



workspace
property trust

300 WELSH
ROAD



33,205 SQUARE FOOT
TWO-STORY OFFICE

300 WELSH ROAD Summary

300 Welsh Road V is a two-story 33,205 sf stand-alone office building in the professionally owned and operated Horsham Business Campus.

The building boasts approximately 125 on-grade parking spaces, a two-story atrium lobby, an attractive mix of private offices, open bullpens, and meeting rooms.

Strategically located less than 5 minutes to not one, but two, Pennsylvania Turnpike ramps, 300 Welsh V is proximate to several major arterial corridors, including Rt 309, I-476, Rt 63, and Rt 611, and is a minute's drive to an extensive array of newly developed dining, shopping, and brand new living options - a story of "explosive growth" featured by the Philadelphia Business Journal.

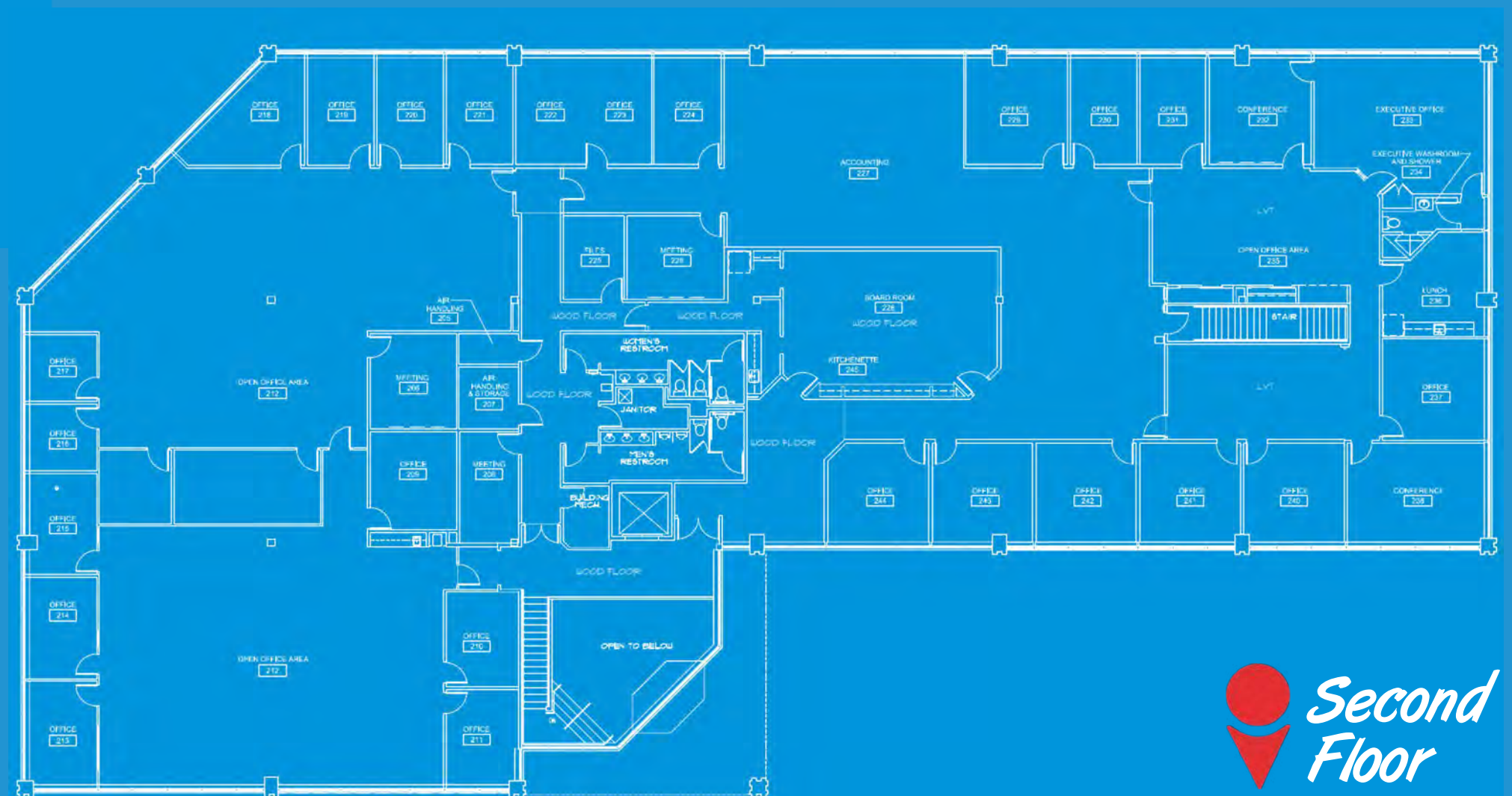
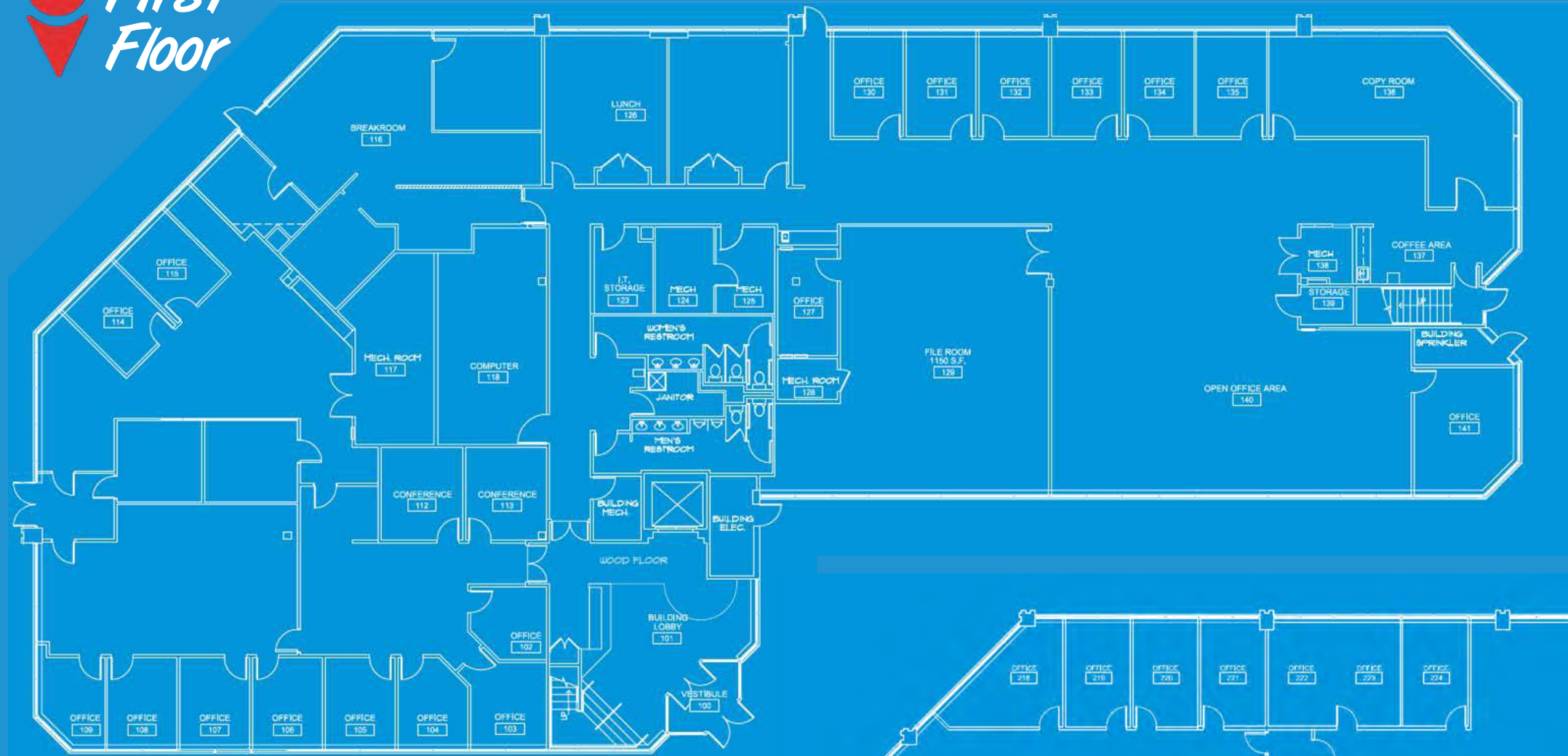
Horsham's dynamic business environment offers some of the lowest taxes in the region, including no business privilege or mercantile tax. It is home to various Fortune 1000 companies that benefit from unparalleled access, a robust housing stock, and a strong labor pool which combined provide an exceptional strategic advantage for businesses located here.

