

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**BRYAN HOUSE
120 SOUTH MAIN STREET
DOYLESTOWN, PENNSYLVANIA**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS or LEE J. FADEN

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE: Commercial Offices for Lease

LOCATION: 120 S. Main Street

MAILING ADDRESS: 100 S. Main Street (Subject to final Post Office Approval)

TOWNSHIP: Doylestown Borough

COUNTY: Bucks

STATE: Pennsylvania

ZONING: RC-1 Retail Commercial

TAX PARCEL: 08008388

LOT SIZE: ±2.377 Acres for the Doylestown Agricultural Works. The Bryan House is one of the Historical Buildings on this lot.

FRONTAGE: ± 39 linear feet along S. Main Street (Bryan House)

BUILDING SIZE: ± 2,882 square feet

AVAILABLE OFFICE SUITES FOR LEASE: 1st Floor- Suite 120-A: ± 1,161 square feet
2nd Floor- Suite 120-B: ± 1,161 square feet
3rd Floor- Suite 120-C: ± 560 square feet

DESCRIPTION: The Bryan House offers 3 floors of office spaces, encased in a transformation of a 19th century landmark. Part of the Doylestown Agricultural Works, it is listed in the National Register of Historic Places. The total property offers dramatic architectural details throughout. Characteristic of it's time period, The Bryan House has thick stone walls, shuttered windows, and beautiful hardwood floors. Additionally it is surrounded by manicured lawns, charming shrubbery, paved driveways, parking lot areas, and brick walkways connecting to other retail stores and offices, all of which enhance this historical complex.

TRAFFIC COUNT: +/- 25,000 cars per day

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UTILITIES: Public water, sewer, and electric on-site

TRANSPORTATION: Directly across the street from the recently renovated Doylestown train station.

MISCELLANEOUS : This building is located in Doylestown Borough in the heart of the seat of Bucks County. Located on Main Street, it is just a short stroll from the center of town and all of its shops, services, and restaurants. Additionally your office is in close proximity to Routes 611 and 202 and is accessible to Philadelphia, Central New Jersey, and New York.

RENTAL RATES:

120-A (1st Floor): 1,161 sq ft- \$21.00/ sq ft per annum
120-B (2nd Floor): 1,161 sq ft- \$20.00/ sq ft per annum
120-C (3rd Floor): 560 sq ft- \$19.00/ sq ft per annum

Lease 120-A and 120-B- 2,322 sq ft for \$19.00/ sq ft per annum
Lease all three spaces- 2,882 sq ft for \$18.00/ sq ft per annum

Note:- In addition to rent, tenant is responsible for electric, cleaning, pass-through of Central HVAC charges, and its proportionate share of increases in real estate taxes and operating costs of the building over the year in which the leases commences (Base Year”).

All rental rates are based on minimum three (3) year lease terms.



