



EXCEPTIONAL AMENITIES

OUTSTANDING TURNPIKE ACCESS

HIGHLY FLEXIBLE FLOOR PLATES

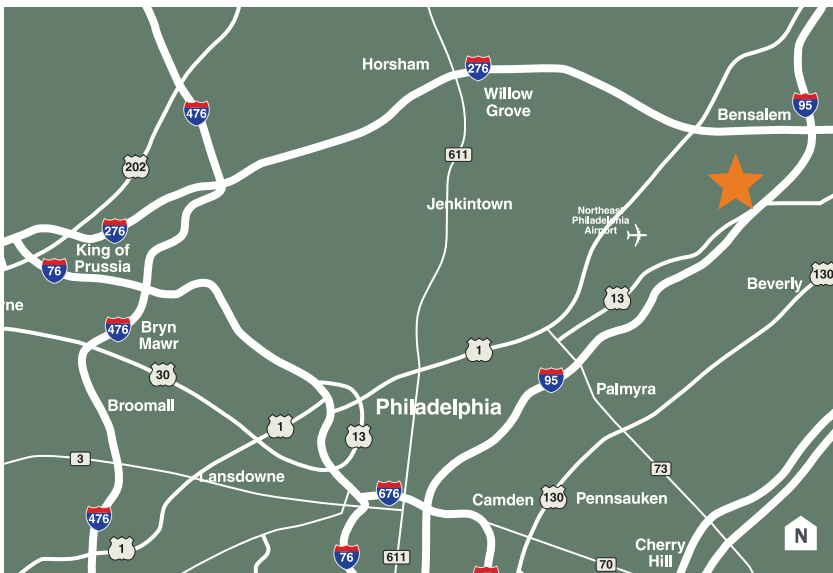
# Greenwood Square

BUILDING TWO, 3331 STREET ROAD  
BENSALEM, PA



# New Ownership Dedicated to the Tenant Experience

Greenwood Square is a landmark Bucks County office complex located just a half mile from the Pennsylvania Turnpike Bensalem EZ-Pass exit and Route 1, and located 2.5 miles from I-95. There are plenty of amenities within walking distance, including an Applebee's and TGI Friday's on site, and Parx Casino directly adjacent to the property. The common areas have been recently upgraded, and tenants can enjoy modern amenities such as a conference center with free WiFi, an electric car charging station, and a freshvending micro market.



## Key Features



Freshvending micro market



Common conference center



Electric car charging station



## EXCEPTIONAL AMENITIES & ACCESS



### Travel Times



Philadelphia  
20 MINUTES



Scutters Falls Bridge  
15 MINUTES



Trenton-Mercer  
Airport  
20 MINUTES



Philadelphia  
International Airport  
30 MINUTES

## SPECIFICATIONS

AVAILABLE SPACE	40,566 SF	TELECOM	Fios & Comcast fiber optic lines
YEAR BUILT	1986	FLOORS	Four
SIZE	81,575 SF	TYPICAL FLOOR PLATE	20,300 SF
PARKING RATIO	4/1,000		
BLDG. CLASS	A		

### Amenities

- Freshvending micro market
- New common area upgrades
- Conference center with free WiFi
- Electric car charging station
- On-site maintenance
- FedEx and UPS on-site pick up
- Directly adjacent to Parx Casino with Applebee's and TGI Friday's on site

### Features

- Full service leases with utilities included
- Half mile from the Pennsylvania Turnpike Bensalem EZ-Pass exit, Route 1, and 2.5 miles to I-95

## Leasing Information



Matthew Shanahan  
Senior Vice President  
+1 215 928 7560  
matthew.shanahan@colliers.com

Brian Sherlock  
Senior Vice President  
+1 856 780 3594  
brian.sherlock@colliers.com

COLLIERS INTERNATIONAL

TEN PENN CENTER | 1801 MARKET STREET | SUITE 500 | PHILADELPHIA, PA 19103 | COLLIERS.COM

About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.  
brookwoodfinancial.com

