

ANCHOR
HEALTH PROPERTIES


OXFORD VALLEY MALL
A SIMON MALL



FOR LEASE

Class A medical office suites

Oxford Valley Medical Plaza offers divisible suites ranging from 4,000 SF – 11,000 SF, beautiful common areas and a highly accessible location.



Accelerating success.

View online at
colliers.com/philadelphia

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BUILDING SPECIFICATIONS

Building area	67,260 SF
Address	240 Middletown Blvd, Langhorne, PA
Typical floor	33,360 SF
Floors	2
Available space	Suite 105 1,048 SF
	Suite 200, 202, 206 9,542 SF <i>divisible</i>
	Suite 205 10,864 SF <i>divisible</i>
Parking	5.26/1,000 SF 354 surface
Elevators	Yes
Class	A
Public Transit	Bus route 14 NB: Neshaminy & Oxford Valley Malls SB: Frankford Transit Center
Owner	Anchor Health Properties
Highlights	- Oxford Valley Medical Plaza is located within minutes of I-95, Route 1 and the PA Turnpike - Adjacent to newly constructed luxury apartments at Atlee Square - Desirable features: large, spacious parking lot, foyer finishes, ADA compliant facility, and serviced by stretcher and gurney sized elevators - Located in well-established medical corridor with local tenants including St. Mary's, Jefferson Cardiology, and Penn Medicine

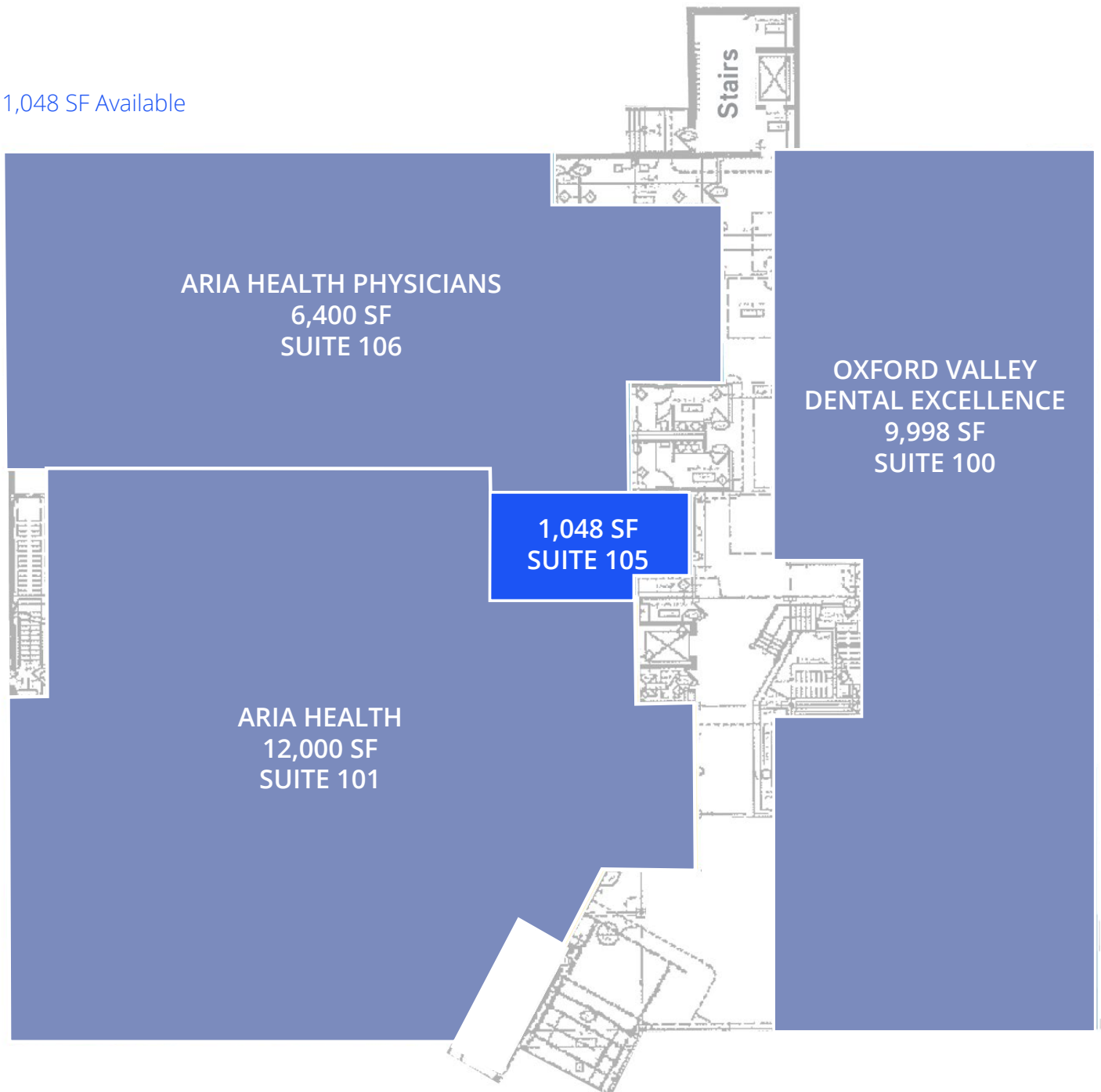
State-of-the-art facilities for
your growing medical office

