

# 1000

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## FLORAL VALE

LEED Gold Certified  
Class A Office Space

16,000 SF remaining



1000 Floral Vale Blvd, Yardley, PA 19067



LEASED EXCLUSIVELY BY



- Recently constructed 87,000 s.f. Class A Building
- High ceilings and abundant natural light
- Ideal commuter location near the intersection of I-95 and Route 332 (Newtown-Yardley interchange)
- Excellent visibility and accessibility from I-95
- Generous 4.1/1,000 parking ratio
- On-campus fitness center and deli



## High Visibility

Average daily traffic count 20,000+ vehicles on I-295



Take a Virtual Tour

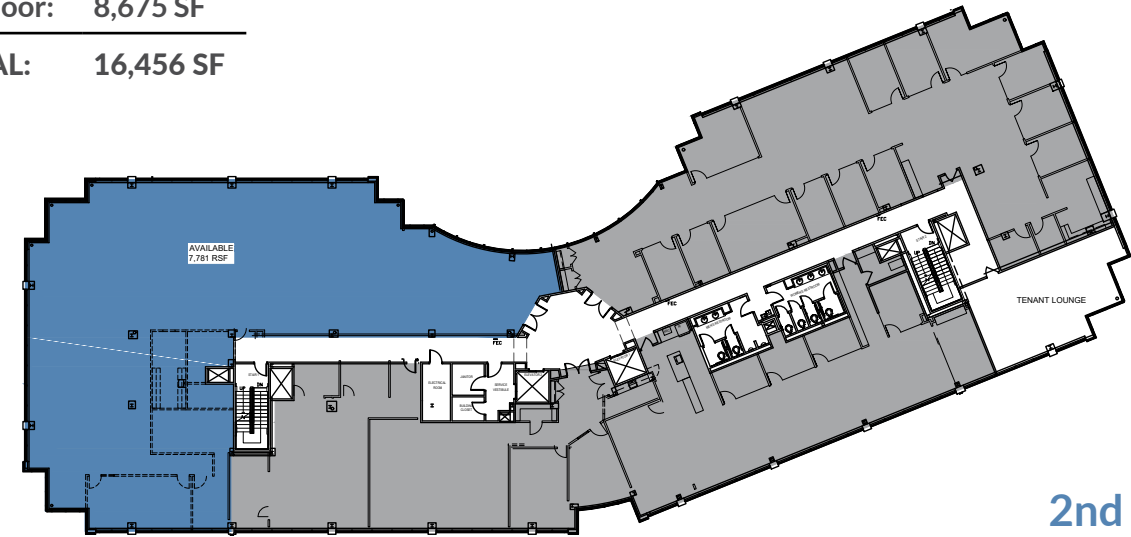


## Availability

2nd floor: 7,781 SF

3rd floor: 8,675 SF

**TOTAL: 16,456 SF**



2nd floor



3rd floor

## LEED Gold certification – Highest rated building in the area

1000 Floral Vale has earned LEED Gold certification, the highest LEED rating achieved in Bucks County. The building successfully met all standards for Green Building Rating based on the following features:

- Sustainable Site Planning
- Conservation of Materials and Resources
- Energy and Water Efficiency
- Indoor Environmental Air Quality

LEED Gold buildings are engineered to use approximately 1/3 less energy than comparable non-LEED buildings.



## A Healthier Building – A Happier and More Productive Workforce

The value of sustainability to you and your employees – **by the numbers:**

**2.88**  
Fewer sick days per employee per year

**35%**  
Increase in employee retention

**10-25%**  
Better mental function with views of outdoors

**23%**  
Increased productivity from better lighting

**11%**  
Increased productivity from better ventilation

Source: **THE BUSINESS CASE FOR GREEN BUILDING, 2013, World Green Building Council**, an NPV analysis of operational cost and productivity & health benefits of LEED® certified buildings

