

# 120 Gibraltar Road | Suite 300

Horsham, PA 19044

**workspace**  
property trust

## 17,818 SF Available Now

Office Space



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Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

120 Gibraltar Road has exceptional visibility offering corporate users prominent signage near the PA turnpike. Building lobby was updated in 2021 – New carpet, TVs and electronic directory, furniture, light fixtures, wall covering and more. With its proximate location to the Pennsylvania's Turnpike, routes 611, 63 and 309 providing access to New York, Princeton, Trenton and Philadelphia, 120 Gibraltar is a must-visit for business professionals welcoming clients across the tri-state.

Tenants enjoy the proximity to countless lifestyle centers, the walkability to restaurants, and numerous on-site amenities throughout our campus such as:

- On-site Beer Garden at 100 Lakeside
- On-site EV charging stations throughout campus
- On-site Fitness Center at 100 Lakeside
- Synergy at 100 Lakeside Conference Center
- Fully equipped conference facility at 200 Gibraltar
- Access to (5) daycares minutes from the office
- 555 Flats Luxury Living under 1 mile away
- Shopping at the Upper Dublin Promenade under 2 miles away



### Demographics >>

	1 mile	3 miles
Population	11,729	89,158
Households	5,271	34,714
Median Age	38.40	41.70
Median HH Income	\$70,574	\$98,424
Daytime Employees	12,758	50,871
Population Growth '24 - '29	▲ 1.78%	▲ 1.59%
Household Growth '24 - '29	▲ 1.99%	▲ 1.69%

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Easton Rd	Willow Ave SE	42,556	2022	0.19 mi
Pine Ave	Morris Rd SE	359	2022	0.24 mi
Easton Rd	Pine Ave S	22,998	2022	0.25 mi
Easton Road	Pine Ave S	22,104	2020	0.25 mi
Easton Road	Linden Ave SE	18,614	2022	0.27 mi
Blair Mill Rd	Fair Oaks Ave SW	13,023	2022	0.31 mi
Easton Rd	Linden Ave NW	40,496	2022	0.32 mi
Blair Mill Rd	Veser Ln NE	15,466	2022	0.33 mi
Dresher Rd	Gibraltar Rd SW	15,731	2022	0.43 mi
Dresher Rd	Pine Ave NE	15,961	2022	0.47 mi

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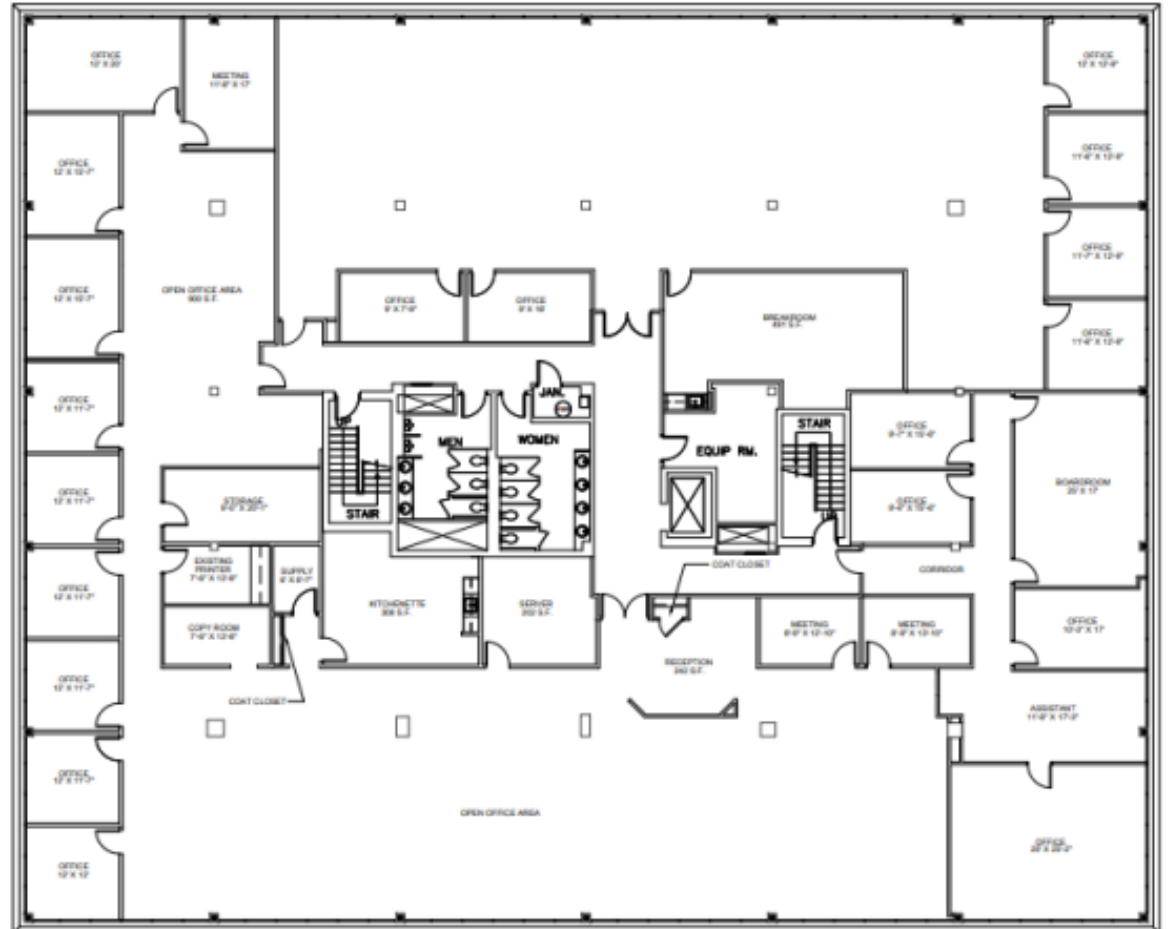
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## Leasing Information

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

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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



Scan here to learn more about our premium theme selects.



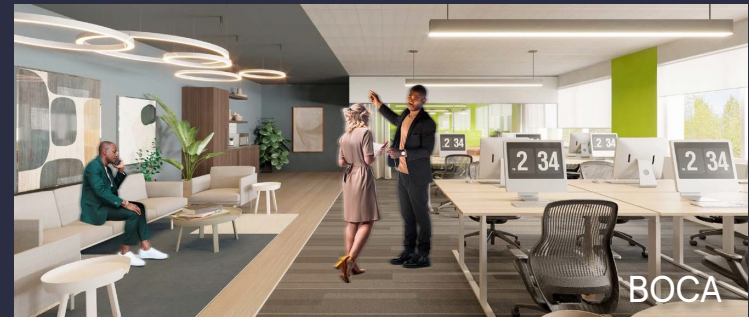
SCANDI



AZURE



TAHOE



BOCA

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