

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



1630 OLD YORK ROAD
SUITE 100
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

**1800 STREET ROAD
WARRINGTON, PA 18976**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

SUBJECT:	Former Insurance Company Headquarters Building
LOCATION:	The facility is located on Route 132 (Street Road) in Warrington Township, Bucks County, within one mile of the Montgomery County border, one-half mile from Route 611, and two miles from Route 263 (York Road). This location provides easy access to Doylestown to the north, Warminster and Trevoise via I-95 to the east, Horsham/Willow Grove (Pennsylvania Turnpike exit) to the south, and Route 309 to the west.
LOT/BLOCK #:	50-035025
SITE DESCRIPTION:	Commercial office building of masonry and steel construction on a well manicured corner lot with total site size of 3.56 acres; 360 feet of frontage on Street Road and approximately 404 feet of frontage along Costner Drive.
BUILDING DESCRIPTION:	The total building size is approximately 34,665 square feet.
EXTERIOR:	This bi-level office building is constructed of exterior block, load bearing walls, with a poured concrete foundation. The main level exterior or walls are covered with a white brick façade and ample windows. The roof (1988) is constructed of steel bar joists and trusses with built-up fiber glass. It has two large skylight penetrations.
INTERIOR:	<p>The interior environment is divided between a majority of open work space on the main level with a separate executive and computer area with a T-1 line & Cat-6 wiring. The lower level consists of additional office area, a computer room and ample storage area. AF & L Insurance Company formerly occupied the building. The division of space in the building is as follows:</p> <p>± 19,485 square feet of main level office area ± 10,151 square feet of lower level office area ± 5,029 square feet of lower level storage area</p>
BUILDING AGE:	Built in 1980
ZONING:	Planned Residential Development with variance for office use
LEASE RATES:	\$16.50 Net – 1 st Floor \$10.50 Net – Lower Level (finished) \$7.00 Net – Lower Level (storage)
Annual Operating Cost:	Estimated building operating costs with taxes for 2014 is \$4.50/sf.

LAVATORIES: There are three sets of tiled men's' and women's' lavatories. Two sets on main level; one set on lower level.

LIGHTING: Throughout the facility the lighting is commercial grade 2' x 4' fixtures with prismatic lens.

HAVC: The inventory of heating and cooling units for the entire facility as follows:

<i>Brand</i>	<i>Type</i>	<i>Model</i>	<i>Remarks</i>
ED PAC	AC only	MUXA30	Stand alone – computer room only.
Lennox	Heat Pump	CB-19-6531G	Roof top compressor/interior fan units.
Lennox	Heat Pump	CB-19-6513G	Roof top compressor/interior fan units.
Lennox	Heat Pump	CB-19-6513G	Roof top compressor/interior fan units.
York	Heat Pump	N2AHB16A46C	Roof mounted compressor and fan units.
York	Heat Pump	SS092EO2O46A	Roof mounted compressor and fan units.
York	Heat Pump	SS1892E041-45AC	Roof mounted compressor and fan units.
York	Heat Pump	PF48-46T	Roof mounted compressor and fan units.
York	Heat Pump	SS242E041-46A	Roof mounted compressor and fan units.
York	Heat Pump	SS242E041-46A	Roof mounted compressor and fan units.

ELECTRIC SERVICE: Power is supplied via one (1) 3-phase, 480 volt, 150 KVA ITE transformer.

SECURITY: 100% of the building is protected by a burglar/fire alarm system with heat, smoke and motion detectors.

SPRINKLER SYSTEM: 100% of the Lower level is sprinklered

PARKING: 170 designated parking spaces with VIP spaces adjacent to building entrance.

NOTABLE AMENITIES:

- Prominent identity with extensive frontage along Street Road.
- Ample Parking – over 157 designated spaces.
- Formal lobby and reception area for two receptionists.
- Executive office area and president's suite complete with skylight and private lavatory with shower. Prime headquarters building or easily divisible for multi-tenant use.

