



3800

HORIZON

Trevose, PA



88,000 SF AVAILABLE

THE BEST OFFICE BUILDING IN BUCKS COUNTY

CBRE



PROPERTY OVERVIEW



Located in Lower Bucks County, 3800 Horizon is a Class A five-story building conveniently situated at the intersection of the PA Turnpike and US Route 1. The modern, high-quality space features expansive windows along each side for an abundance of natural light. The opportune location offers unmatched accessibility to nearby highways as well as SEPTA Bus Routes and Regional Rail. 3800 Horizon also features plenty of on-site amenities and is surrounded by additional food and shopping retailers.



BUILDING HIGHLIGHTS



PROPERTY FEATURES

- LEED Silver certified building
- Flexible and efficient 43,000 SF floor plates
- 12' high ceilings
- Abundant natural light

AMENITIES

- Fitness studio outfitted with Peloton bikes, showers, and locker rooms
- Grab and go café and micro market serviced by Avenue C
- Nearby walkable restaurants and retail stores
- Plentiful on site parking with select covered spaces available

ACCESS & TRANSPORTATION

- Direct access off the Turnpike Interchange
- On-site service by SEPTA bus routes 14 and 58
- Less than 2 miles from Neshaminy Falls Station on SEPTA's West Trenton Line
- 4 miles from I-95

NESHAMINY MALL

AMC
THEATRES

ON THE
BORDER

PIZZERIA
UNO
CHICAGO BAR & GRILL

MARKETPLACE AT NESHAMINY



LAIFITNESS

crumbl
cookies

QDOBA
MEXICAN EATS

FINE WINE & GOOD SPIRITS

Bar Louie
THE ORIGINAL OUTDOOR

LONGHORN
STEAKHOUSE

Chick-fil&



Cane's
SOUTHERN
BBQ

CHIPOTLE



LESS THAN 5 MIN WALK

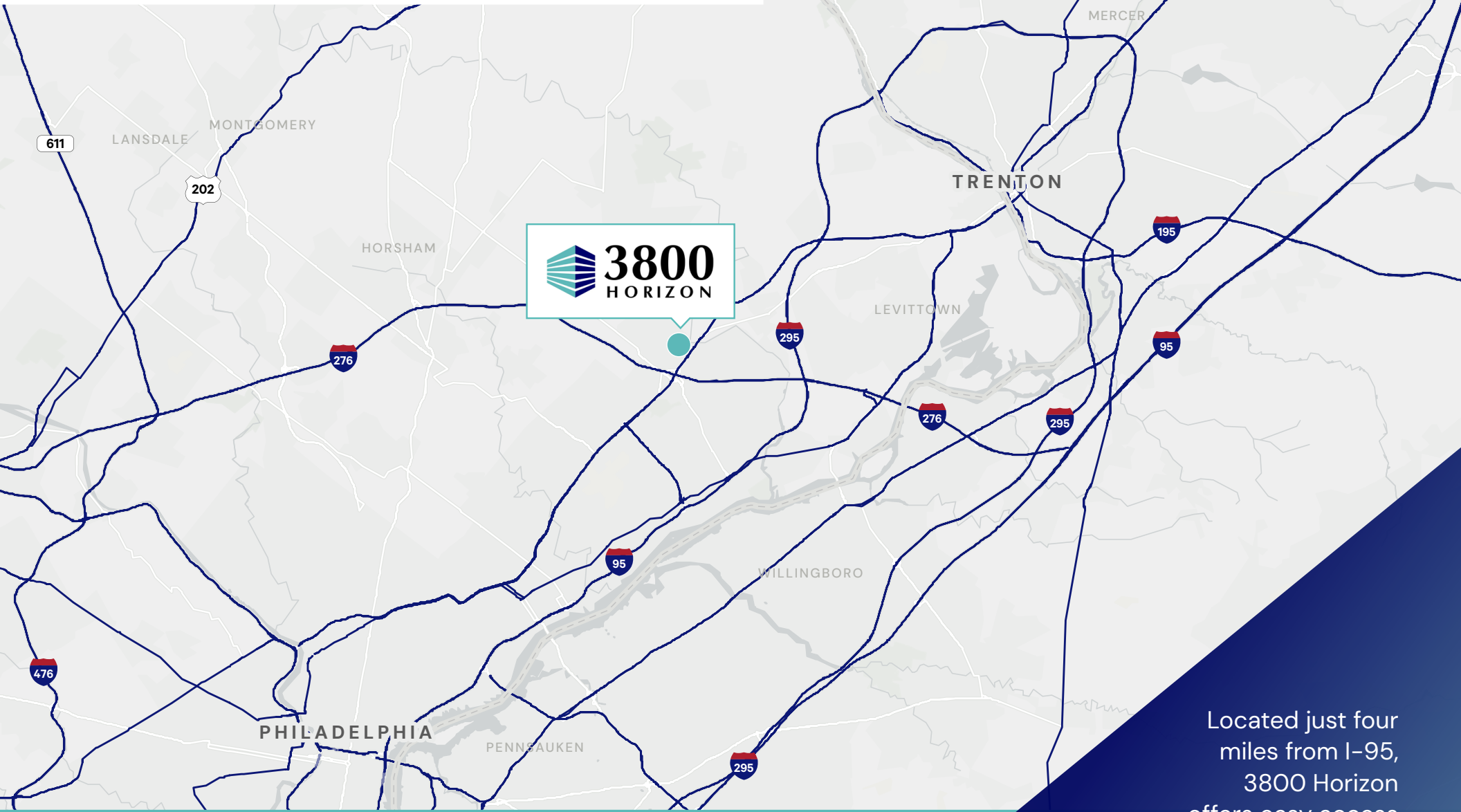
NEARBY AMENITIES

PHILADELPHIA

33 Minutes

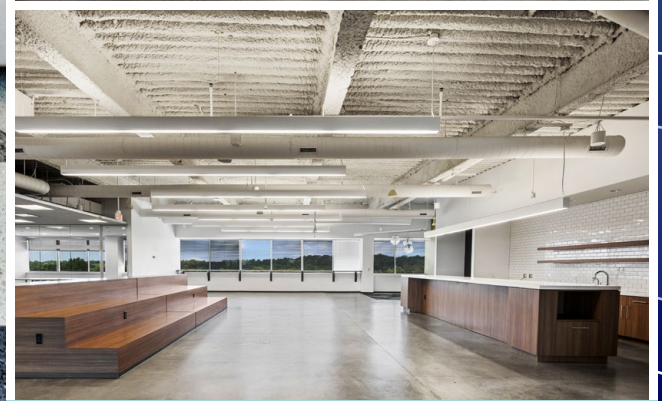
PRINCETON

34 Minutes



REGIONAL ACCESS

Located just four miles from I-95, 3800 Horizon offers easy access to Philadelphia, Princeton, and surrounding suburbs.



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