

# 2 Walnut Grove Drive | Suite 210

Horsham, PA 19044

**workspace**  
property trust

## 8,283 SF Available for Lease

Office Space



# 2 Walnut Grove Drive I Suite 210

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

2 Walnut Grove Dr, a prestigious three-story office building ideally situated in the heart of Horsham, PA. Step into the sunlit atrium lobby, meticulously renovated in 2020 to feature contemporary collaborative furniture, fostering a welcoming and modern atmosphere that enhances every workday. Walnut Grove Drive is in the Pennsylvania Lifestyle Campus and has convenient access to (1) SEPTA stops, easy access to (2) PA Turnpike entrances and routes 611 & 63.

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

**Building Owner:** Workspace Property Trust

**Total Building Size:** 81,856

**Ceiling Height:** 8'4"

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### Demographics >>

|                             | 1 mile   | 3 miles   |
|-----------------------------|----------|-----------|
| Population                  | 7,773    | 85,180    |
| Households                  | 3,208    | 32,763    |
| Median Age                  | 40.60    | 41.70     |
| Median HH Income            | \$97,797 | \$103,548 |
| Daytime Employees           | 15,502   | 52,813    |
| Population Growth '24 - '29 | ↑ 2.33%  | ↑ 1.51%   |
| Household Growth '24 - '29  | ↑ 2.62%  | ↑ 1.57%   |

### Traffic >>

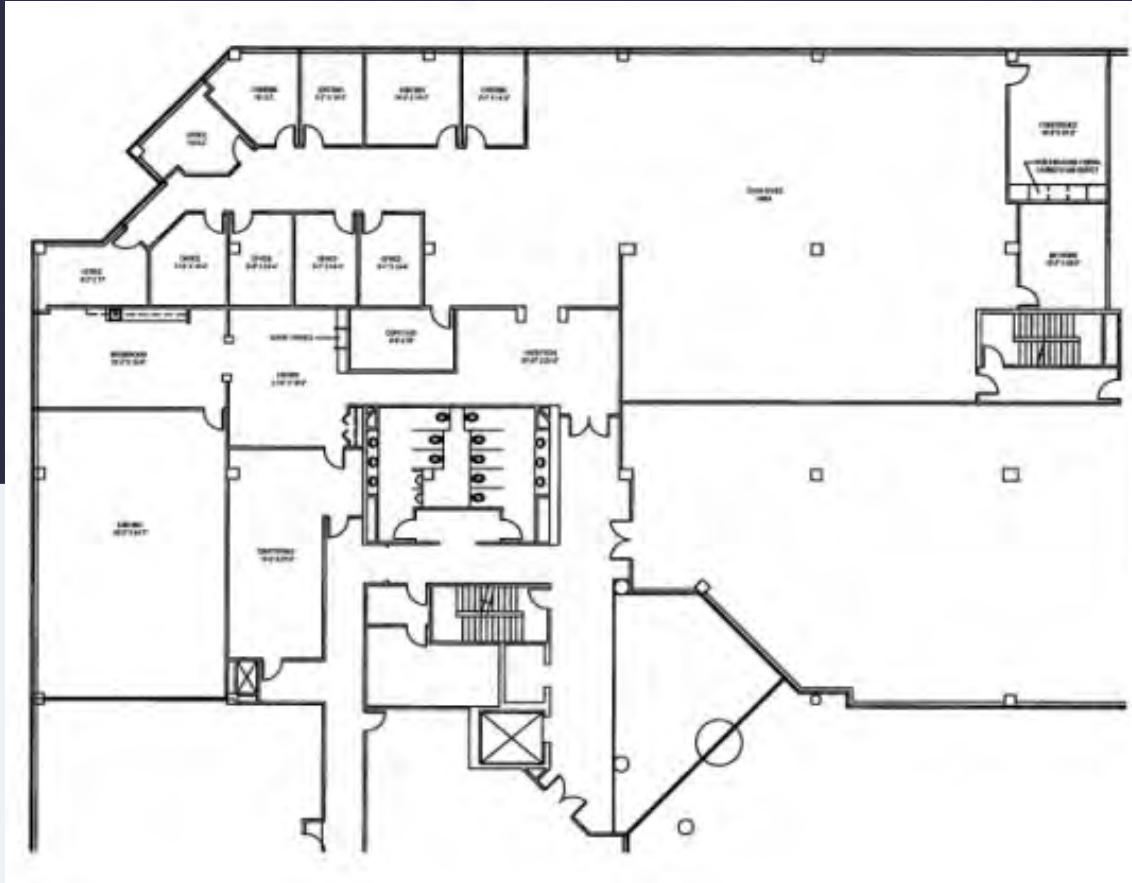
| Collection Street | Cross Street      | Traffic Vol | Last Meas... | Distance |
|-------------------|-------------------|-------------|--------------|----------|
| Dresher Rd        | Witmer Rd NE      | 13,519      | 2022         | 0.15 mi  |
| Dresher Road      | Witmer Rd SW      | 25,585      | 2022         | 0.27 mi  |
| Witmer Rd         | Church Rd SE      | 9,856       | 2022         | 0.42 mi  |
| Timber Rd         | Sugar Maple Ln NW | 412         | 2022         | 0.53 mi  |
| Blair Mill Rd     | Witmer Rd NE      | 13,407      | 2022         | 0.53 mi  |
| Blair Mill Road   | Witmer Rd NE      | 13,143      | 2020         | 0.53 mi  |
| Welsh Rd          | Jarrettown Rd NW  | 13,850      | 2017         | 0.55 mi  |
| Welsh Road        | Jarrettown Rd NW  | 5,936       | 2022         | 0.55 mi  |
| School Rd         | Horseshoe Ln SE   | 543         | 2022         | 0.58 mi  |
| Blair Mill Road   | Witmer Rd SW      | 14,663      | 2022         | 0.58 mi  |

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