TOTAL ASSESSMENT: \$204,400.00

TAXES (2015)

- \$25,366.00 School
- \$ 4,742.00 County
- \$ 2,624.00 Local
- \$32,732.00 Total

ZONED: Planed Residential District (PRD) with continuous use as a Commercial Office facility.

PRICE: \$2,300,000.00

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**1800 STREET ROAD
WARRINGTON, PENNSYLVANIA**

FRONT VIEW



SIDE VIEW



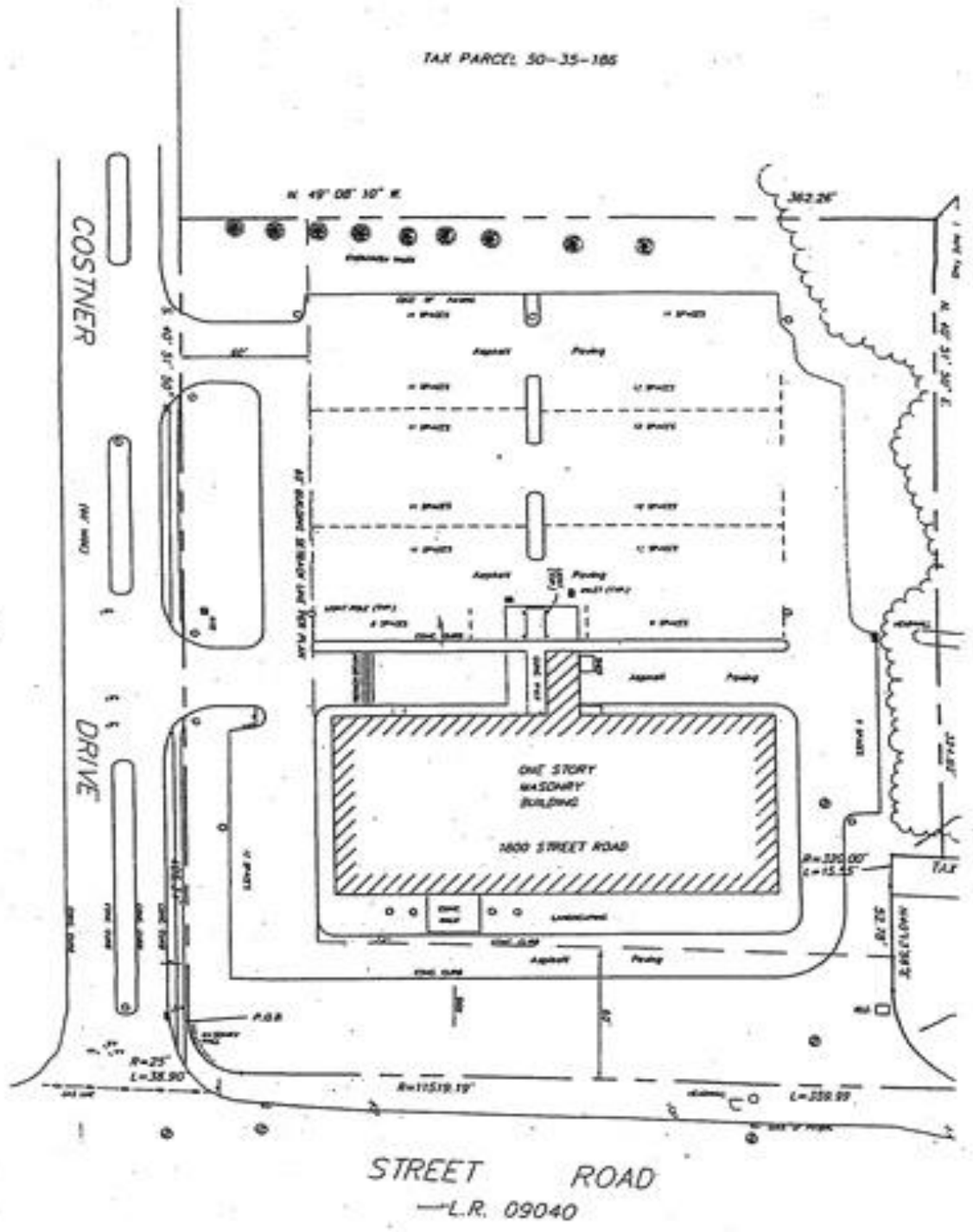
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**1800 STREET ROAD
WARRINGTON, PENNSYLVANIA**

