

201 Witmer Road | Suite 203

Horsham, PA 19044

workspace
property trust

4,933 SF Available Now

Flex Space



201 Witmer Road I Suite 203

Horsham, Pennsylvania, 19044

PROPERTY HIGHLIGHTS

Located at the prime intersection of Blair Mill and Witmer Roads within the PA Lifestyle Campus, 201-223 Witmer offers a seamless blend of accessibility and functionality. Featuring a loading dock, drive-up ramp, 16 ft clear height, and natural gas service, this office building is designed for efficiency. With convenient access to public transportation and major routes—including the Pennsylvania Turnpike, 611, 63, and 309—businesses here enjoy connectivity to New York, Princeton, Trenton, and Philadelphia. Ideal for professionals hosting clients across the tri-state area, 201-223 Witmer is a must-see for companies seeking visibility and convenience.

AMENITIES

- Loading Dock on-site
- Drive Up Ramp
- Less than 1 min drive to The Patio - Seasonal Beer Garden
- Less than 1 min drive to Synergy at 100 Lakeside Amenity Center
- 16 Ft Clear height
- Natural Gas provided

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Demographics >>

	1 mile	3 miles
Population	8,887	86,124
Households	3,704	33,095
Median Age	39.70	41.70
Median HH Income	\$89,229	\$102,812
Daytime Employees	16,860	52,562
Population Growth '24 - '29	▲ 1.91%	▲ 1.48%
Household Growth '24 - '29	▲ 2.16%	▲ 1.54%

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	0.18 mi
Blair Mill Road	Witmer Rd SW	14,663	2022	0.42 mi
Blair Mill Rd	Witmer Rd NE	13,407	2022	0.45 mi
Blair Mill Road	Witmer Rd NE	13,143	2020	0.45 mi
Witmer Rd	Church Rd SE	9,856	2022	0.49 mi
Blair Mill Rd	Veser Ln NE	15,466	2022	0.49 mi
Dresher Rd	Gibraltar Rd SW	15,731	2022	0.49 mi
School Rd	Horseshoe Ln SE	543	2022	0.70 mi
Blair Mill Rd	Welsh Rd SW	9,958	2022	0.72 mi

Horsham, Pennsylvania 19044

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700 Dresher Road, Suite 150
(215) 328-2732
www.workspaceproperty.com

Doug Himmelreich
Director of Leasing
dhimmelreich@workspaceproperty.com



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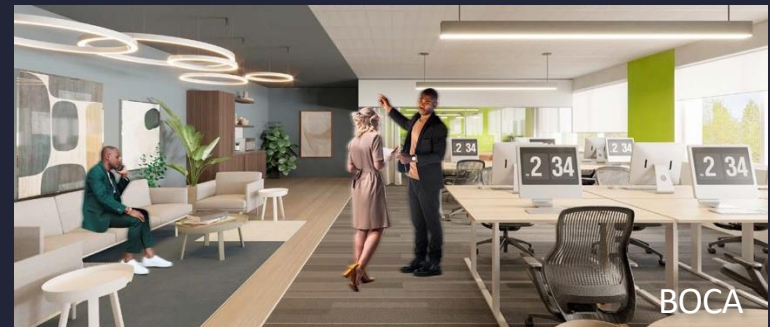
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*Indicative of the look and feel (not the actual suite)