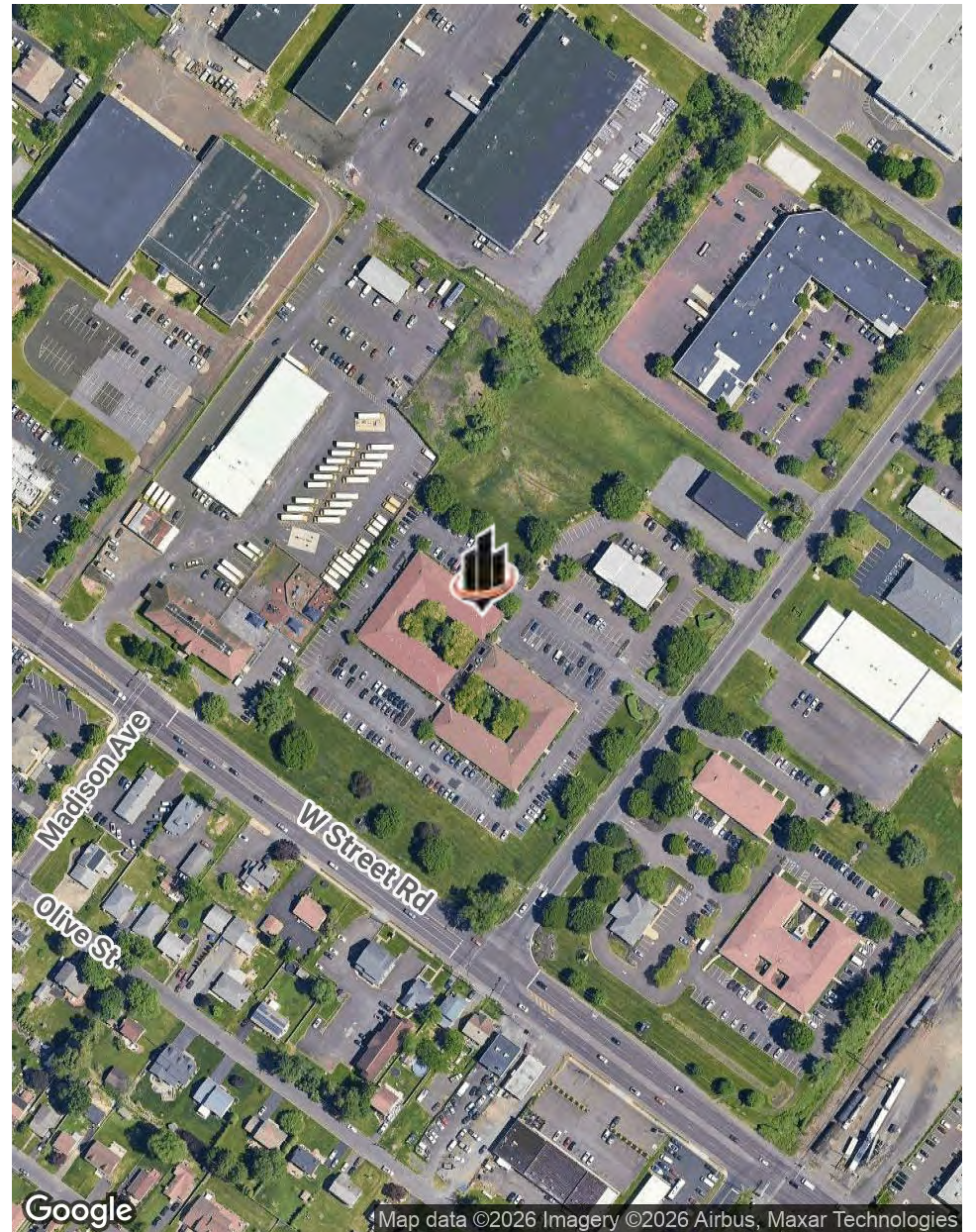