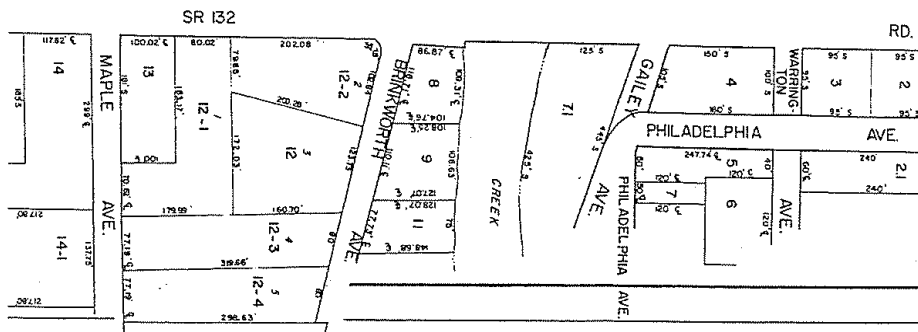
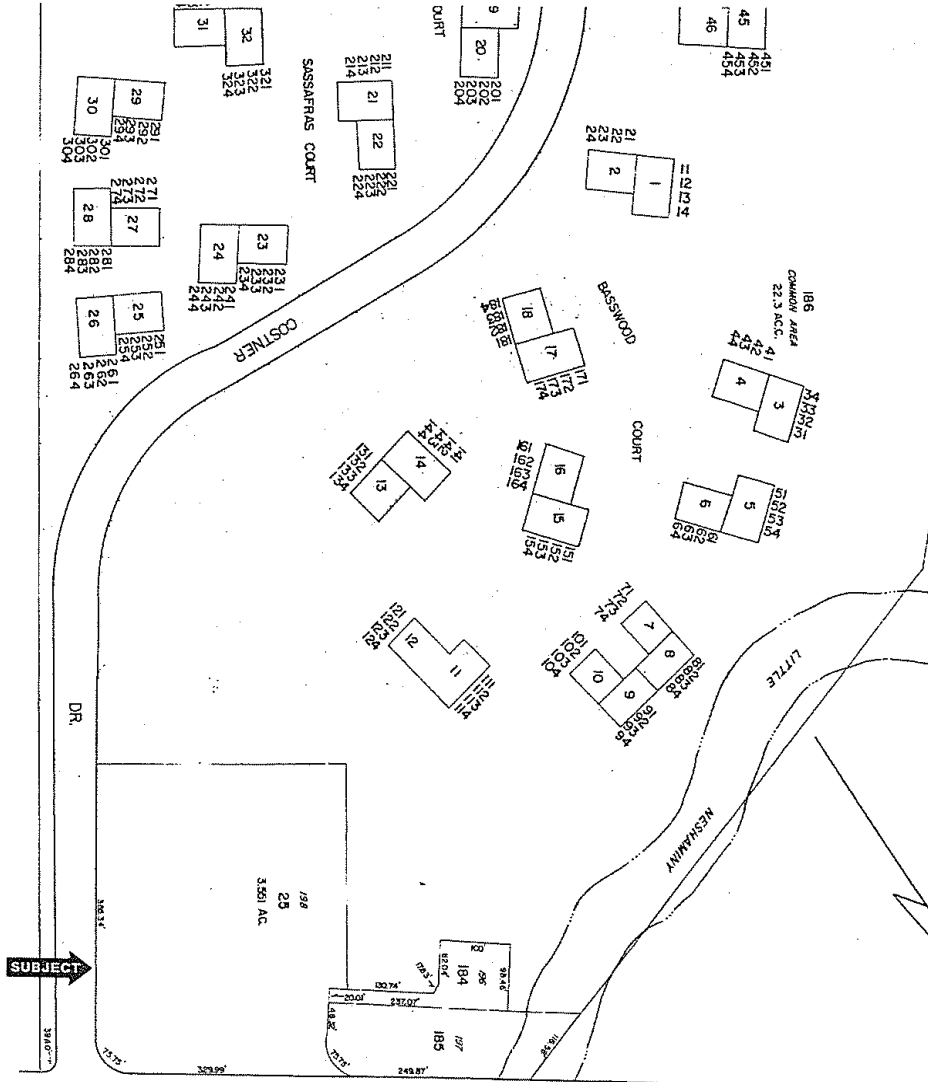
PARKING VIEW



