

300 Welsh Road Building #4 | 2nd Floor

Horsham, PA 19044

workspace
property trust

20,928 SF Available Now

Office Space



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Horsham, Pennsylvania, 19044

PROPERTY HIGHLIGHTS

AMENITIES

Single story building visible and accessible from Rt 63 (Welsh Road). Multiple entry points from the parking lot--excellent opportunity for long term office tenant.

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: 23,461

Ceiling Height: 8'6"



Demographics >>

	1 mile	3 miles
Population	5,723	80,130
Households	2,081	30,795
Median Age	44.50	41.70
Median HH Income	\$143,044	\$104,346
Daytime Employees	11,167	54,206
Population Growth '24 - '29	▲ 2.25%	▲ 1.59%
Household Growth '24 - '29	▲ 2.35%	▲ 1.67%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Timber Rd	Sugar Maple Ln NW	412	2022	0.16 mi
Welsh Rd	Jarrettown Rd NW	13,850	2017	0.18 mi
Welsh Road	Jarrettown Rd NW	5,936	2022	0.18 mi
Welsh Rd	Dryden Rd SE	25,488	2022	0.42 mi
Welsh Rd	Brittany Dr SE	14,542	2022	0.42 mi
Welsh Road	Dryden Rd NW	12,665	2022	0.50 mi
Dresher Rd	Witmer Rd NE	13,519	2022	0.56 mi
Pebble Dr	Country Rd NE	645	2022	0.56 mi
N Spring Hill Dr	S Spring Hill Dr SE	510	2022	0.56 mi
School Rd	Horseshoe Ln SE	543	2022	0.63 mi

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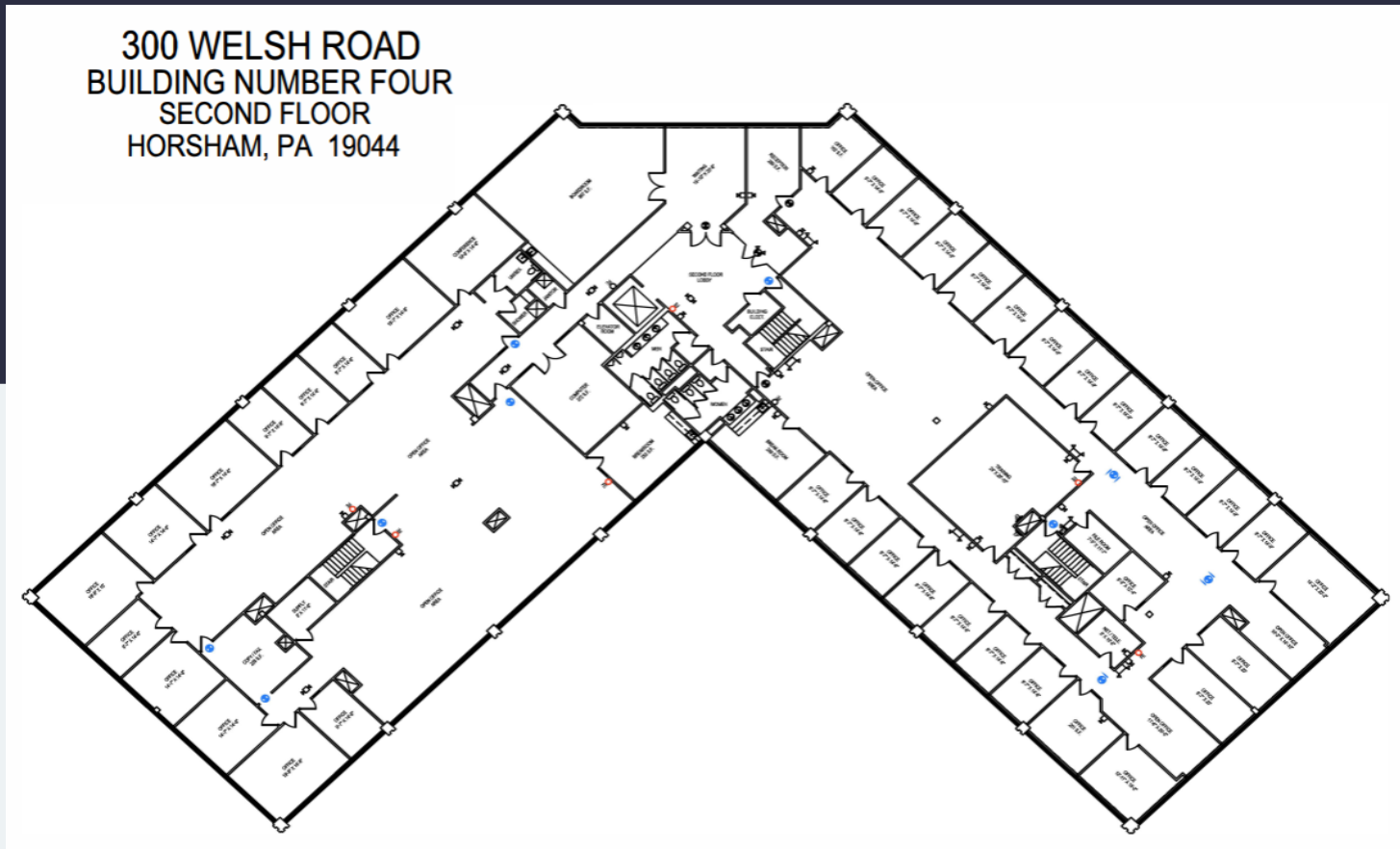
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20,928 SF Available for Lease

Office Space



Leasing Information

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

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Spaces for the Way Work Happens Today.

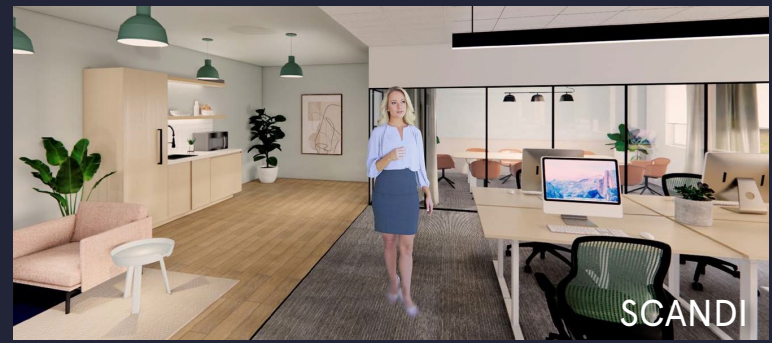
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

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.



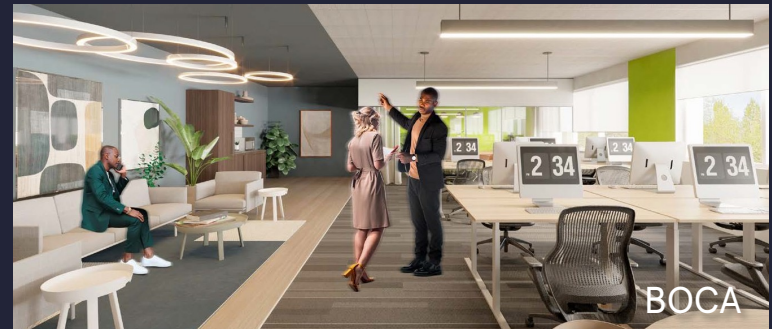
SCANDI



AZURE



TAHOE



BOCA

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