FRONT OF THE BRYAN HOUSE

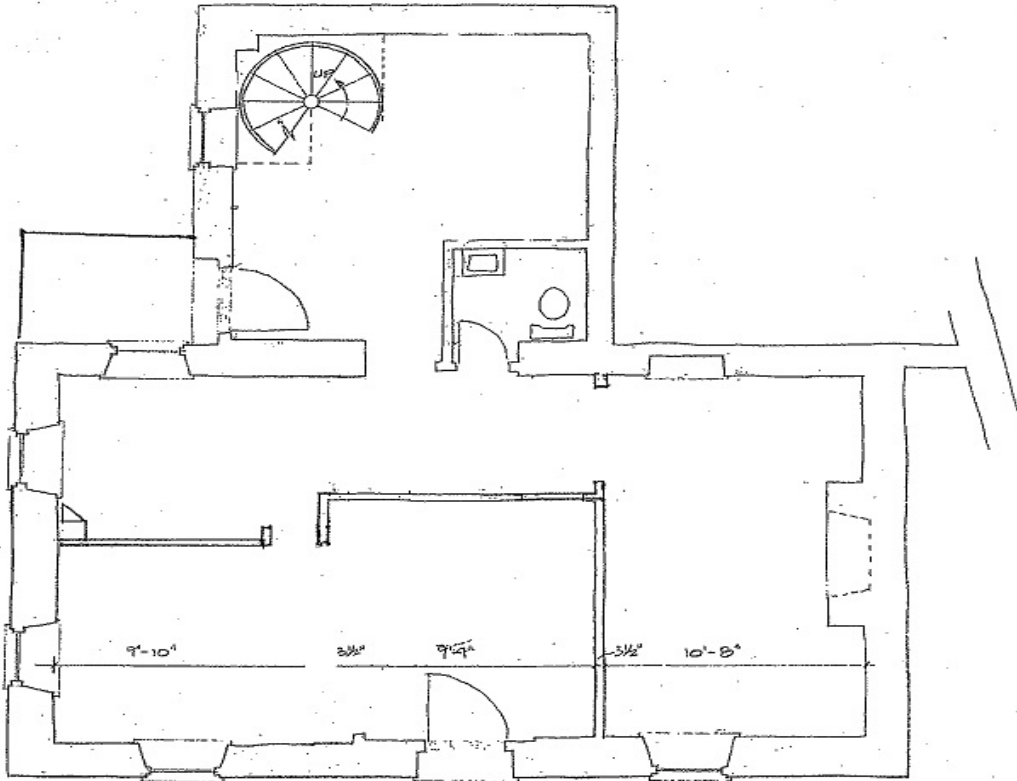
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



SIDE VIEW OF THE BRYAN HOUSE

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BRYAN HOUSE
DOYLESTOWN AGRICULTURAL WORKS
HOYLESTOWN ASSOCIATES
100 SOUTH MAIN STREET
HOYLESTOWN, PA 18901