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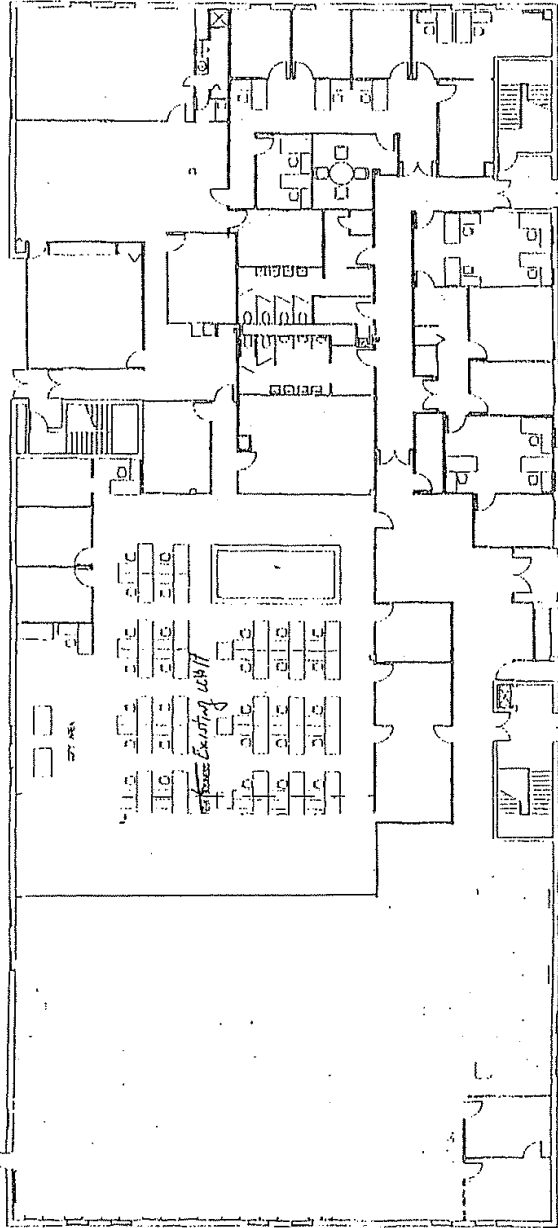
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DRAWING NOT TO SCALE

Main Level



CENTRAL DESK CLUST IN OPEN AREA

CLASS	PRESET	PRESET VES	JPE
CLASS	24	5 VAC	7
DISPATCH	2	0	2
NEW SERVICES	24	1 VAC	8
ACCOUNTING	4	1 VAC	2
USC & CONTRACT	6	2 VAC	3
AGENT SERVICE	5	1 VAC	3
CUSTOMER SERVICE	4	1 VAC	1
	52	0	23

MARKETING & RESEARCH	PRESET	JPE
MARKETING	1	2
RESEARCH	1	2
MARKETING	1	1
MARKETING	1	2
VALLEY SERVICES	2	2
MARKETING	1	1
MARKETING	1	1
	7	11

MARKETING DESK AVAILABLE	PRESET	JPE
MARKETING DESK AVAILABLE	6	6
MARKETING DESK AVAILABLE	0	0
MARKETING DESK AVAILABLE	7	7

NOTE:

