

Multi Tenant Medical  
Offering Summary  
For Sale | Investment Opportunity

# 1609 Woodbourne

WOODBOURNE PROFESSIONAL CENTER BUILDING 100, LEVITTOWN, PA



**PRESENTED BY:**

**Jeff Algatt**

Senior Vice President, Investment Services  
DIRECT +1 610 557 0180  
EMAIL [jeff.algatt@colliers.com](mailto:jeff.algatt@colliers.com)

**Matthew Shanahan**

Senior Vice President, Office Division  
DIRECT +1 215 928 7560  
EMAIL [matthew.shanahan@colliers.com](mailto:matthew.shanahan@colliers.com)

**Chad Levitt**

Vice President, Capital Markets  
DIRECT +1 215 928 7516  
EMAIL [chad.levitt@colliers.com](mailto:chad.levitt@colliers.com)

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# Offering Summary

- Healthcare Related Offices in a Destination Office Park
- Major Health System and Fortune 500 Credit Leases
- Long Term Established Medical Practice
- Additional Complementary Tenants
- Strong Location: Population, Income, Amenities, Transportation
- Offered at a 9% Cap Rate Free and Clear of Debt

Colliers International, as exclusive agent of the Owner, is pleased to offer for sale to qualified investors the medical office building located at 1609 Woodbourne Road in Levittown, Pennsylvania 19057.

This 7,750-square foot condominium property is 100% occupied by three tenants whose leases expire variously in the next three years, but based on their tenure and success at the Property are projected to continue renewing their respective leases. Two of the three tenants offer investment grade credit.

The Property is one of five single story office condominium buildings constructed in the late 1980's and known as The Woodbourne Campus, a familiar concentration of complementary medical, health care and professional offices. Building 100 has a strong competitive edge due to its premier, front line location in the campus with superior visibility from busy Woodbourne Road. The Property itself is comprised of ten condominium units, all owned by the seller.

At List Price the Offering is projected to yield an 9.0% Cap Rate and a 14.1% Cash-on-Cash Return in the Purchaser's first year of ownership.



## COLLIERS INTERNATIONAL

Ten Penn Center  
1801 Market Street  
Suite 550  
Philadelphia, PA 19103  
+1 215 925 4600  
[www.colliers.com](http://www.colliers.com)

### Please Contact:

#### Jeff Algatt

Senior Vice President  
Investment Services

DIRECT +1 610 557 0180  
MOB +1 267 252 0191  
[jeff.algatt@colliers.com](mailto:jeff.algatt@colliers.com)

#### Matthew Shanahan

Senior Vice President  
Office Brokerage

DIRECT +1 215 928 7560  
MOB +1 215 813 1119  
[matthew.shanahan@colliers.com](mailto:matthew.shanahan@colliers.com)

#### Chad Levitt

Senior Vice President  
Capital Markets

DIRECT +1 215 928 7516  
MOB +1 215 740 0938  
[chad.levitt@colliers.com](mailto:chad.levitt@colliers.com)



## Vital Data

|               |  |
|---------------|--|
| Address       | 1609 Woodbourne Road, Levittown, PA 19057, Bucks County                |
| Building Area | 7,750 Rentable Square Feet   |
| Tenants       | Langhorne Physician Services, Quest Diagnostics, Hornbeck Chiropractic |
| % Leased      | 100%   |
| Use           | Medical Offices  |
| Year Built    | 1988   |
| Title         | Condominium  |
| 2017 NOI      | \$141,091 (\$18.21 Per Rentable SF)                                    |
| Price         | \$1,575,000  |
| Price Per SF  | \$203 Per Rentable SF  |
| Debt Service  | \$73,537   |
| Equity        | \$472,500  |
| Cap Rate      | 9.0%   |
| Cash-on-Cash  | 14.1%  |

## 1609 WOODBOURNE ROAD | OFFERING SUMMARY

Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the "AS IS" acquisition of 1609 Woodbourne Road, Levittown, PA described herein as "the Property" and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International and Owner. No representations, expressed or implied are made as to the foregoing matters by Owner, Owner's property management/ leasing agent, Colliers or any of their officers, employees, affiliates and/or agents.