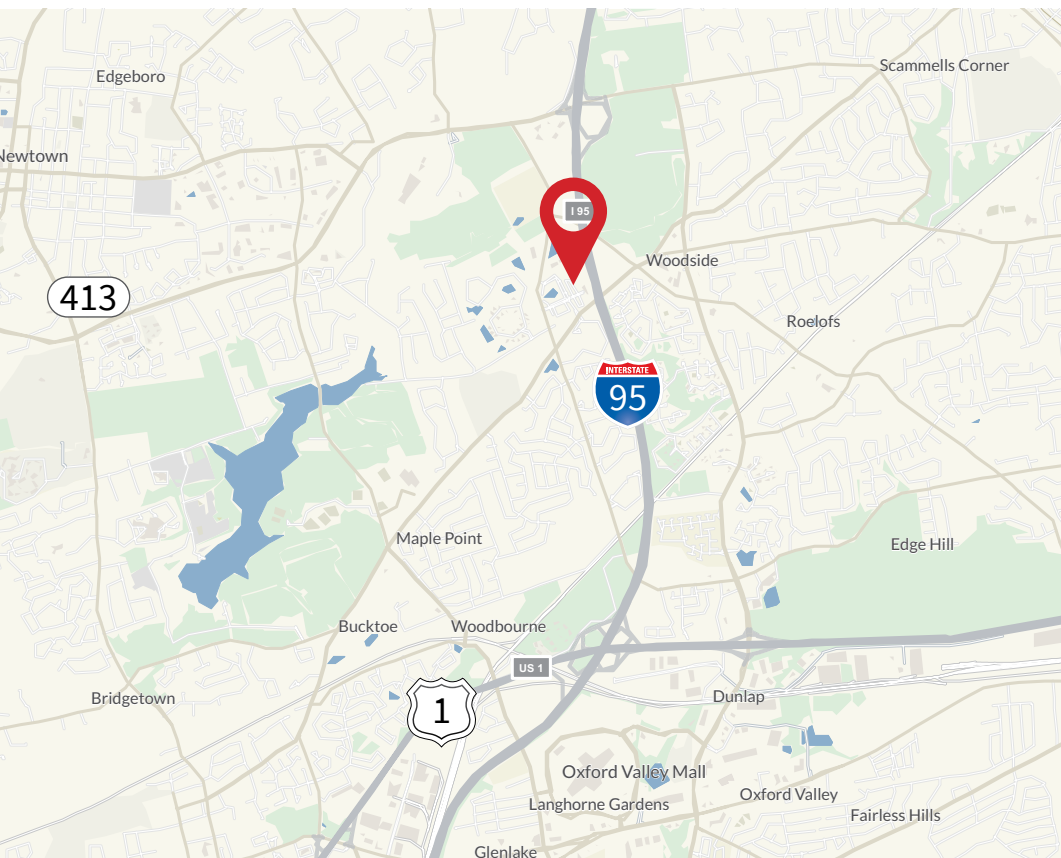


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## FLORAL VALE



1.5

Miles to I-95

2.5

Miles to Route 1

3.5

Miles to Yardley/  
Newtown

10

Miles to Trenton, NJ

30

Miles to Philadelphia

20+

Restaurants within  
four miles

7

Miles to local airport

### FOR LEASING INFORMATION

**Patrick Grenko**

+1 215 399 1803

patrick.grenko@jll.com

**Tom Weitzel**

+1 215 399 1840

tom.weitzel@jll.com

**Jones Lang LaSalle Brokerage, Inc.**

1650 Arch Street, Suite 2500

Philadelphia, PA 19103

+1 215 988 5500

jll.com/philadelphia

## Desirable suburban location

Lower Makefield Township, uniquely positioned along the Northeast Corridor between Philadelphia and New York, offers attractive opportunities for local, regional or international businesses. Its impressive attributes include:

- Convenient transit options for commuting, air travel and freight
- Competitive cost of business
- Location in one of the most productive labor markets in the Mid-Atlantic
- High quality of life
- Diverse recreation and leisure activities, regional cultural venues, major banking and financial services, and extensive health care services

THE  
RMR  
GROUP



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