- Occupied
- Available

First Floor

Floor Plan

1,048 SF Available



Occupied

Available

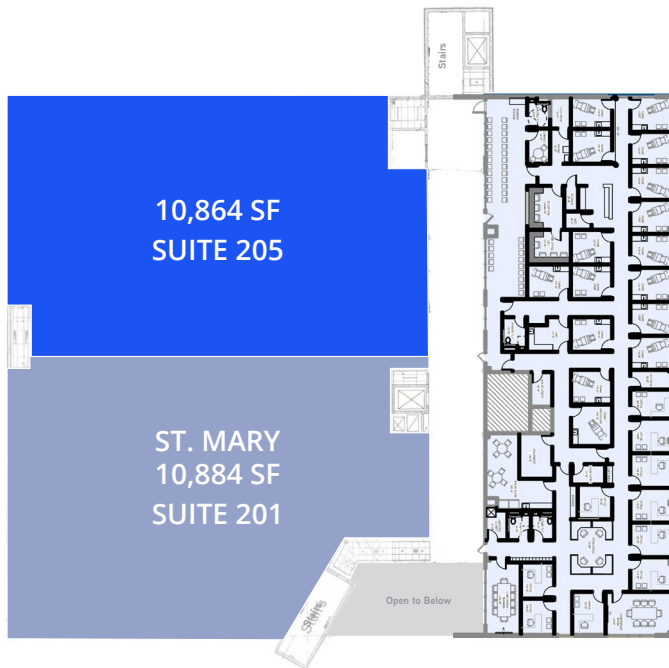
Second Floor

Floor Plan

20,406 SF available *divisble*



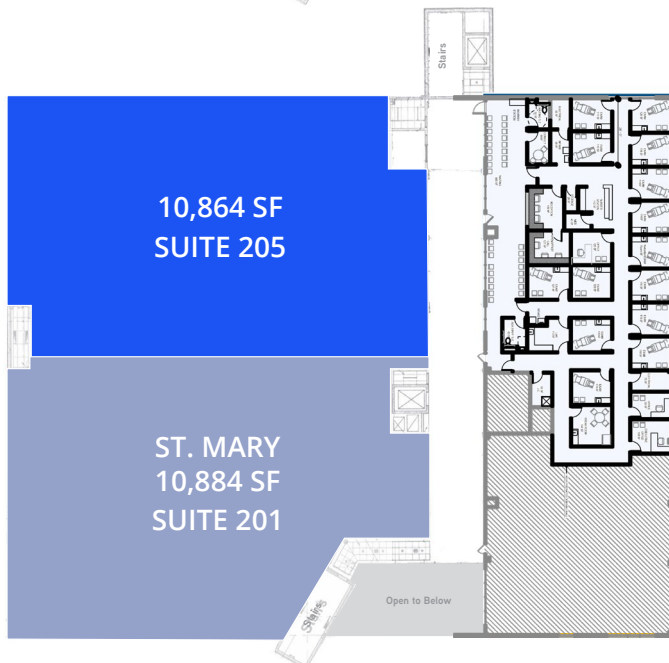
Second Floor Test Fit Options



OPTION 1

8,636 SF

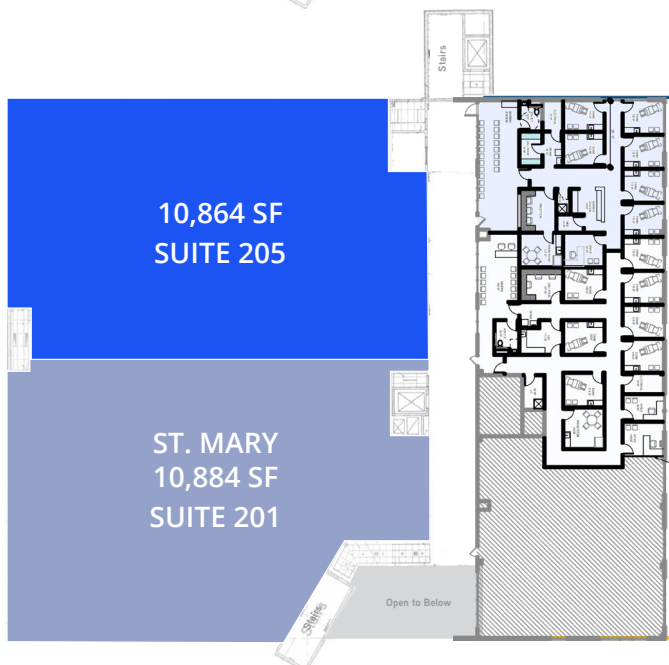
- Single tenant option
- 9,500 GSF



OPTION 2

5,500 SF

- One tenant option
- 5,500 GSF



OPTION 3

8,580 SF (divisible)

