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Represented by: Larry Peseski




Hyde Park Office Park

Suite 313

3900 Mechanicsville Road

Doylestown, Pennsylvania

Buckingham Township  BUCKS COUNTY





Property Description

LOCATION - Positioned between Route 202 and Mechanicsville Road in Buckingham Twp., this business park is comprised of eight buildings and used by numerous well established medical, legal and business professionals seeking a truly professional and well maintained park like campus. Quick access of two miles to/from the center of Doylestown Borough, and just minutes to Route 202 and SR 313 (Swamp Road). It's a highly desirable location.

SPACE DETAILS - This executive unit has served as the private offices for a sitting, soon to retire, Senior Judge for the Commonwealth Court of PA. It's a very attractive, spacious and tastefully decorated suite which spans two levels and features multiple offices, large open reading/library room, multiple bathrooms, kitchen, executive office suite with fireplace and more. Higher than normal ceilings with vaulted sections, extensive use of skylights, two sides of windows for natural light penetration and French Doors throughout makes this a highly desirable and comfortable office environment. Useable square footage is approximately 3,075 SF with two entrances / exists.

Property Details

Cross street: Route 202
Submarket: Bucks County
Tax Parcel: 06-010-005-313
 0.07 Acres

Zoning: NVO
Annual Taxes: \$7,926 (2016)
Water/Sewer: Well/Private
Heat/Air: Heat Pump/Central Air
Alarm: Security/Fire Alarm

Building Size: Total 11,155 SF
 3,075 SF Suite 313

Unique Interior Features:

- Partial vaulted ceilings
- Extensive use of skylights
- Kitchen and separate coffee bar
- Multiple powder rooms
- Fireplace
- Executive Office w/side chamber
- Grand open area





