

- **LOCATED IN THE HIGH GROWTH I95 - ROUTE 1 CORRIDOR OF LOWER BUCKS COUNTY**
- **EASY ACCESS TO PHILADELPHIA, NEW JERSEY AND NEW YORK**
- **SITUATED NEXT TO OXFORD VALLEY MALL, THE AREA OFFERS A WIDE VARIETY OF DINING, HOTELS AND SHOPPING**



The key ingredients are all here: great location, modern facilities and a commitment to tenant satisfaction.

Oxford Valley/Langhorne continues to enjoy well-managed growth, and now is the time to take advantage of locating your business in this dynamic business community.

Two Class A buildings totalling 70,000 square feet, plus 6.6375 creatively landscaped acres form Cabot Business Center. Flexible floor plans and responsive tenant services create a winning formula for expanding businesses.

Central to the major access roads - customers can find you and employees will appreciate the convenience.

Managed and leased by Somerset Properties, Inc., the facilities are maintained and improved regularly to project a quality business environment.

For leasing information please call Tony Brady at 877-277-1370  
or email: [abrady@somprop.com](mailto:abrady@somprop.com)

Managed and Leased by:



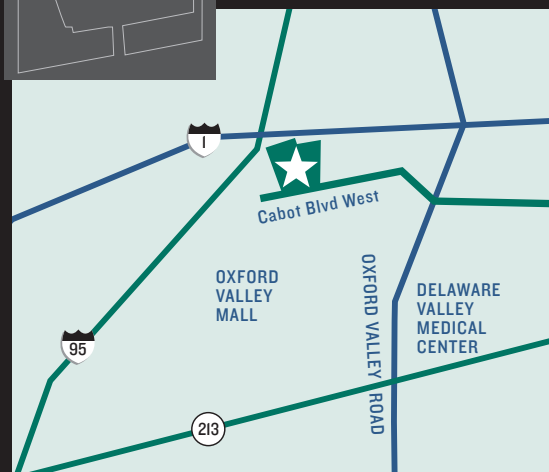
**SOMERSET**  
PROPERTIES, INC.

768 North Bethlehem Pike | Suite 203  
Lower Gwynedd, Pennsylvania 19002  
[www.somprop.com](http://www.somprop.com)  
Tel: 877-200-1370 • Fax: 215. 283-2961

**CABOT**  
BUSINESS CENTER

2050/2080 Cabot Boulevard West  
Langhorne, Pennsylvania 19047

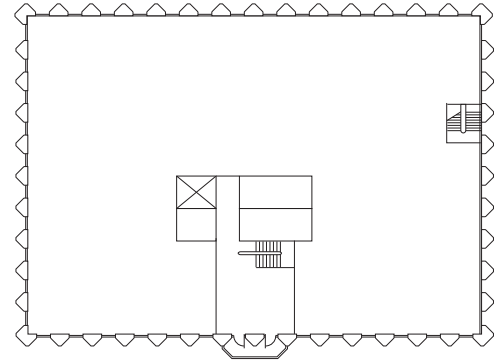
# CABOT BUSINESS CENTER



Philadelphia, Princeton, Trenton and Newtown are less than a half hour drive away. New York City is just an hour and a half away.

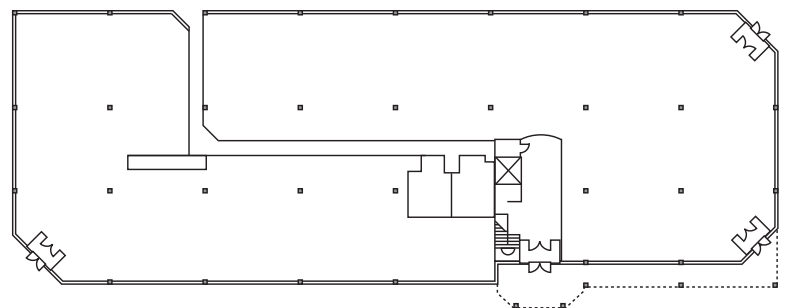
## 2050 CABOT BOULEVARD

- 2-Story/30,000 SF - First class office building, features glazed brick/glass exterior - steel frame structure
- Elegant 2-story entrance lobby
- Modern mechanical and communication systems including fiber optics
- Elevator with 2,500 lb. capacity, upgraded cab
- Full sprinkler system throughout



## 2080 CABOT BOULEVARD

- 2-Story/40,000 SF - First class office building, features glazed brick/glass exterior - steel frame structure
- Elegant lobby featuring full-height glass "pyramid" skylight
- Modern mechanical and communication systems including fiber optics
- Full sprinkler system throughout



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