FOR SPACE PLANNING USE ON Y

DESKS ARE MAXIMIZED - QUANTITIES OF RIGHT AND LEFT HAND RETURNS MAY NOT CORRESPOND WITH EXISTING DESKS AVAILABLE

ALBERTSON'S TRAVELERS
 1425 BROADWAY, SUITE 200
 200 WEST 10TH AVENUE, DENVER, CO 80202

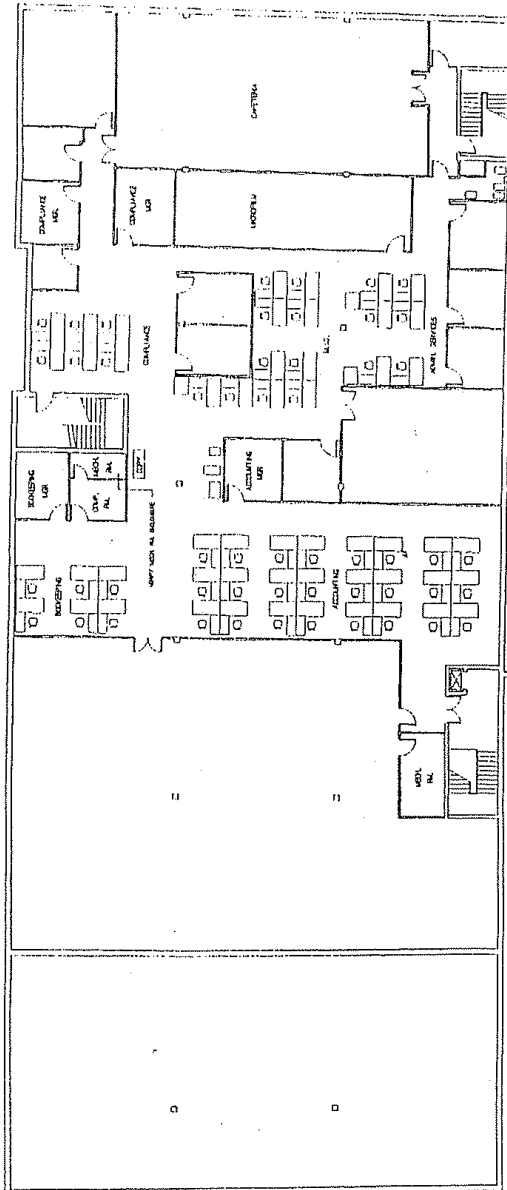
DISHERD and WOLFE ARCHITECTS
 1717 14TH AVENUE, DENVER, CO 80202

