

# 3800 HORIZON

UP TO 66,000 SF CLASS A OFFICE SPACE AVAILABLE



contact:

**MATTHEW SHANAHAN**

Senior Vice President

+1 215 928 7560

[matthew.shanahan@colliers.com](mailto:matthew.shanahan@colliers.com)

**COLLIERS INTERNATIONAL**

Ten Penn Center

1801 Market Street, Suite 500

Philadelphia, PA 19103

+1 215 925 4600

[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)

- › 220,000+/- SF 5-Story Class A Office Building
  - Up to 66,000 square feet of office space available, including a contiguous block up to 52,000 square feet
  - Largest block of contiguous Class A space available in Lower Bucks County
- › Highly flexible and efficient 43,000 SF floor plates, offering superior customization for a variety of tenant requirements
- › Parking garage with reserved covered parking available
- › Major tenants include Comcast, Epicor Software, and Harte Hanks
- › Highly accessible location; at the Route 1 interchange of the PA Turnpike and 4 miles from I-95
  - Easy access to the Philadelphia Central Business District, Princeton, and New York City
- › Horizon Corporate Center is served by SEPTA Bus Routes 14 and 58 and is one mile away from the Neshaminy Falls SEPTA Regional Rail Station
- › Situated adjacent to ten restaurants, hotels, and retailers and less than a half mile away from the Neshaminy Mall



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