

# Find Your Space.

**101 Gibraltar Road**  
Horsham, PA 19044

**13,721 - 56,845 sf**  
Available for Lease

**Exceptional Corporate Headquarters Opportunity**



## Property Highlights



### PARK AMENITIES

Numerous shopping centers, hotels, dining options, banking, retail, daycare and fitness centers under a 2-minute drive. Plus, sports leagues, landlord-coordinated social and networking events.



### TRANSPORTATION

Proximate access to PA Turnpike, Routes 611 and 309, SEPTA Routes 80 & 310 with multiple stops throughout the Pennsylvania Business Campus.



### TAXES

No Business Privilege or Occupational Tax in Horsham Township.



### TECHNOLOGY

Comcast & Verizon available throughout the Pennsylvania Business Campus.



### SUSTAINABILITY

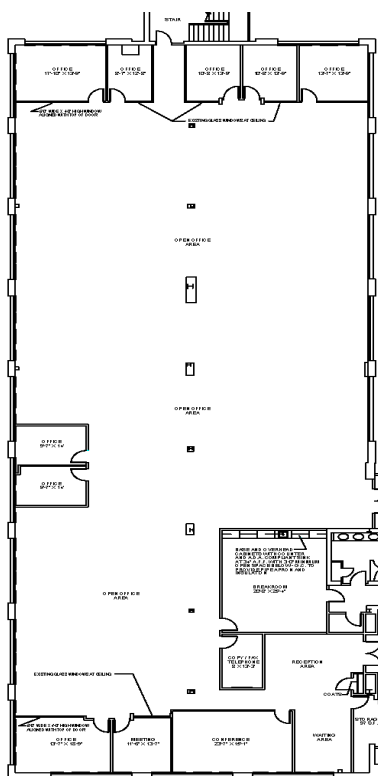
Landlord will collaborate with tenant should they desire LEED certification for space improvements.



### WORKSPACE PROPERTY TRUST (WSPT®)

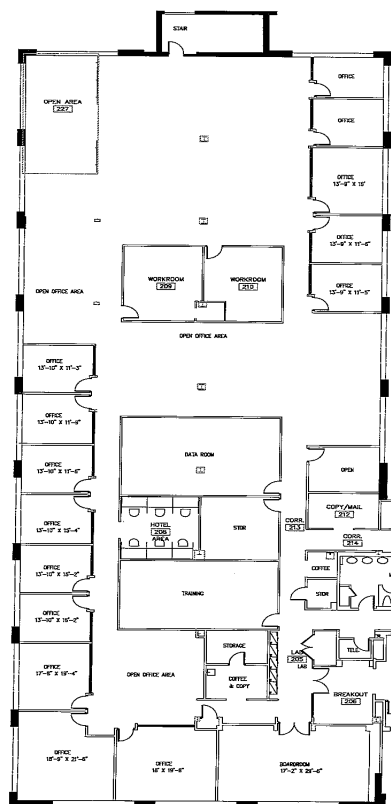
Workspace Property Trust locally owns, manages and leases 40 buildings consisting of over 2.3 million square feet of office and light industrial properties as a First-Class corporate campus.

**Our Space Works.**



## Leasing Opportunity

- Entire building available
- Lobby finishes updated in 2021
- 4.0/1,000 parking
- Building signage opportunities
- 30,800 sf (2<sup>nd</sup> floor) available as plug and play with furniture



## Strategic Location

- Professional corporate setting within the Pennsylvania Business Campus
- Walk across the street to Wawa, CVS, and PJ Whelians
- ½ mile from PA Turnpike/Rt. 611 interchange
- Highly visible location at corner of Blair Mill Rd and Gibraltar Rd

Philadelphia International Airport	40 minutes
Center City Philadelphia	40 minutes
Conshohocken	20 minutes
King of Prussia	25 minutes
Doylestown	20 minutes
Trenton	30 minutes
Princeton	45 minutes
New York City	90 minutes

