

# 2 Walnut Grove Drive | Suite 100

Horsham, PA 19044

**workspace**  
property trust

## 4,530 SF Available for Lease

Office Space



# 2 Walnut Grove Drive I Suite 100

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 (11) 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



# Spaces for the Way Work Happens Today.

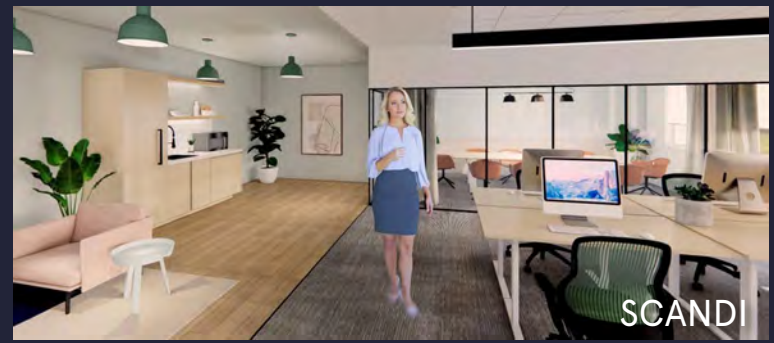
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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.



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