

# 555 Business Center Dr | Suite 180

Horsham, PA 19044

**workspace**  
property trust

## 1,328 SF Available Now

Office Space



# 555 Business Center Dr I Suite 180

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

555 Business Center boasts an array of spacious private offices, each featuring elegant glass sidelights. Bathed in natural light from three sides of windows, the offices offer a bright and inviting atmosphere. Additionally, enjoy the convenience of a walkable second-floor suite just off the atrium lobby. With proximate location to the Pennsylvania's Turnpike, routes 611, 63 and 309 providing access to New York, Princeton, Trenton and Philadelphia,

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 - *The Patio*
- On-site EV charging stations throughout campus
- On-site Fitness Center at 100 Lakeside
- Synergy at 100 Lakeside Conference Center
- Access to (5) daycares minutes from the office
- 555 Flats Luxury Living under 1 mile away
- Shopping at the Upper Dublin Promenade 1 under 2 miles away

**Building Owner: Workspace Property Trust**

**Total Building Size: 30,064 Square Feet**

**Available Space: 1,328 Square Feet**

**Finished Ceiling Height: 8'6"**



## Demographics >>

	1 mile	3 miles
Population	7,455	79,691
Households	2,933	30,764
Median Age	43.10	41.90
Median HH Income	\$126,743	\$103,862
Daytime Employees	12,590	52,203
Population Growth '24 - '29	↑ 2.20%	↑ 1.56%
Household Growth '24 - '29	↑ 2.25%	↑ 1.63%

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Witmer Rd	Church Rd SE	9,856	2022	0.31 mi
Timber Rd	Sugar Maple Ln NW	412	2022	0.33 mi
Dresher Rd	Witmer Rd NE	13,519	2022	0.33 mi
Pebble Dr	Country Rd NE	645	2022	0.34 mi
School Rd	Horseshoe Ln SE	543	2022	0.35 mi
Dresher Road	Witmer Rd SW	25,585	2022	0.42 mi
Welsh Rd	Jarrettown Rd NW	13,850	2017	0.50 mi
Welsh Road	Jarrettown Rd NW	5,936	2022	0.50 mi
Welsh Rd	Brittany Dr SE	14,542	2022	0.54 mi
Welsh Rd	Dryden Rd SE	25,488	2022	0.67 mi

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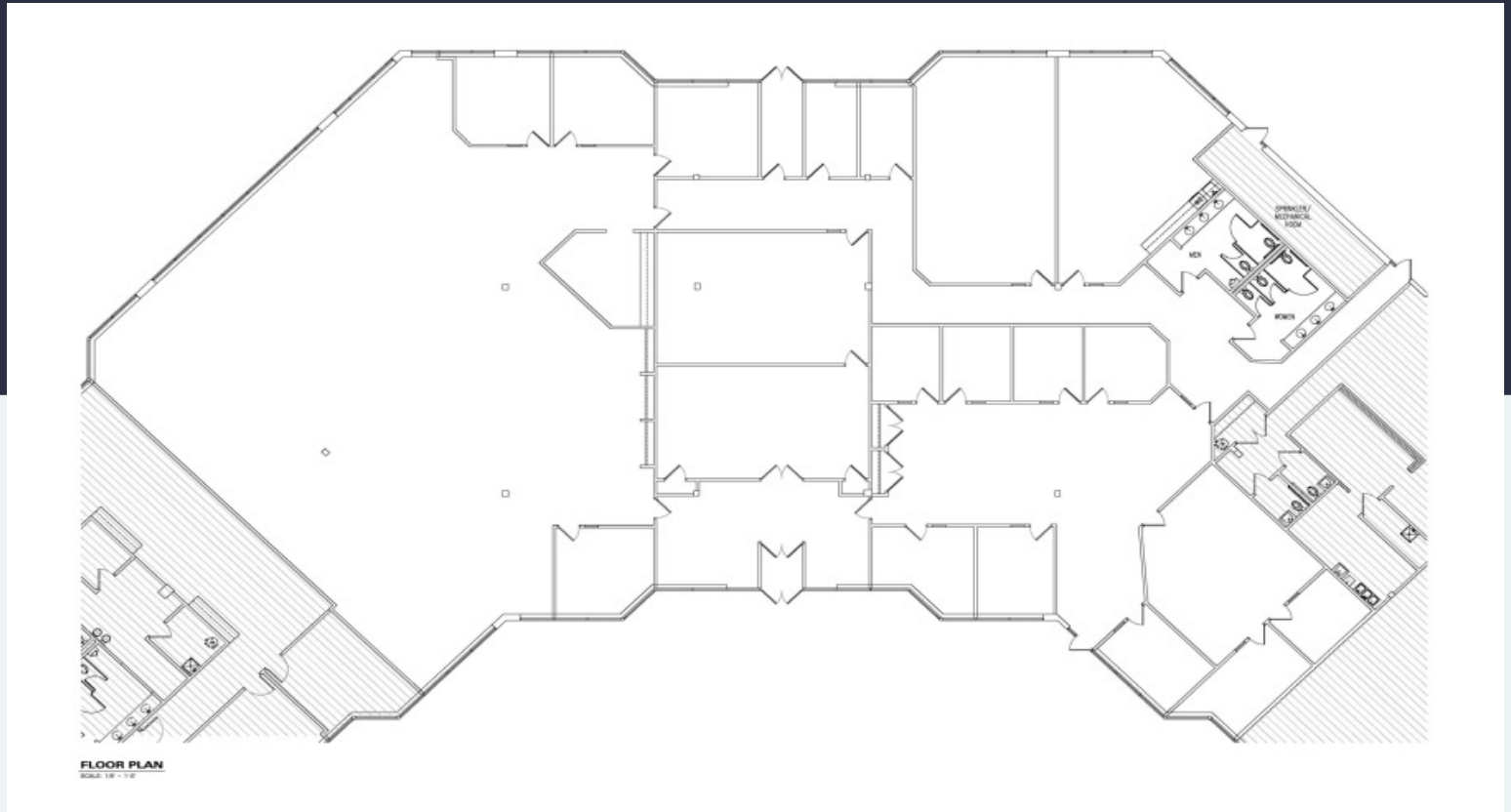
# 555 Business Center Dr I Suite 180

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## 1,328 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  
[Dhimmelreich@workspaceproperty.com](mailto:Dhimmelreich@workspaceproperty.com)



# Spaces for the Way Work Happens Today.

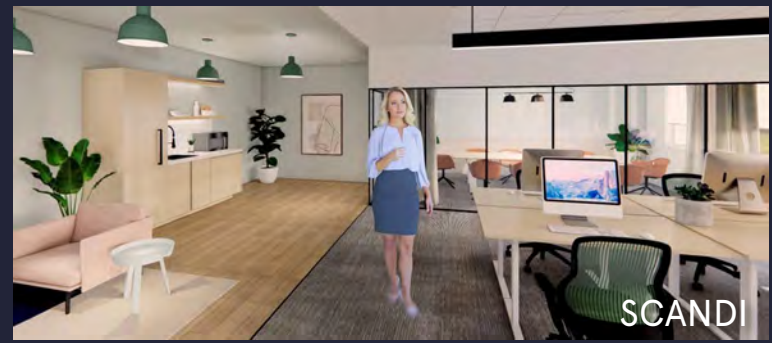
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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)