DATE: 11/11/03
 SHEET NO. 1111111111

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Drawing Not To Scale

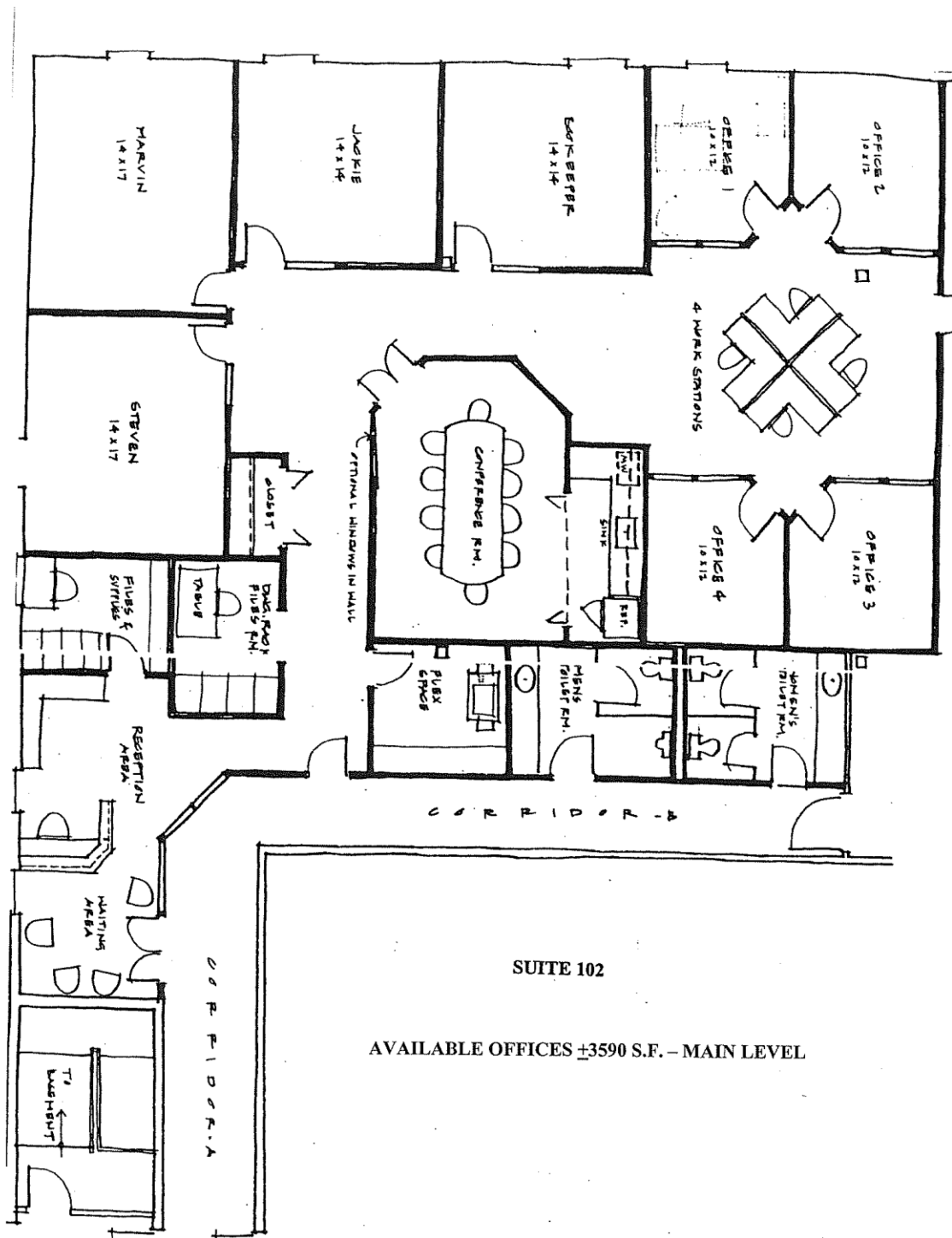
Lower Level



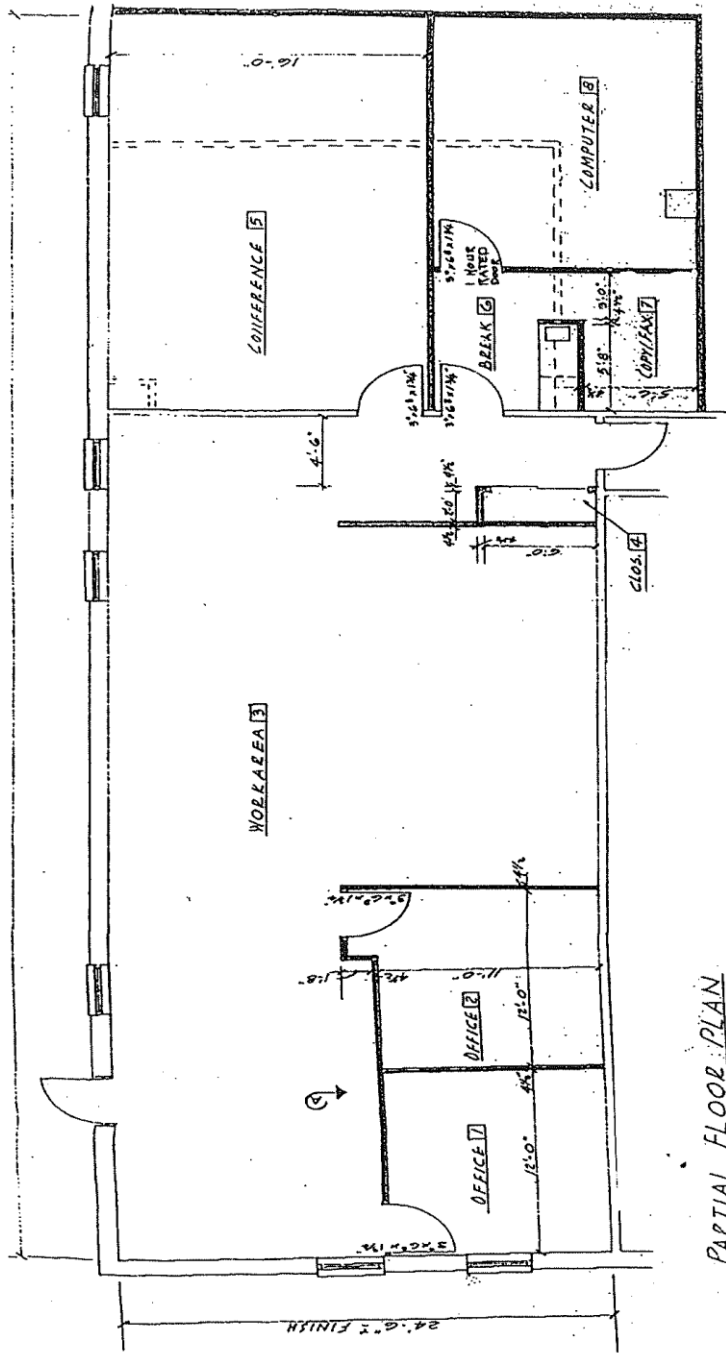
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4	1	4	1	4	1
5	1	5	1	5	1
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UNIT-