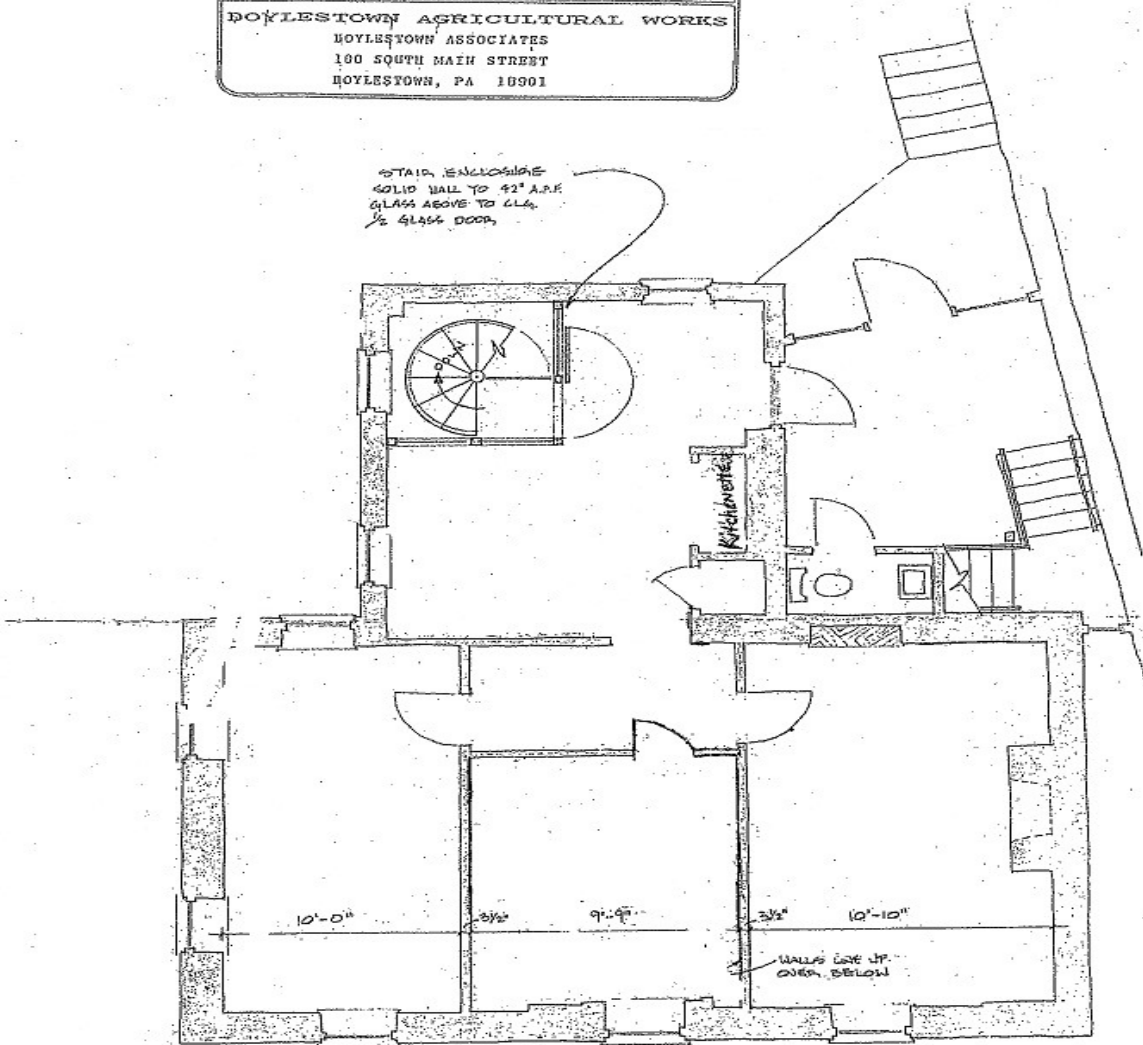


1 S T. F L O O R

Exhibit A-2.i

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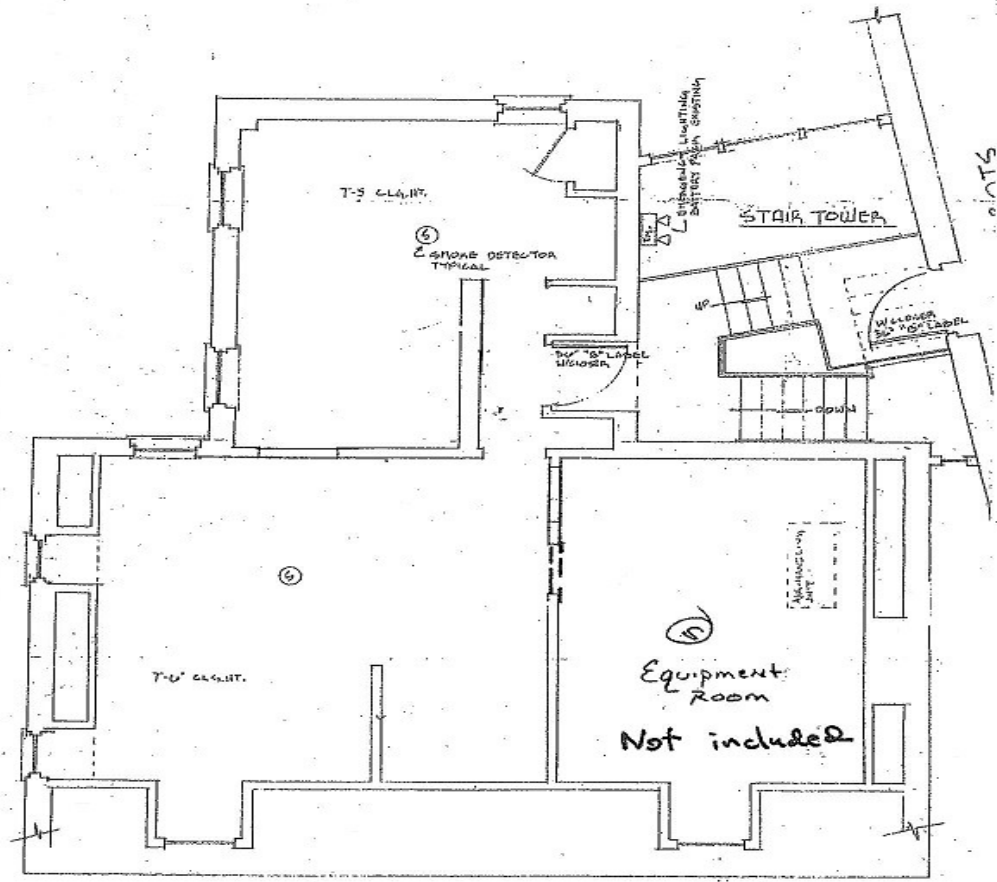


