



## FOR LEASE

# Up to 6,833 SF Office Space Available

650 LOUIS DRIVE, WARMINSTER, PENNSYLVANIA



- › New well capitalized ownership is able to finish Tenant spaces to suit Tenant's requirement
- › New improvements include energy efficient LED lighting, re-paved and re-stripped parking lot, and upgraded finishes and landscaping throughout
- › Zoned Commercial allowing for a variety of uses including medical, office & lab / research
- › High efficiency floor plans with direct suite entry and no common area add-on factor
- › Abundant on-site parking at 5.5 per 1,000 SF
- › Served by SEPTA bus route and minutes away from the Warminster Regional Rail Station
- › Located three miles from Exit 343 of the Pennsylvania Turnpike and three miles to Route 611

## CONTACT US

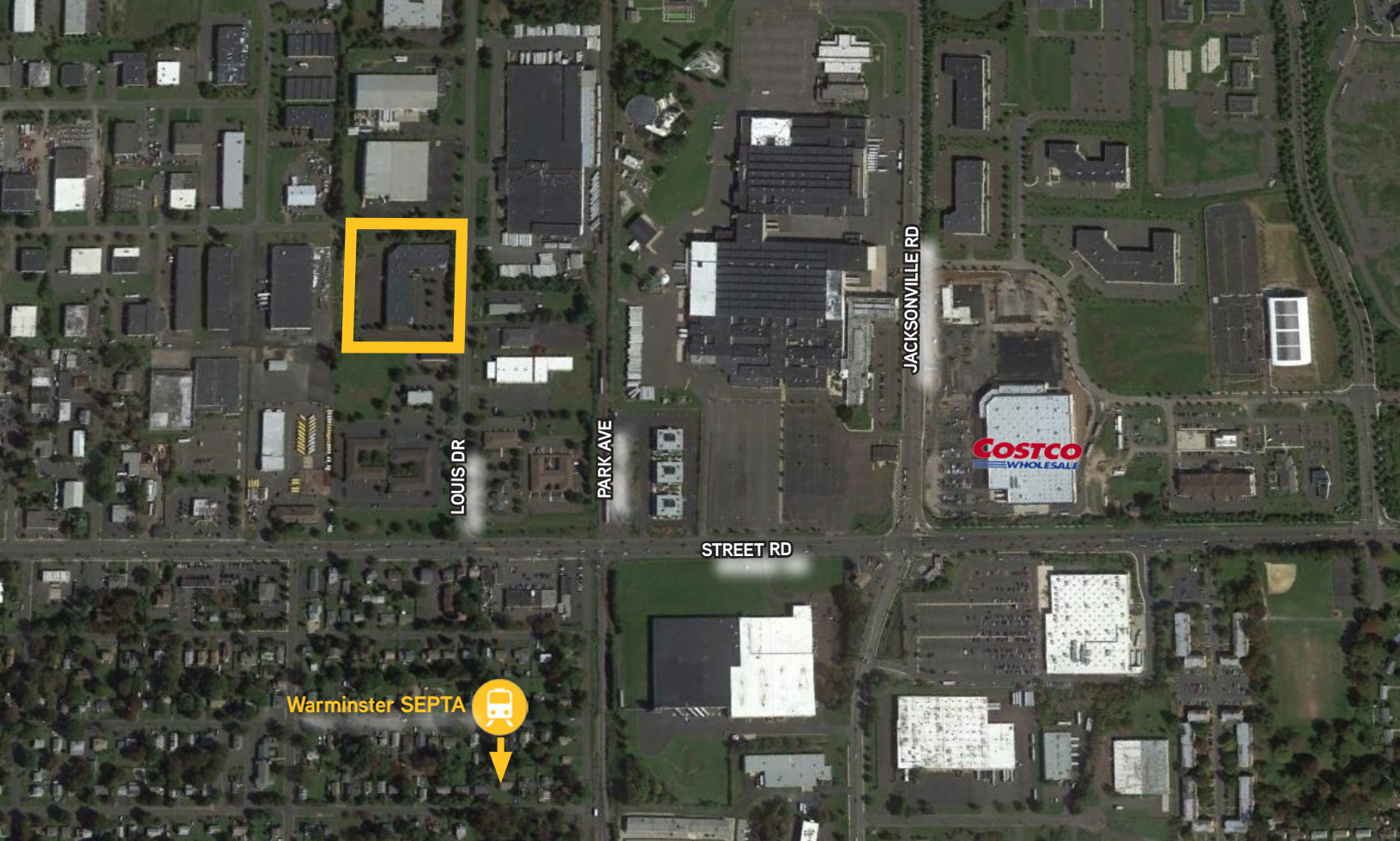
MATTHEW SHANAHAN  
SENIOR VICE PRESIDENT  
+1 215 928 7560  
[matthew.shanahan@colliers.com](mailto:matthew.shanahan@colliers.com)

