



## THE TANNERY

YARDLEY, PA

The Tannery is a building with a history steeped in Pennsylvania's industrious past.

Century Leather Enameling Company established itself on College Avenue in 1902, to process goat and sheepskins into patent leather.

1916, Century Leather Enameling Company opened its doors to Klauder & Weldon Dyeing Machine Company, which manufactured machines for dyeing and finishing textiles. They then utilized the recently constructed rail-lines of the Reading Railroad Company to transport employees and machinery through the Delaware Valley.

In keeping with the rich industrious history of this building, ML7 is re-envisioning the space to meet the evolving demands of our region's modern industry.



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*Create Your Culture.*

### ABOUT THE DEVELOPER:

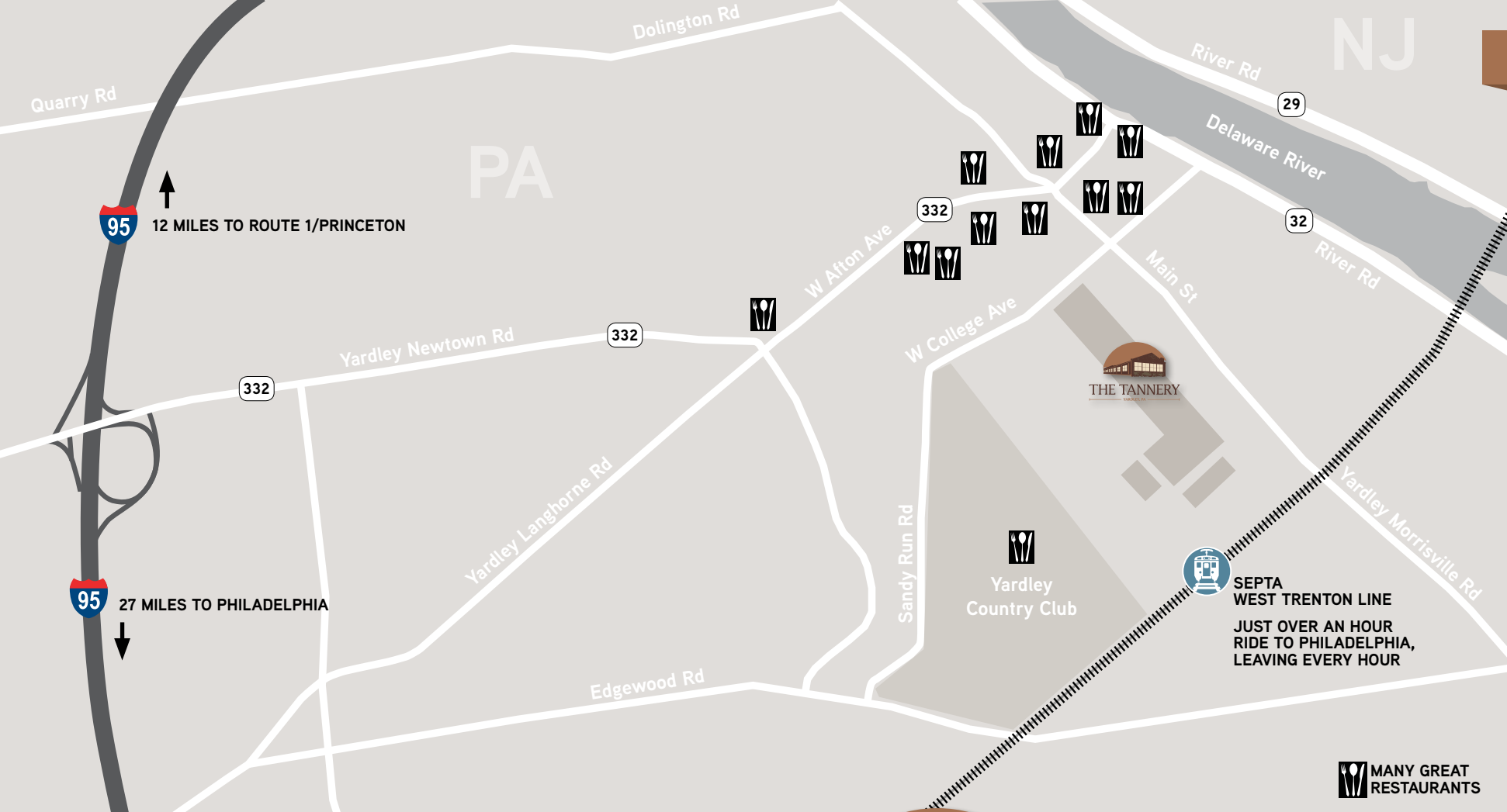
**ML7** is a family of private real estate investment, development, management and construction companies with offices in Princeton, New Jersey and New York City. We specialize in redeveloping historic and other buildings of interest, and delivering unique and architecturally creative office spaces to meet the needs of today's evolving workplace. While embracing the past, valuing the environment with the implementation of the highest quality green materials and systems, and continuing a 100+ year family legacy of excellence, ML7 is crafting elegant spaces that exist in complete harmony with contemporary lifestyles. ML7 is thrilled to come home to Yardley where several of its principals have grown and live.

ML7 also owns ML7 Construction & Design, among the premier general construction and construction management firms in New Jersey and Bucks County.

Bucks County's Most Unique Office Space  
Suites Available For Lease

[www.thetanneryyardley.com](http://www.thetanneryyardley.com)





THE TANNERY | 19 W. COLLEGE AVENUE, YARDLEY, PA

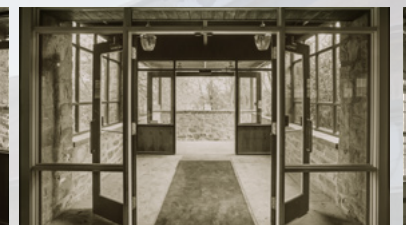
Bucks County's newest and most unique office space – this dramatic renovation of a turn-of-the-century former industrial facility will provide the perfect alternative to the common, generic corporate office environment. Just off of Main Street in historic Yardley Borough, Bucks County. Convenient to shopping, dining, and easy access to I-95.

- > Class "A" office space, finished to suit
- > 2,000 - 31,000 SF available
- > High, sloping ceilings with exposed roof trusses
- > All new high-efficiency lighting and HVAC
- > On-site back-up power
- > Adjacent to Yardley Country Club
- > Two blocks to SEPTA Regional Rail Station
- > Easy access I-95 (1.5 miles away) and U.S. Route 1

#### TENANT AMENITIES

- > Vintage arcade lounge
- > Fitness center
- > On-site deli & coffee
- > Outdoor picnic area

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