

# 506 Prudential Road | Entire Building

Horsham, PA 19044

**workspace**  
property trust

## 18,200 SF Available Now

Office Space



RENDERING

# 506 Prudential Road | Entire Building

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

Ideal for office or lab/R&D user. Single-story office building with office furniture and workstations in place and available for plug and play user; monument signage on Dresher Road and Prudential Road provide ample visibility; enjoy immediate proximity to 3 brand new apartment developments, retail, and lifestyle centers.

This single-story opportunity offers marketing opportunities and way finding signage throughout the 40-building office campus. Visitors and staff benefit from the location's proximity to the PA Turnpike, Route 611 and 63, and its access to population-dense Horsham communities including the 555 Flats – a 200+ unit luxury apartment complex within walking distance of 506.

### Demographics >>

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 10,456   | 93,333   |
| Households                  | 4,310    | 36,353   |
| Median Age                  | 40.50    | 42.30    |
| Median HH Income            | \$81,538 | \$91,831 |
| Daytime Employees           | 15,326   | 50,102   |
| Population Growth '23 - '28 | ▲ 4.17%  | ▲ 4.00%  |
| Household Growth '23 - '28  | ▲ 4.11%  | ▲ 4.22%  |

### Traffic >>

| Collection Street | Cross Street    | Traffic Vol | Last Mea... | Distance |
|-------------------|-----------------|-------------|-------------|----------|
| Blair Mill Rd     | Veser Ln NE     | 15,466      | 2022        | 0.29 mi  |
| Dresher Rd        | Gibraltar Rd SW | 15,731      | 2022        | 0.34 mi  |
| Dresher Road      | Witmer Rd SW    | 25,585      | 2022        | 0.35 mi  |
| Blair Mill Road   | Witmer Rd SW    | 14,663      | 2022        | 0.37 mi  |
| Easton Rd         | Willow Ave SE   | 42,556      | 2022        | 0.42 mi  |
| Dresher Rd        | Witmer Rd NE    | 13,519      | 2022        | 0.43 mi  |
| Pine Ave          | Morris Rd SE    | 359         | 2022        | 0.44 mi  |
| Easton Road       | Linden Ave SE   | 18,614      | 2022        | 0.45 mi  |
| Easton Rd         | Linden Ave NW   | 40,496      | 2022        | 0.49 mi  |
| Easton Rd         | Pine Ave S      | 22,998      | 2022        | 0.50 mi  |

Made with TrafficMetrix® Products

RENDERINGS



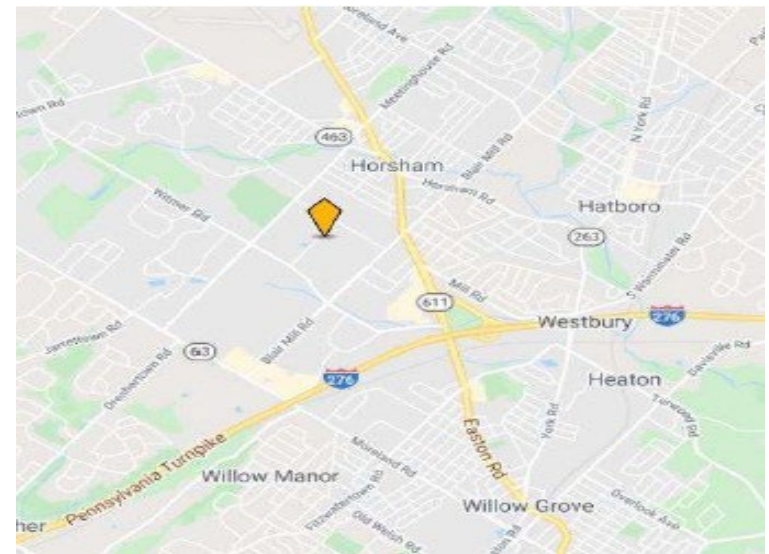
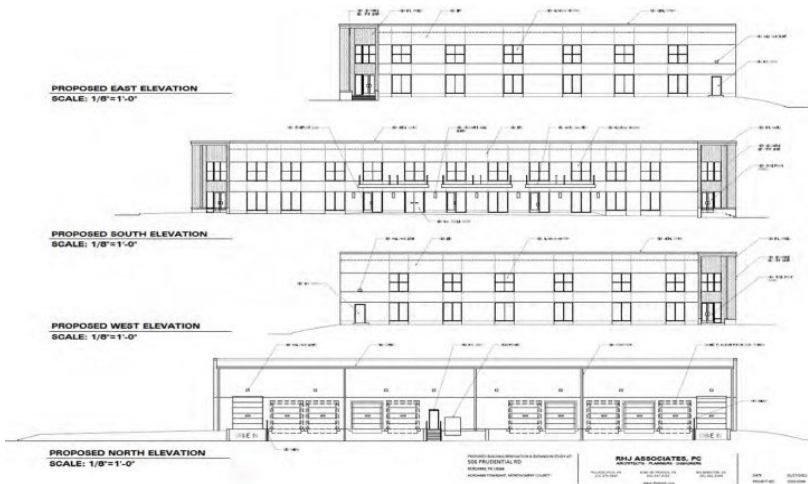
Proposed Loading Dock Facade Façade | Scale: N.T.S



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Photo Cap



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# Spaces for the Way Work Happens Today.

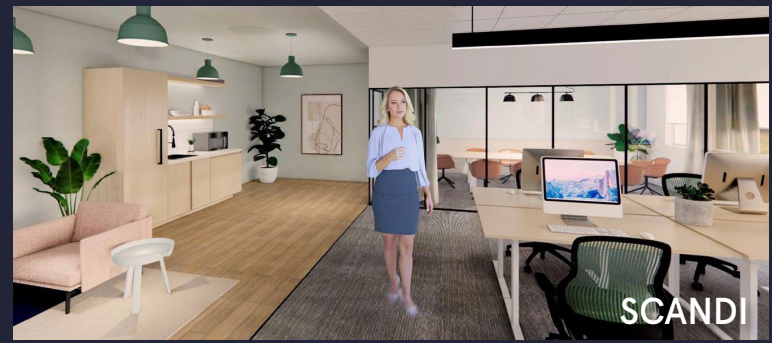
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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.



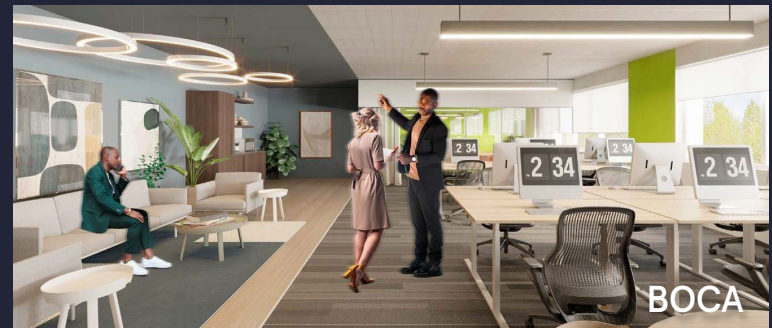
SCANDI



AZURE



TAHOE



BOCA

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