INA SARGEN  
SENIOR VICE PRESIDENT  
+1 610 557 0182  
[ina.sargen@colliers.com](mailto:ina.sargen@colliers.com)

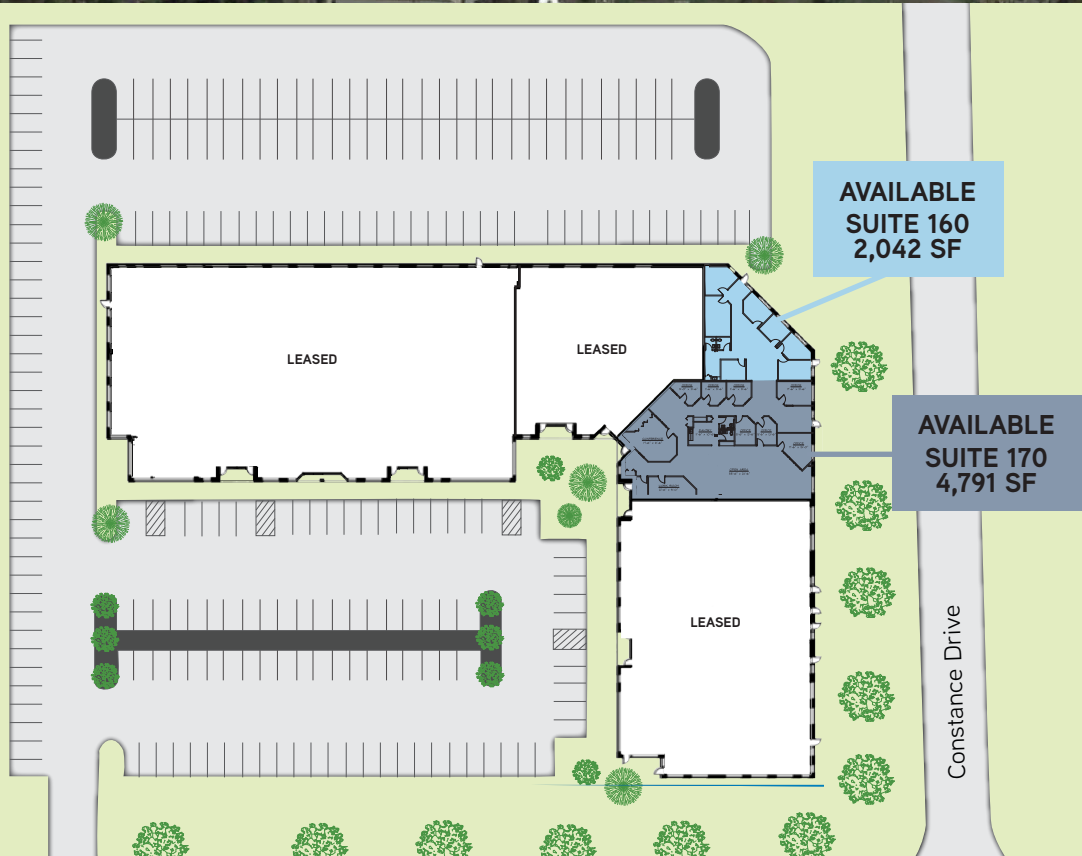


### COLLIERS INTERNATIONAL

Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
+1 215 925 4600  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)



Warminster SEPTA



AVAILABLE  
SUITE 160  
2,042 SF

AVAILABLE  
SUITE 170  
4,791 SF

STREET RD  
800 ft.

Constance Drive

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

**COLLIERS INTERNATIONAL**  
Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
+1 215 925 4600



@ColliersPhilly



Colliers Philly



colliers.com/philadelphia