

300 Welsh Road Building #3

Horsham, PA 19044

workspace
property trust

9,917 SF Available Now

Office Space



240 Gibraltar Road I Suite 300

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 medical office tenant. Numerous shopping centers, hotels, dining options, banking, retail, daycare and fitness centers under a 2-minute drive. Plus, sports leagues, landlord-coordinated social and networking events. Proximate access to 2 PA Turnpike access points, Routes 611 and 309, SEPTA Routes 80 & 310 with multiple stops throughout the Pennsylvania Business Campus.

Demographics >>

	1 mile	3 miles
Population	5,722	80,642
Households	2,065	30,980
Median Age	44.60	41.70
Median HH Income	\$144,649	\$104,370
Daytime Employees	10,715	54,476
Population Growth '24 - '29	▲ 2.27%	▲ 1.59%
Household Growth '24 - '29	▲ 2.37%	▲ 1.67%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Welsh Rd	Jarrettown Rd NW	13,850	2017	0.11 mi
Welsh Road	Jarrettown Rd NW	5,936	2022	0.11 mi
Timber Rd	Sugar Maple Ln NW	412	2022	0.21 mi
Welsh Rd	Dryden Rd SE	25,488	2022	0.35 mi
Welsh Road	Dryden Rd NW	12,665	2022	0.44 mi
Welsh Rd	Brittany Dr SE	14,542	2022	0.46 mi
N Spring Hill Dr	S Spring Hill Dr SE	510	2022	0.59 mi
Dresher Rd	Witmer Rd NE	13,519	2022	0.60 mi
Pebble Dr	Country Rd NE	645	2022	0.63 mi
Blair Mill Rd	Welsh Rd SW	9,958	2022	0.65 mi



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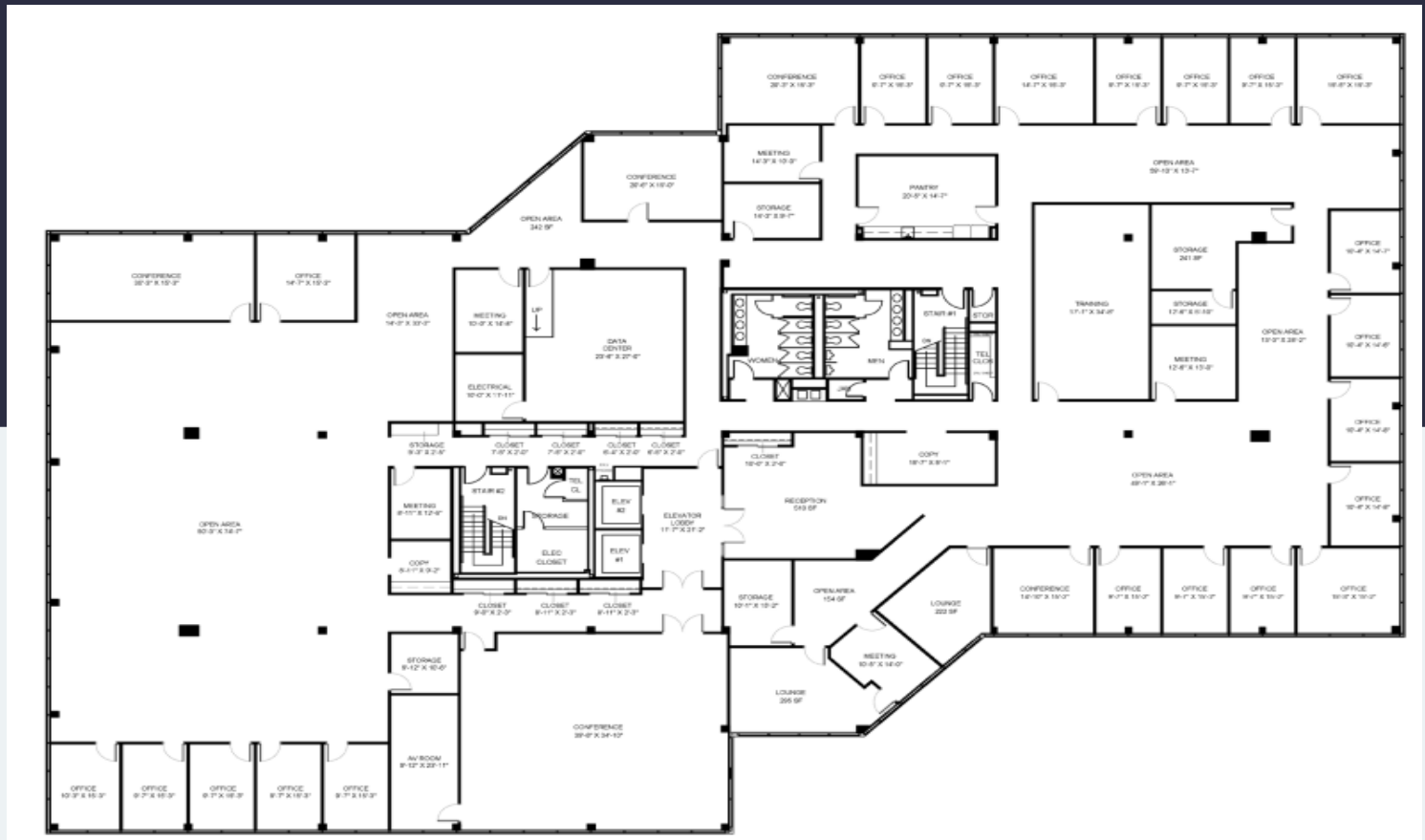
Office Space

Horsham, Pennsylvania 19044



9,917 SF Available for Lease

Office Space



Leasing Information

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

Doug Himmelreich
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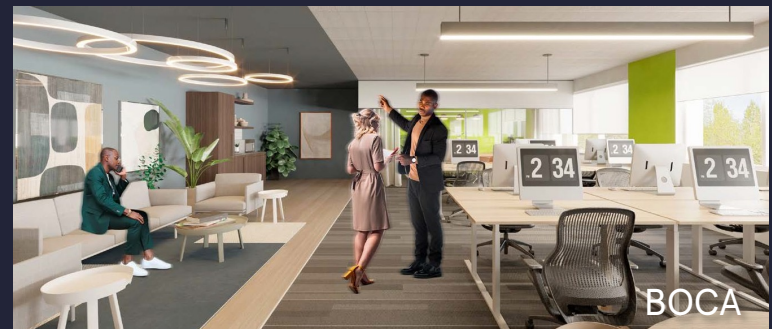
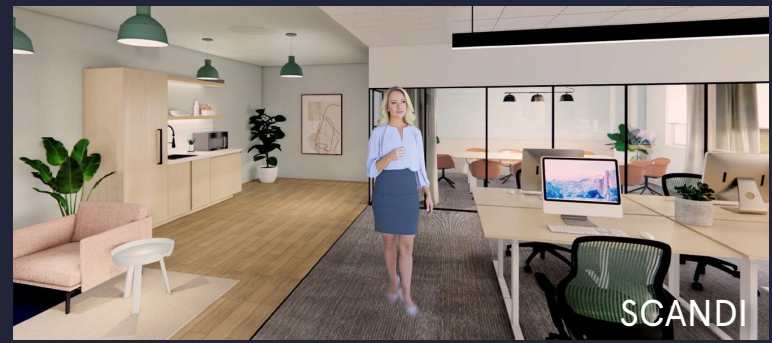
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- Plug & Play IT Packages Available



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