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SUITE 104

PARTIAL FLOOR PLAN

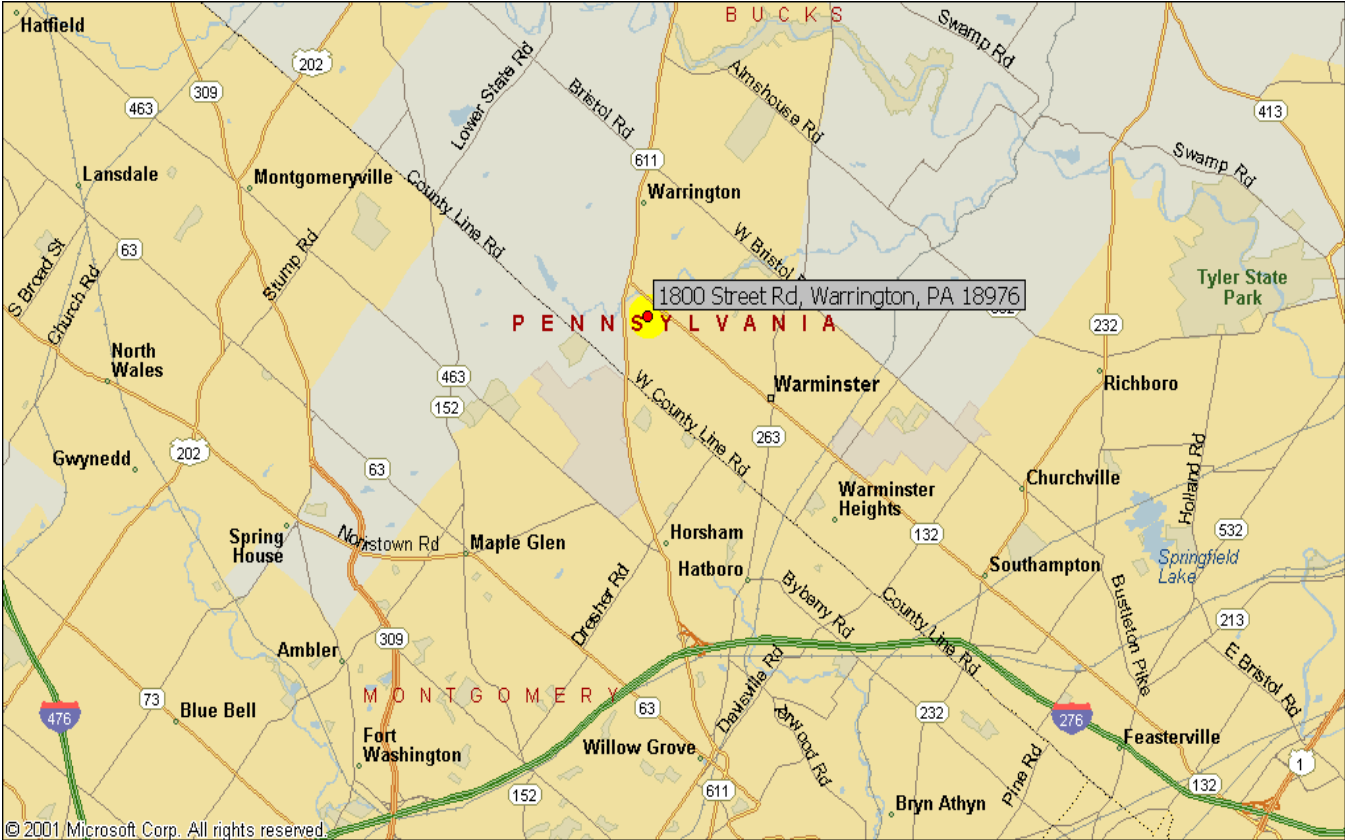
SCALE 1/4" = 1'-0"
DIMENSIONS ARE FINISH