Reception area



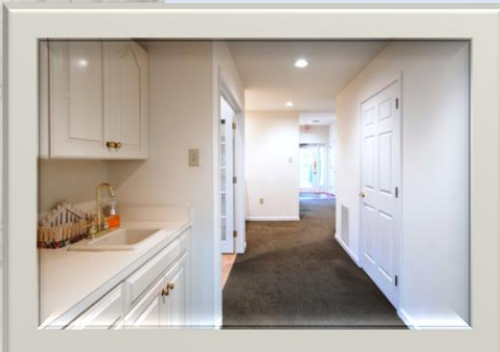
Great room



Entrance area



Master office



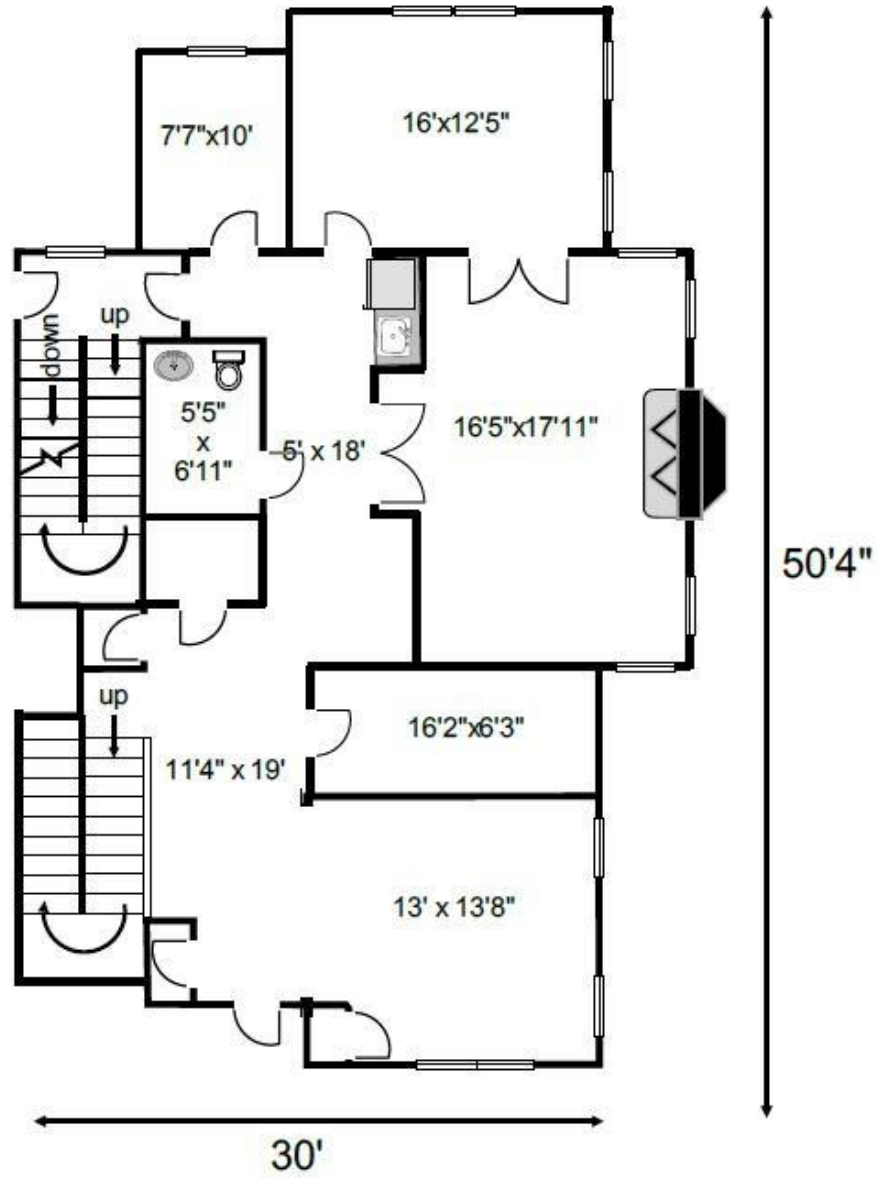
First floor hall



Large Offices



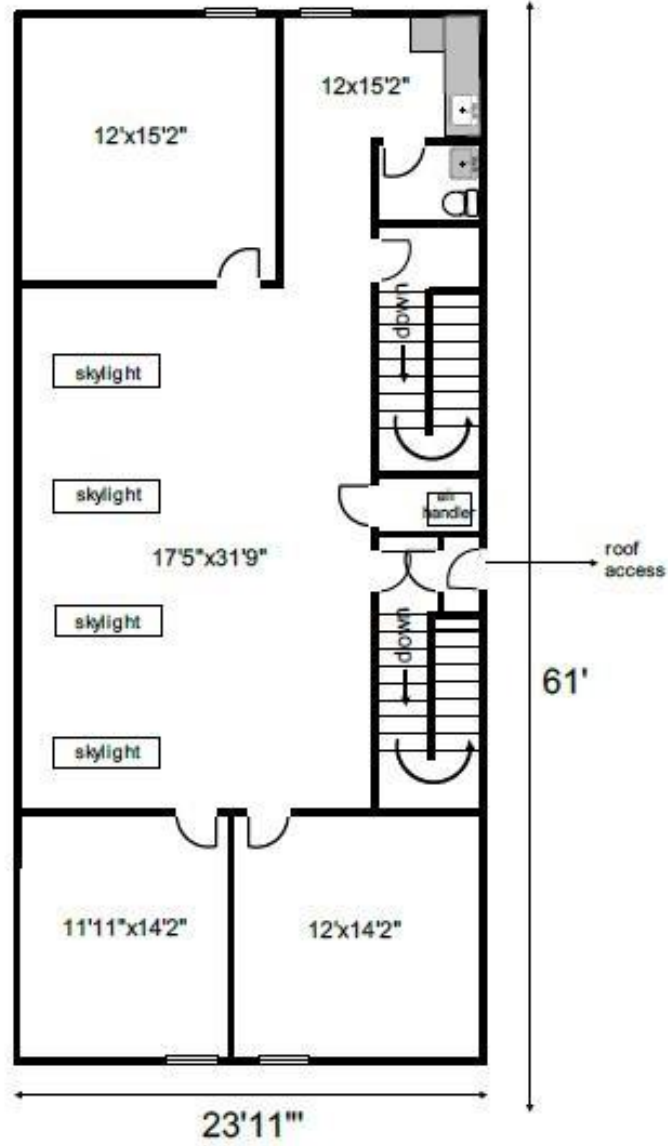
High ceilings



3900 Mechanicsville Road Suite 313 - First Floor

Business Confidential
These floor plans are the property of Coldwell Banker Commercial CBH, and are provided for space planning purposes ONLY. All measurements are approximate.





3900 Mechanicsville Road Suite 313
Second Floor

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Distances to

- Interstate 95 17 miles
- Phila. Intl. Airport 48 miles
- Lehigh Valley Int. Airport 35 miles
- Newark Airport 67 miles
- Phil. 30th St. Station 40 miles
- Trenton Amtrak/NJ Transit 26 miles
- PA Turnpike 12 miles
- Doylestown Septa Station 3 miles

Area Population as of 2016

(Within 5 miles)

Population: 68,241
 Households: 24,630
 Avg. Household Income \$107,842
 Population Growth 2016 – 2021 (0.27%)