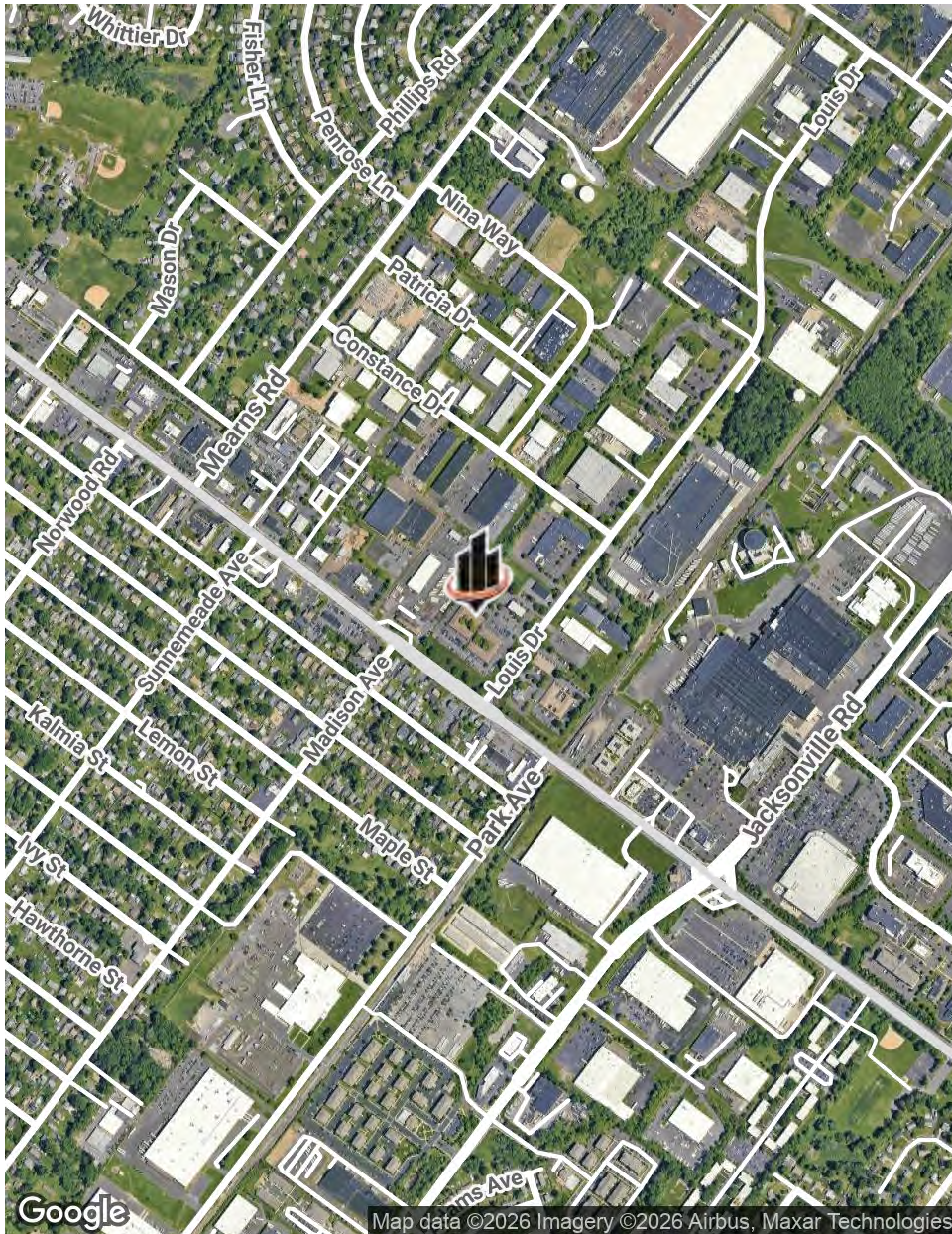