AVAILABLE OFFICES 2650 S.F MAIN LEVEL

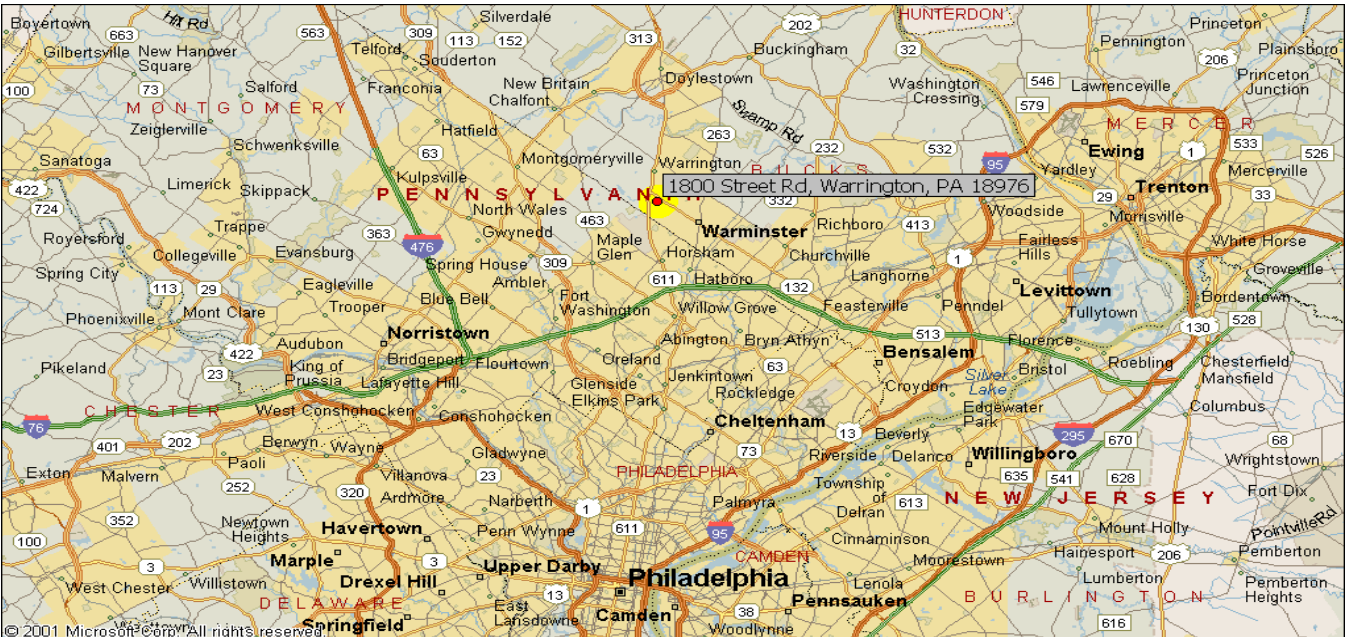
DRAWING NOT TO SCALE

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1800 STREET ROAD



LOCAL MAP



REGIONAL MAP

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