2ND FLOOR

Exhibit A-2.ii

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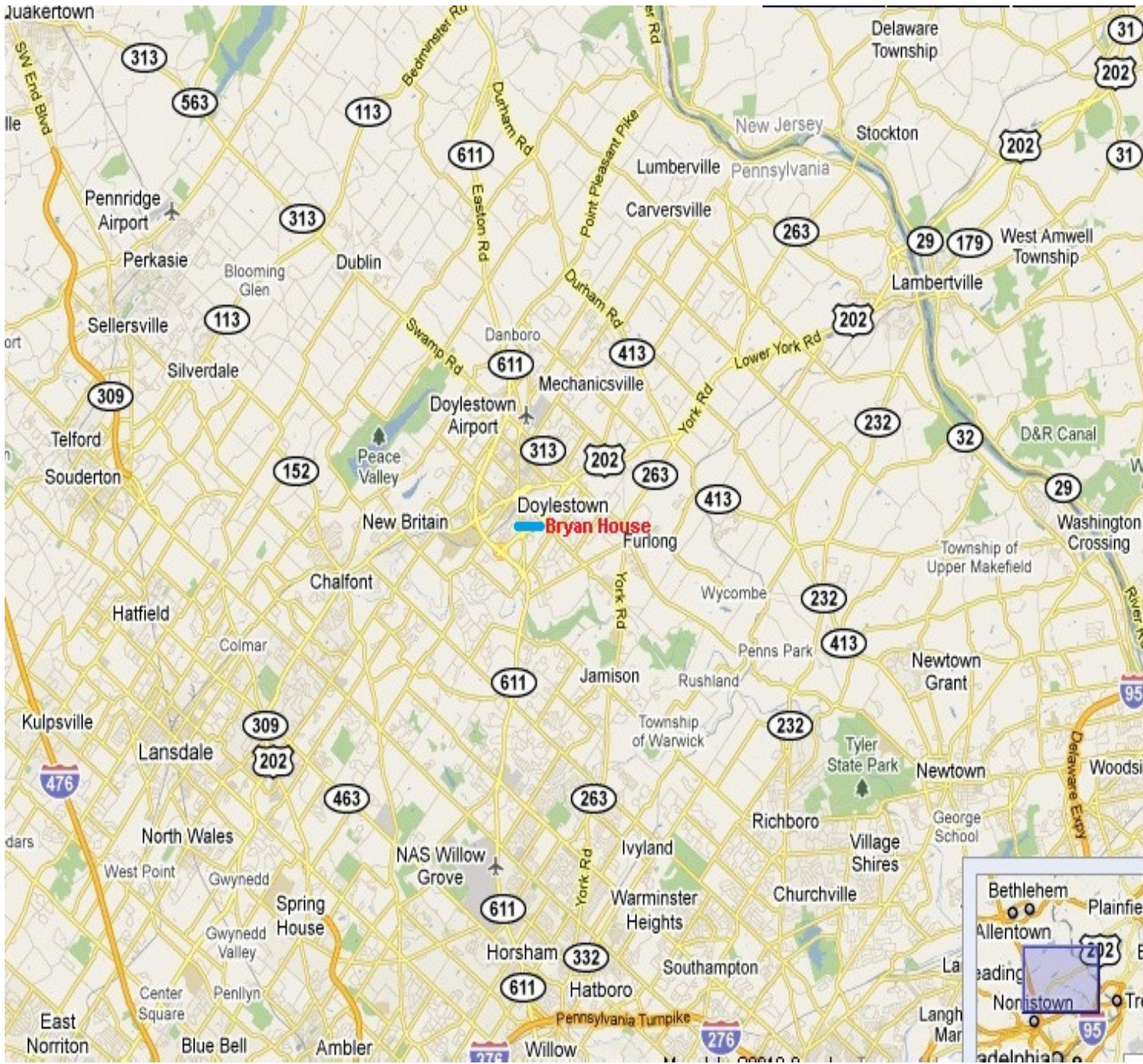