The property is located within the established Warminster Atrium Business Park in Bucks County, offering a premier suburban Philadelphia location with excellent access to major transportation routes. Situated just off Street Road (PA-132), the property provides convenient access to York Road (PA-263), Route 611, County Line Road and the Pennsylvania Turnpike (I-276), and is surrounded by a strong labor pool, retail amenities, and business services.

REGIONAL MAP



AERIAL MAP





The Zoning

Part 12
C-1 Commercial-1 District

§ 27-1201. Area and dimensional requirements. [Ord. No. 762, 5/7/2020]

1. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 17, Use Regulations, for the specific use, in which case the requirements of Part 17 shall apply:
 - A. Minimum lot area. Each lot shall contain an area of not less than 15,000 square feet, with a width of not less than 80 feet at the front property line.
 - B. Building area. Not more than 25% of the area of each lot shall be occupied by buildings.
 - C. Front yards. There shall be a front yard along each street on which a lot abuts, which shall be not less than 35 feet in depth.
 - D. Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 10 feet in width.
 - E. Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot, which shall be not less than 35 feet in depth.
 - F. Bufferyards. Along any zoning district boundary line or use, a bufferyard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such bufferyards may be conterminous with any required yard in this district, and, in case of conflict, the largest yard requirement shall apply.
 - G. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter.
 - H. Impervious surface ratio. No more than 50% of the total lot area shall be covered with impervious surface.

§ 27-1200. Permitted uses. [Ord. No. 762, 5/7/2020]

1. A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

- A. The following uses are permitted by right:

Use 2	Lawn and garden center
Use 11	Place of worship
Use 12	Public or private school
Use 13	Library or museum
Use 16	Private club or lodge
Use 17	Community center
Use 19	Adult day care
Use 21	Nursing home, personal care facility, assisted living facility, or convalescent home
Use 25	Sober living facility
Use 26	Medical or dental office/clinic
Use 29	Business or professional office
Use 31	Retail shop
Use 32	Holiday or seasonal sales
Use 34	Consumer fireworks sales-temporary
Use 35	Service business
Use 36	Bank, savings and loan association
Use 37	Restaurant
Use 40	Repair shop
Use 41	Mortuary or funeral home
Use 42	Hotel
Use 43	Indoor commercial entertainment
Use 44	Fitness center
Use 46	Outdoor private recreation
Use 48	Veterinary office
Use 53	Trade or professional school
Use 57	Banquet/catering facility

Use 59	Tattoo and body piercing services
Use 60	Equipment rental or motor vehicle leasing
Use 62	Emergency services
Use 64	Railway/transportation station
Use 67	Utility operating facility
Use 86	Nonresidential accessory structure or building
Use 92	Accessory drive-through facility
Use 93	Solar energy system

- B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this chapter:

Use 27	Alternative therapy provider
Use 28	Massage therapy center
Use 38	Tavern use
Use 39	Hookah bar/lounge use
Use 45	Day spa
Use 50	Car wash

- C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this chapter:

Use 18	Day-care center
Use 49	Motor vehicle fueling station
Use 51	Motor vehicle sales
Use 52	Motor vehicle repair garage
Use 55	Large retail store
Use 58	Shopping center
Use 61	Medical marijuana dispensary
Use 65	Public or private parking garage
Use 66	Wireless communications facility
Use 87	Motor vehicle fuel pumps
Use 89	Nonresidential wind energy system



