

101 Rock Road Suite 101 & 102

Horsham, PA 19044

workspace
property trust

20,260 SF Available

Flex Space



101 Rock Road Suite 101 & 102

Horsham, Pennsylvania, 19044

PROPERTY HIGHLIGHTS

AMENITIES

101 Rock Road, a versatile single-story, multi-tenant office/flex building with (2) loading docks situated in the esteemed Pennsylvania Lifestyle Campus. Conveniently located just one mile from the Willow Grove/Horsham Exit 343 of the PA Turnpike and with easy access to public transportation, this building offers optimal accessibility. Featuring separately metered electric and impressive 14'6" ceilings, 101 Rock Road is designed to meet diverse business needs

TRANSPORTATION

The Pennsylvania Business Campus is near the Pennsylvania Turnpike, Route 611 and Route 309 providing access to New York, Princeton, Trenton and Philadelphia.

Horsham Township's h.o.p.s shuttle service is also available to tenants, facilitating transportation between the SEPTA Regional Rail, the Horsham Business Center & the PA Lifestyle Campus.



Demographics >>

	1 mile	3 miles
Population	9,091	91,041
Households	3,865	35,187
Median Age	39.10	41.60
Median HH Income	\$80,998	\$100,856
Daytime Employees	17,206	52,876
Population Growth '24 - '29	↑ 1.62%	↑ 1.55%
Household Growth '24 - '29	↑ 1.89%	↑ 1.64%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Blair Mill Road	Witmer Rd SW	14,663	2022	0.16 mi
Blair Mill Rd	Veser Ln NE	15,466	2022	0.19 mi
Blair Mill Road	Witmer Rd NE	13,143	2020	0.34 mi
Blair Mill Rd	Witmer Rd NE	13,407	2022	0.34 mi
Dresher Road	Witmer Rd SW	25,585	2022	0.43 mi
Dresher Rd	Witmer Rd NE	13,519	2022	0.46 mi
Easton Road	Linden Ave SE	18,614	2022	0.46 mi
Easton Rd	Willow Ave SE	42,556	2022	0.47 mi
Easton Rd	Linden Ave NW	40,496	2022	0.47 mi
Dresher Rd	Gibraltar Rd SW	15,731	2022	0.55 mi

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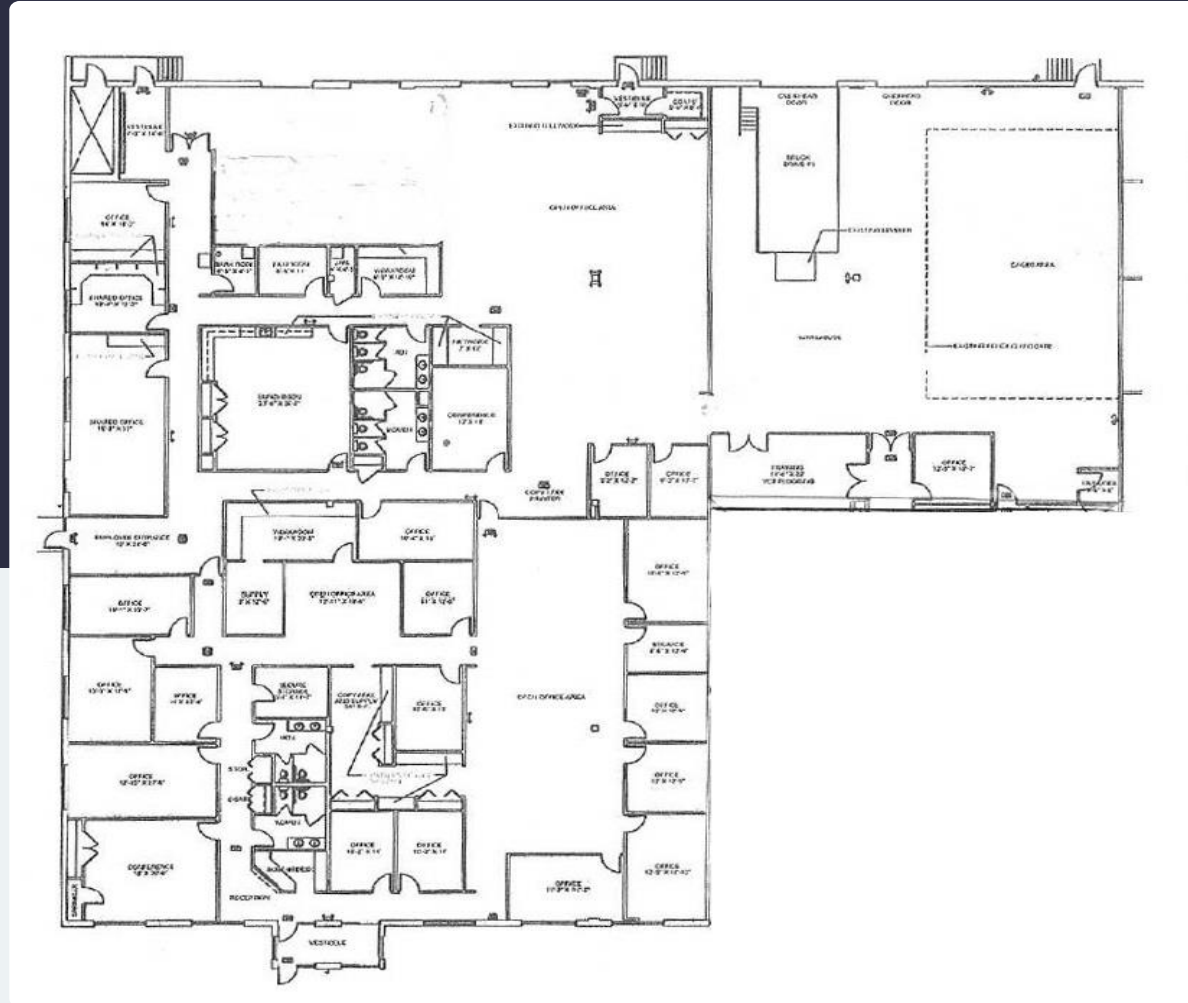
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Leasing Information

700 Dresher Road, Suite 150
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www.workspaceproperty.com

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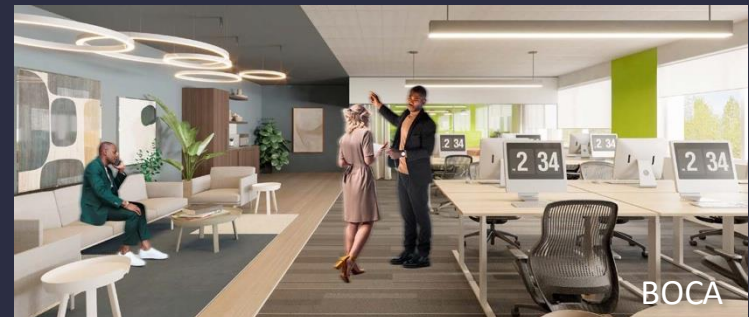
SCANDI



AZURE



TAHOE



BOCA

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