3 R D. F L O O R

Exhibit A-2.iii

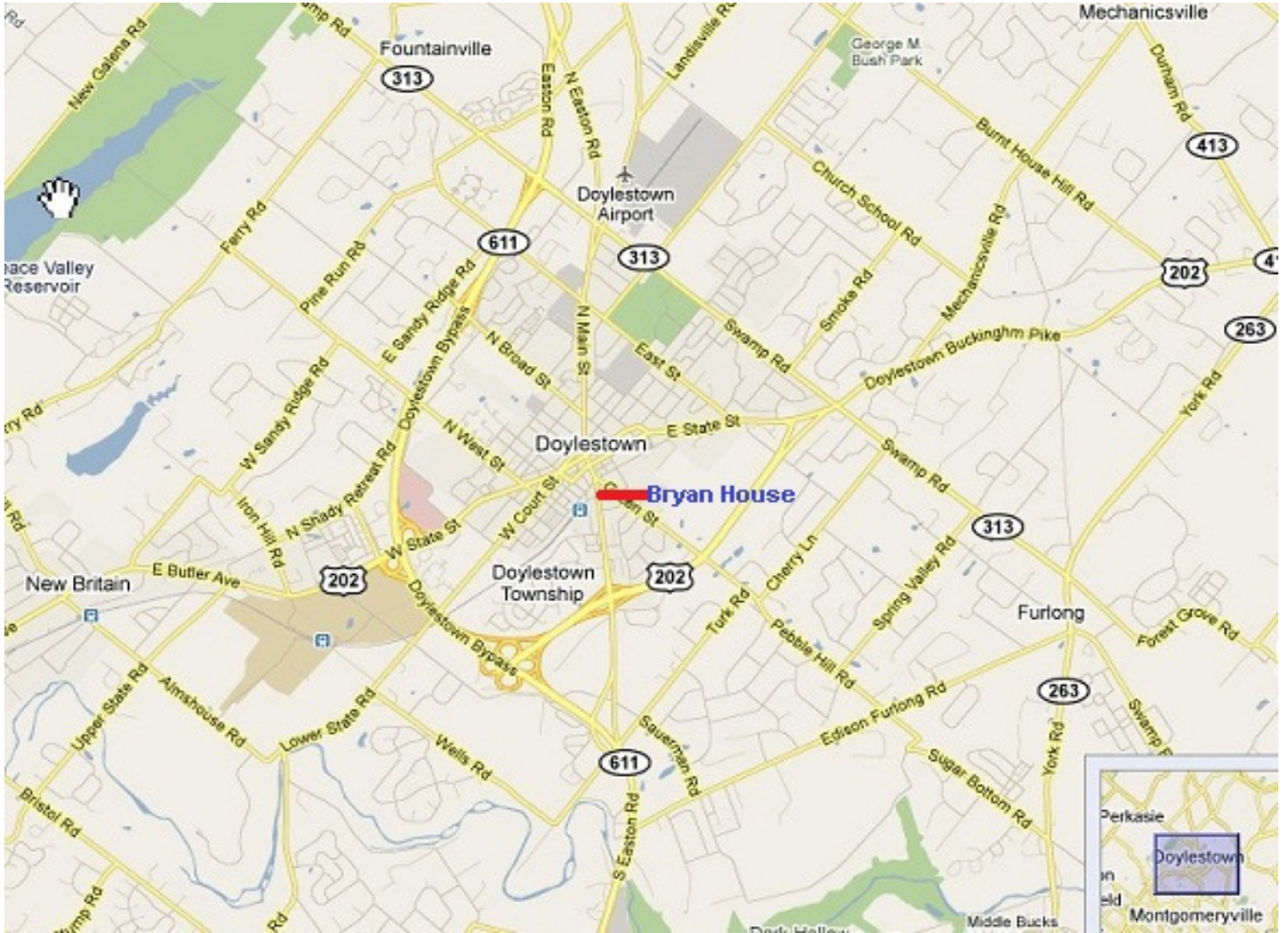
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REGIONAL MAP