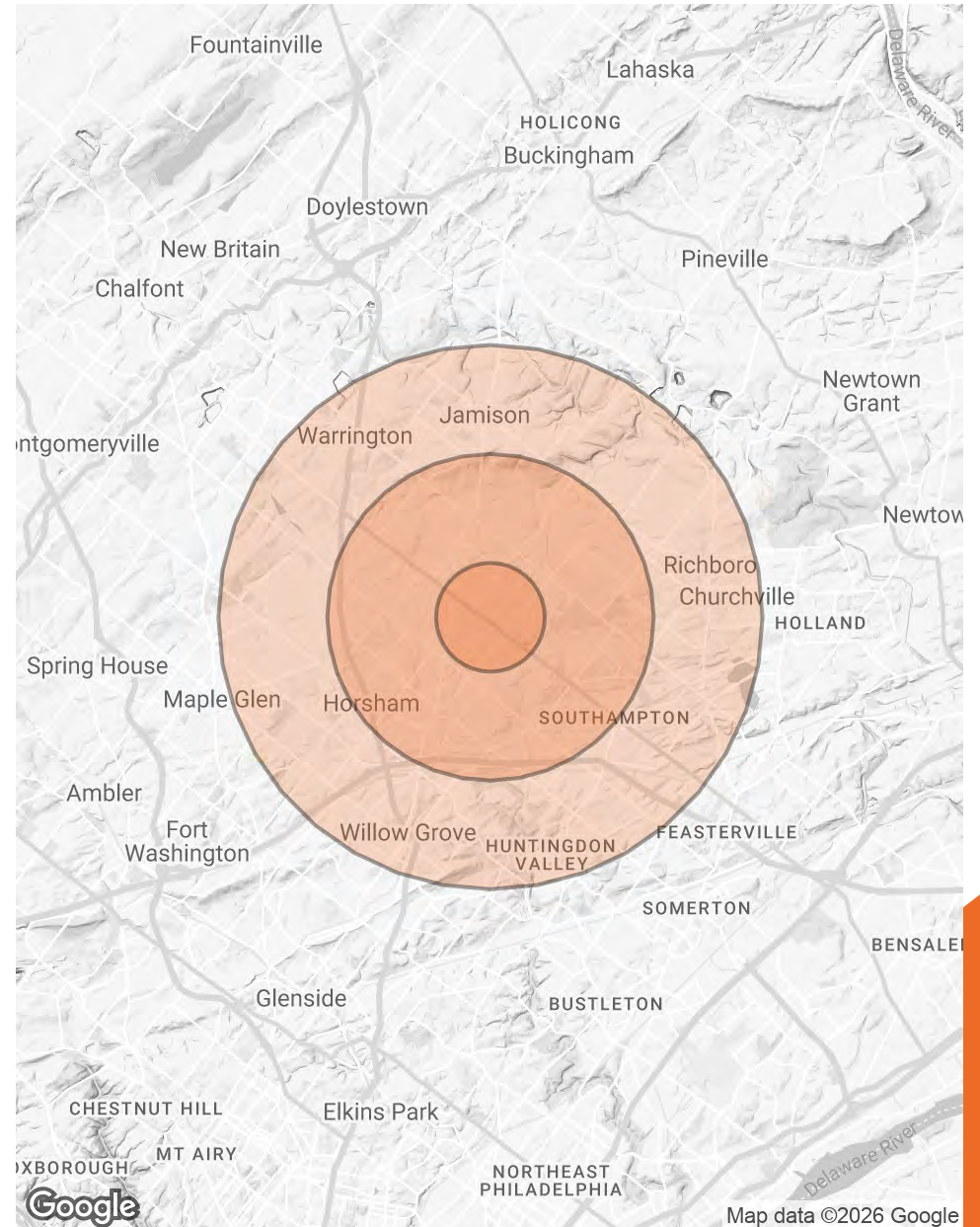
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,329	81,570	170,627
AVERAGE AGE	47	45	44
AVERAGE AGE (MALE)	46	44	43
AVERAGE AGE (FEMALE)	48	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,025	32,993	65,116
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$99,780	\$121,290	\$146,309
AVERAGE HOUSE VALUE	\$416,161	\$436,804	\$487,420

2020 American Community Survey (ACS)





Collective Strength, Accelerated Growth

125 PHEASANT RUN, SUITE
102
NEWTOWN, PA 18940



[HTTP:SVNAHIA.COM](http://svnahia.com)