- Double tenant option
- Tenant C - 2,500 SF
- Tenant D - 3,000 SF
- Tenant E (whitebox) - 3,080 SF
- 2,500 GSF OR 3,000 GSF



N Oxford Valley Road




OXFORD VALLEY MALL
A SIMON MALL



Woodbourne Rd

Maple Ave

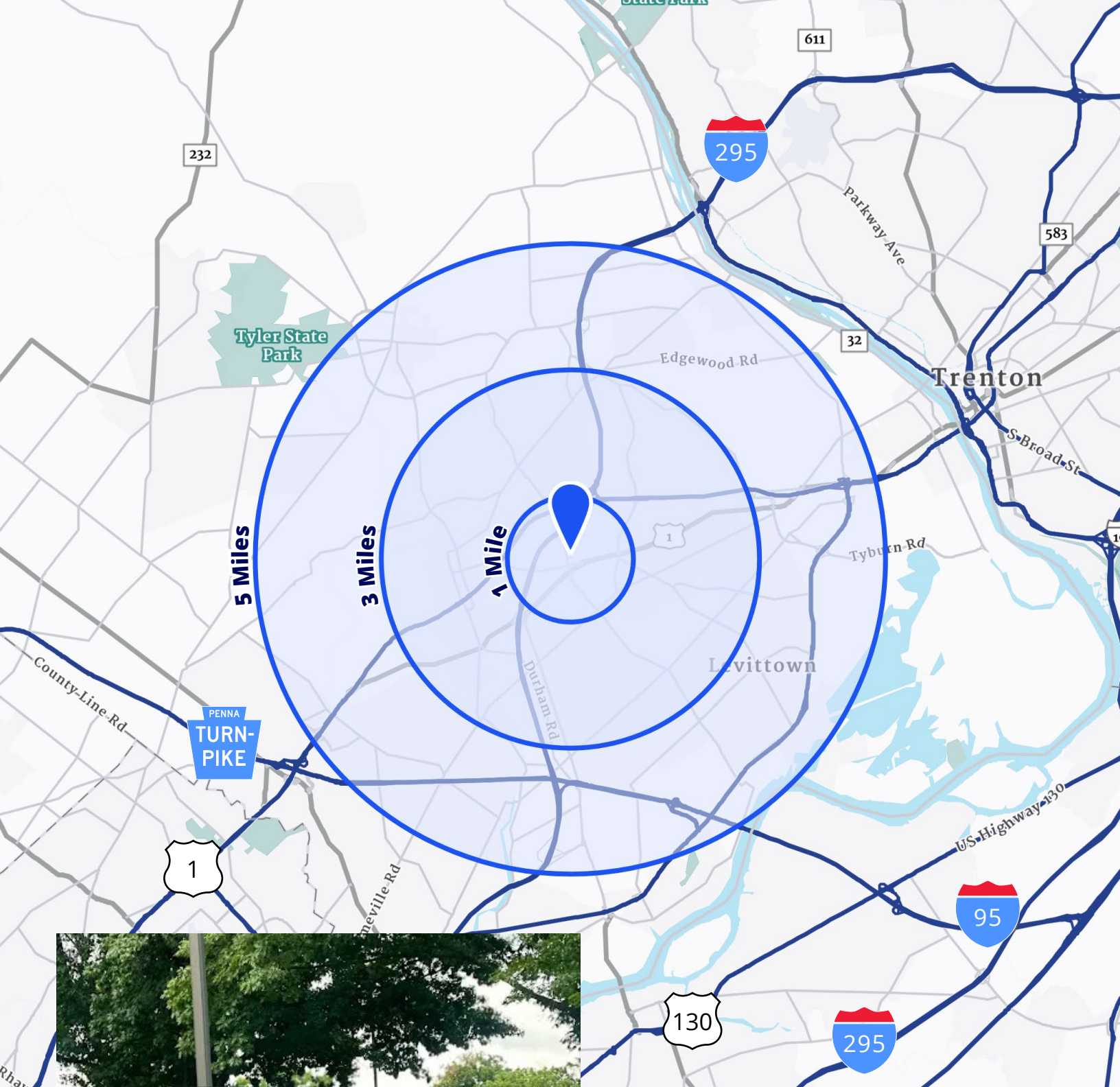


Oxford Valley Medical Plaza Tenants

- Penn Medicine
- Jefferson OB/GYN
- Alpha Dental Excellence
- Surgical Associates at Bucks
- Innovative Technology Holdings
- Bucks County Geriatrics
- St. Mary Medical Arts Internal Medicine

Notable Neighbors





Demographics	1 MILE	3 MILES	5 MILES
Population	4,620	79,069	213,630
Households	1,955	30,373	82,000
Median HHI	\$111,196	\$110,673	\$111,913
Employees	9,831	47,111	96,037



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