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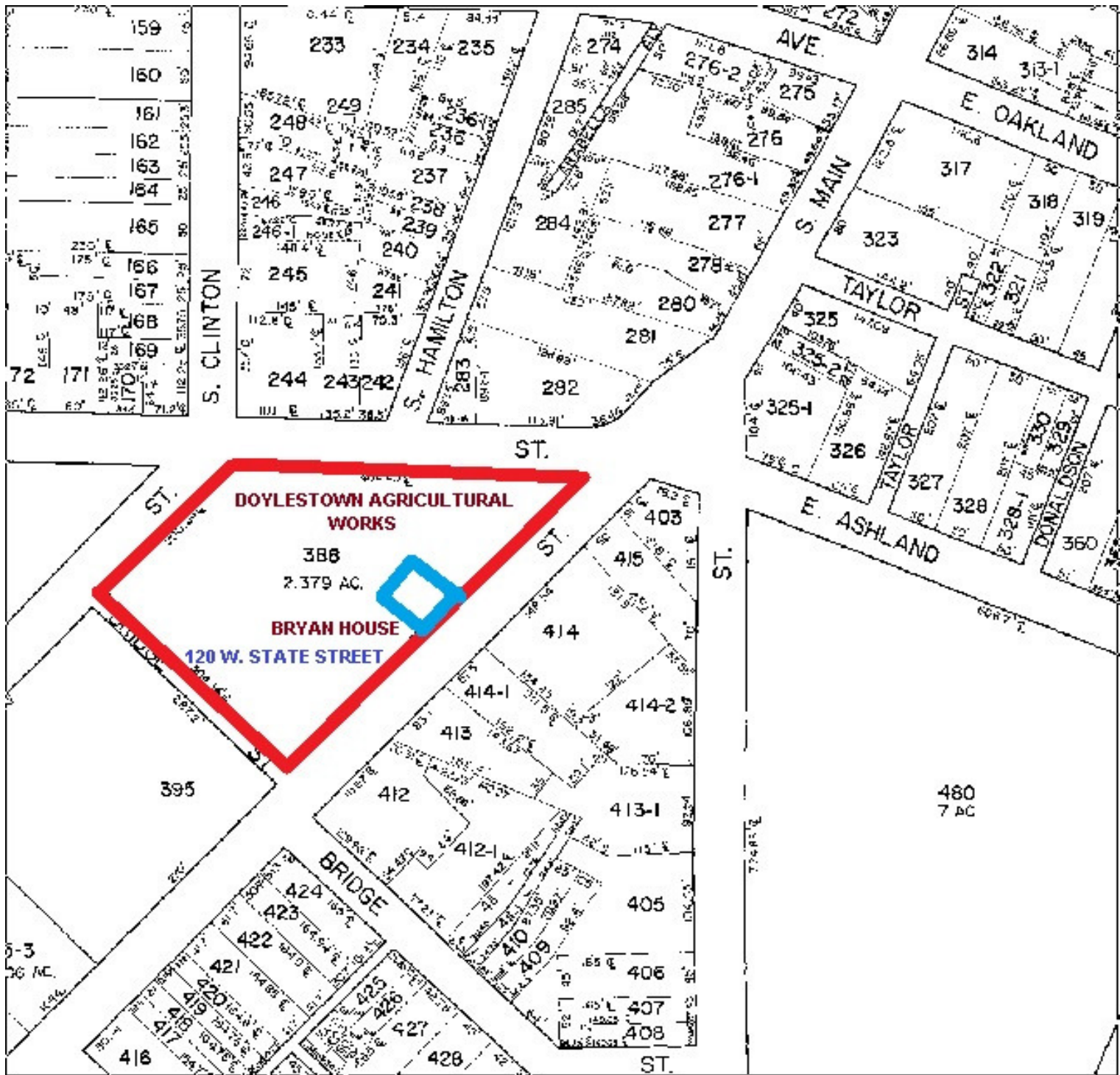
LOCAL MAP

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AERIAL MAP

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TAX MAP

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