Building Information

Rentable square feet: 33,205	Electricity: 1,600-amp, 208/120-volt, 3-phase
Floors: Two	Heating and cooling: Packaged rooftop units
Parking ratio: 3.8/1,000 rsf	Elevators: One 4,000 lb capacity hydraulic passenger elevator
Building Age: Completed in 1986	Sprinkler: Full building wet-pipe system



First Floor



Second Floor

Location

Located in the Horsham Business Campus, 300 Welsh V is bordered by Dresher Road and Welsh Road (Rt. 63) and just 5 minutes from 2 PA Turnpike ramps. The brand new Promenade at Upper Dublin, Horsham Gate and West Gate retail centers are less than 2 minutes away and provide a wide variety of shopping and dining options. Business visitors can stay at 1 of 7 hotels within a 5 minute drive. Horsham Township provides 11 miles of walking and trails, numerous parks, a blue ribbon school district, and an unparalleled quality of life.



Local Amenities

Quick access to PA Turnpike, 611, 63, & 309
 Numerous daycare centers
 On campus cafés
 Top-rated public & private golf clubs
 Various on & off-premise gym facilities
 Access to a 5.24 mile walking trail
 Dry cleaning pick-up & drop-off service
 First-class hotels
 Access to public transportation
 Pet daycare facilities
 Multiple sports leagues



Shopping

Target CVS
 Walmart
 PetSmart

Giant Food Stores
 Fresh Market

BJ's Wholesale Sam's Club

Home Depot
 Lowe's

Willow Grove Mall



Dining

MaGerk's Pub & Grill
 NaBrasa Brazilian Steakhouse
 Bryn & Dane's
 Chipotle
 Buona Via
 Anthony's Coal Fired Pizza
 Corner Bakery Café
 Viet Thai Restaurant
 Sweet Taco
 Elevation Burger
 Miller's Ale House
 Iron Abbey Gastro Pub
 Brick House Tavern & Tap
 Café Lombardi
 Starbucks
 Wawa
 Mod Pizza
 P.J. Whelihan's
 Jarrettown Inn
 Ooka
 Farm & Fisherman



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