

# 300 Welsh Road Building #3

Horsham, PA 19044

**workspace**  
property trust

## 9,917 SF Available Now

Office Space



# 240 Gibraltar Road I Suite 300

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

Single story building visible and accessible from Rt 63 (Welsh Road). Multiple entry points from the parking lot--excellent opportunity for long term medical office tenant. 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 2 PA Turnpike access points, Routes 611 and 309, SEPTA Routes 80 & 310 with multiple stops throughout the Pennsylvania Business Campus.

Horsham Township's h.o.p.s shuttle service is also available to tenants, facilitating transportation between the SEPTA Regional Rail, the Horsham Business Center & the PA Lifestyle Campus.

### SUSTAINABILITY

Energy Star labeled building. Green initiatives in place by tenants and property management to include janitorial and recycling.

**Building Owner:** Workspace Property Trust

**Total Building Size:** 23,461

**Ceiling Height:** 8'6"



Updated Lobby

9,917 SF Available Now

Office Space





9,917 SF Available Now

300 Welsh Road Building #3







# Spaces for the Way Work Happens Today.

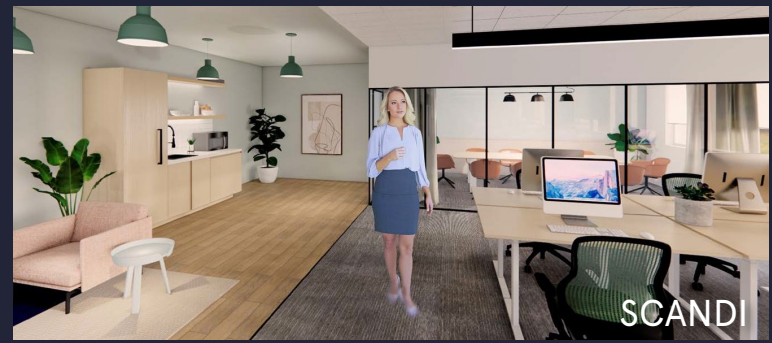
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



Scan here to learn more about our premium theme selects.



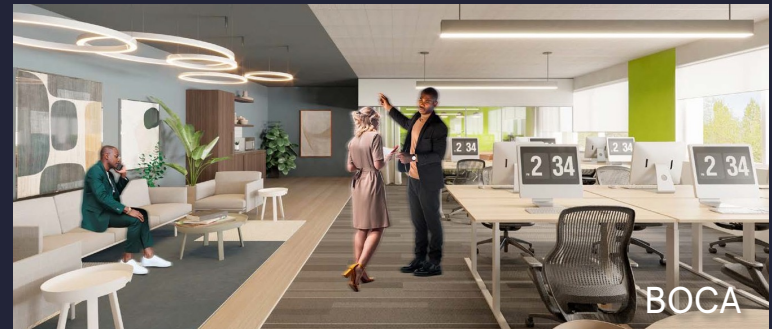
SCANDI



AZURE



TAHOE



BOCA

\*Indicative of the look and feel (not the actual suite)