

# 300 Welsh Road Building #4 | 2<sup>nd</sup> Floor

Horsham, PA 19044



## 20,928 SF Available Now

Office Space



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## 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



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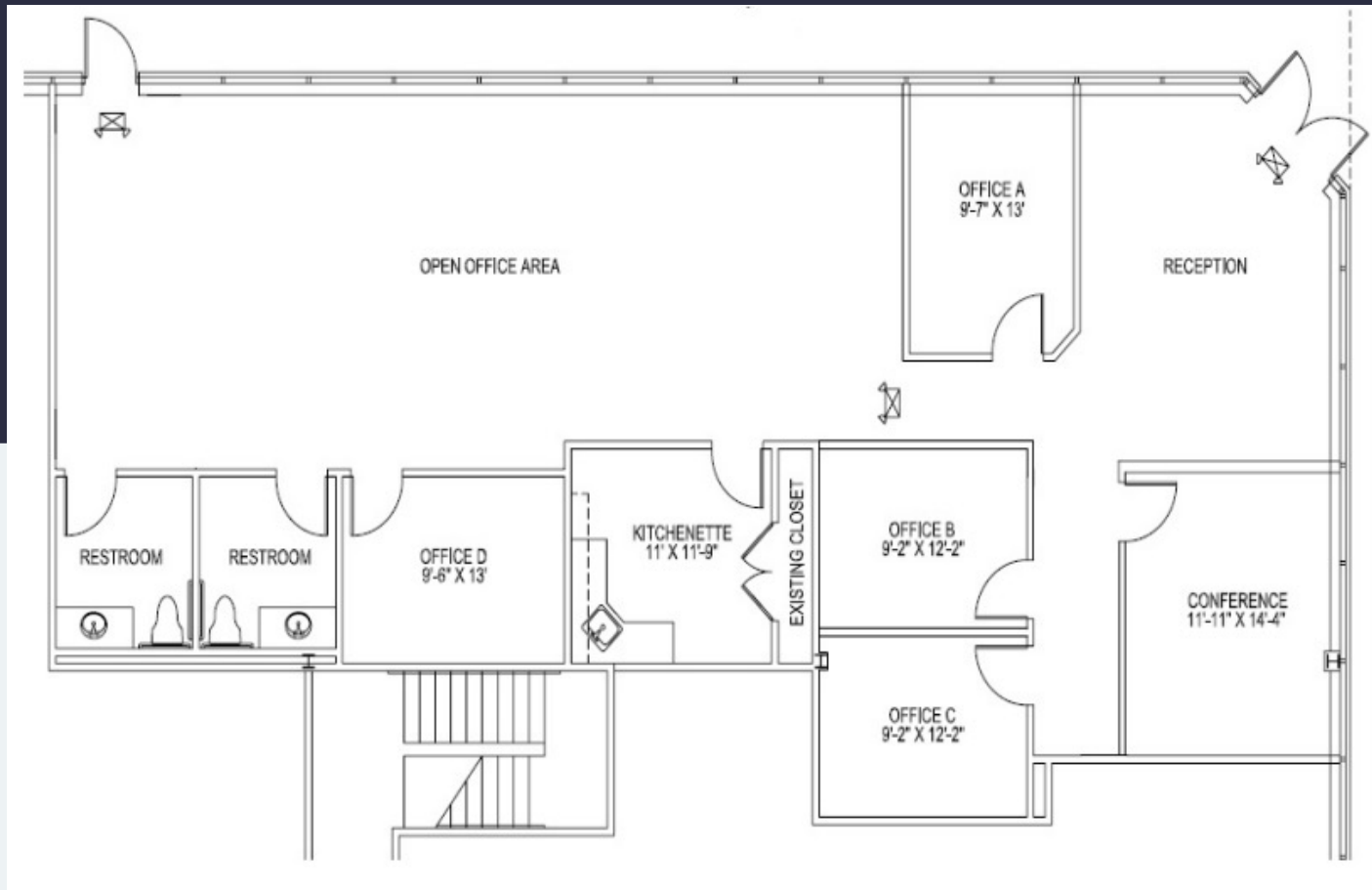
# 300 Welsh Road Building #4 | 2<sup>nd</sup> Floor

Horsham, Pennsylvania 19044



## 20,928 SF Available for Lease

Office Space



## Leasing Information

700 Dresher Road, Suite 150  
(215) 328-2732  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Doug Himmelreich  
Director of Leasing  
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# Spaces for the Way Work Happens Today.

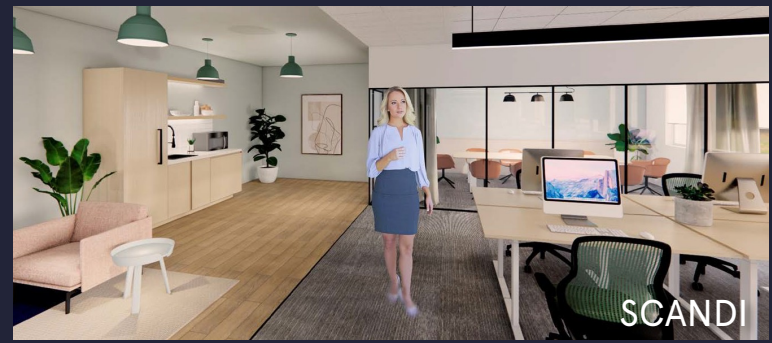
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



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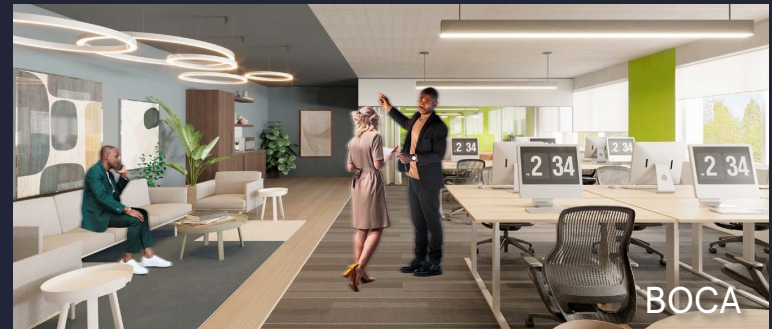
SCANDI



AZURE



TAHOE



BOCA

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