

# 300 Welsh Road Building #4 | Suite 160

Horsham, PA 19044



## 4,453 SF Available Now

Office Space



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## 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.

### TRANSPORTATION

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	5,688	80,006
Households	2,033	30,741
Median Age	45.20	41.70
Median HH Income	\$149,805	\$104,662
Daytime Employees	10,221	54,660
Population Growth '24 - '29	▲ 2.30%	▲ 1.60%
Household Growth '24 - '29	▲ 2.41%	▲ 1.68%

#### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Welsh Rd	Jarrettown Rd NW	13,850	2017	0.12 mi
Welsh Road	Jarrettown Rd NW	5,936	2022	0.12 mi
Timber Rd	Sugar Maple Ln NW	412	2022	0.18 mi
Welsh Rd	Dryden Rd SE	25,488	2022	0.40 mi
Welsh Rd	Brittany Dr SE	14,542	2022	0.40 mi
Welsh Road	Dryden Rd NW	12,665	2022	0.48 mi
N Spring Hill Dr	S Spring Hill Dr SE	510	2022	0.53 mi
Pebble Dr	Country Rd NE	645	2022	0.62 mi
Jarrettown Road	Heard Dr NE	4,738	2020	0.64 mi
Jarrettown Rd	Heard Dr NE	4,707	2022	0.64 mi



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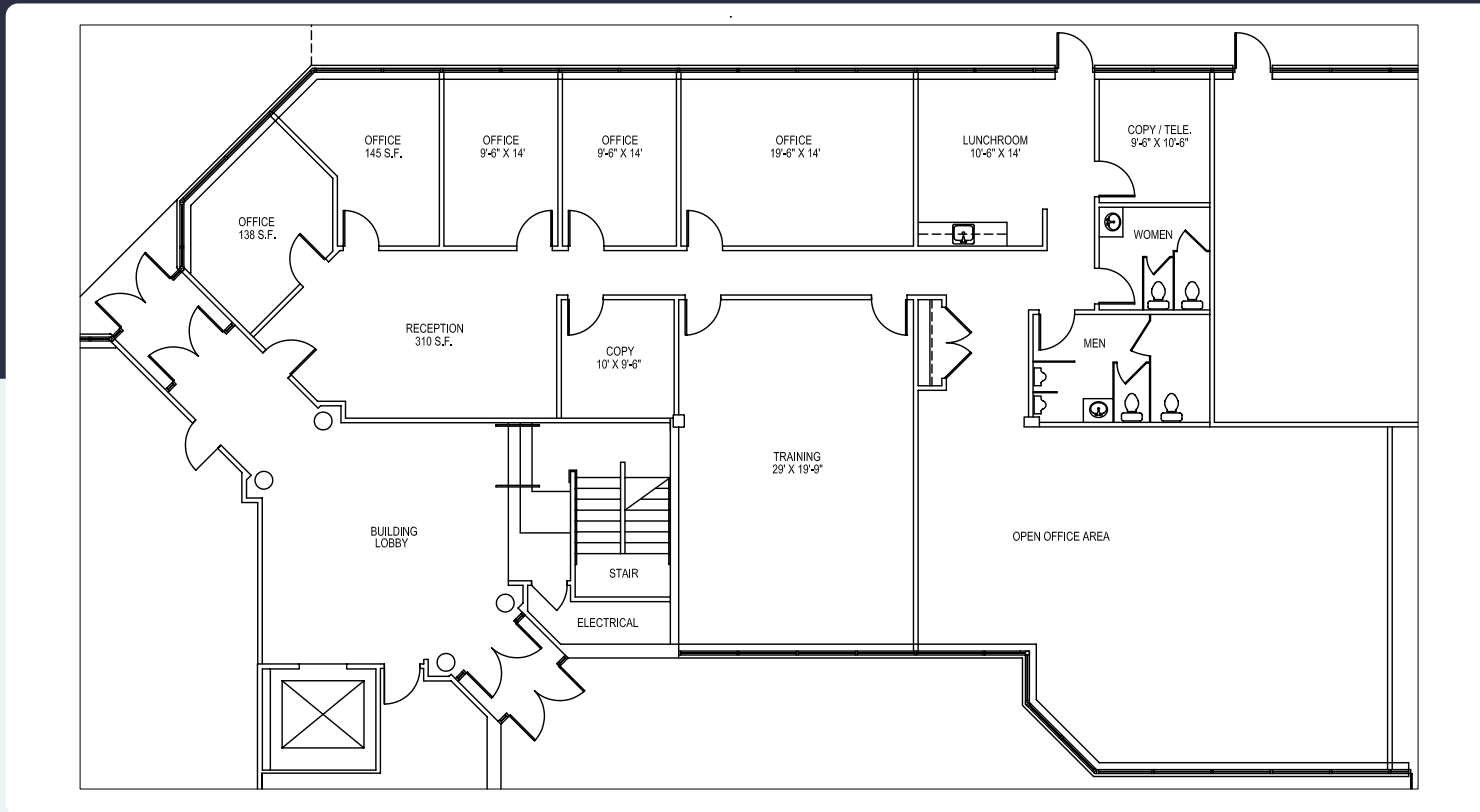
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## 4,453 SF Available for Lease

Office Space



## Leasing Information

700 Dresher Road, Suite 150  
(215) 328-2732  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Doug Himmelreich  
Director of Leasing  
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# Spaces for the Way Work Happens Today.

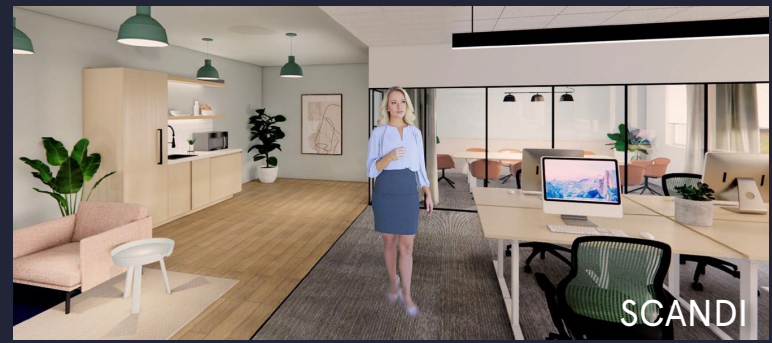
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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.



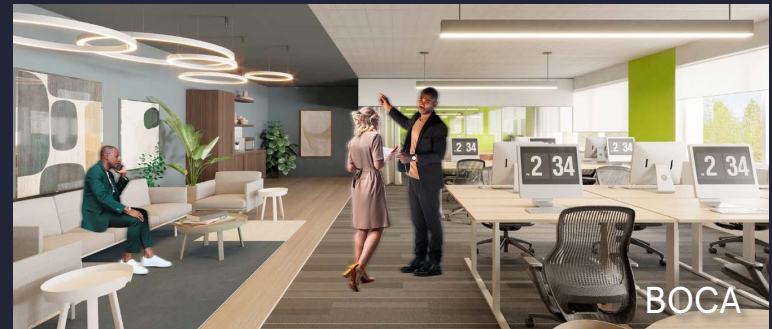
SCANDI



AZURE



TAHOE



BOCA

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