

747 Dresher Road I Suite 170

Horsham, PA 19044

workspace
property trust

3,612 SF Available For Lease



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Horsham, Pennsylvania, 19044

PROPERTY HIGHLIGHTS

747 Dresher Road, Suite 170 is a single-story, 16,970 sf building located within the professionally owned and operated Pennsylvania Lifestyle Campus (PLC). The building offers extensive signage and marketing opportunities, ample parking, and easy access off highly traveled Welsh Road (Rt 63) and Dresher Roads in sought-after Horsham Township.

Strategically located less than 5 minutes to not one, but two, Pennsylvania Turnpike ramps, 747 Dresher is proximate to several major arterial corridors including Rt 309, I-476, and Rt 611. Across the street are the Toll Brother's Enclave and Regency developments, along with The Upper Dublin Promenade – a brand new mixed-use living option, among six others in this market. Horsham's dynamic business environment offers some of the lowest taxes in the region, including no business privilege or mercantile tax.

There are over 140 professional businesses within the PLC alone. Unparalleled access, a robust housing stock, and a strong labor pool combine to provide an exceptional strategic advantage for customer facing businesses that are located here.

Building Owner: Workspace Property Trust

Total Building Size: 53,200

Ceiling Height: 8'6" **Parking**

Ratio: 4.32/1,000



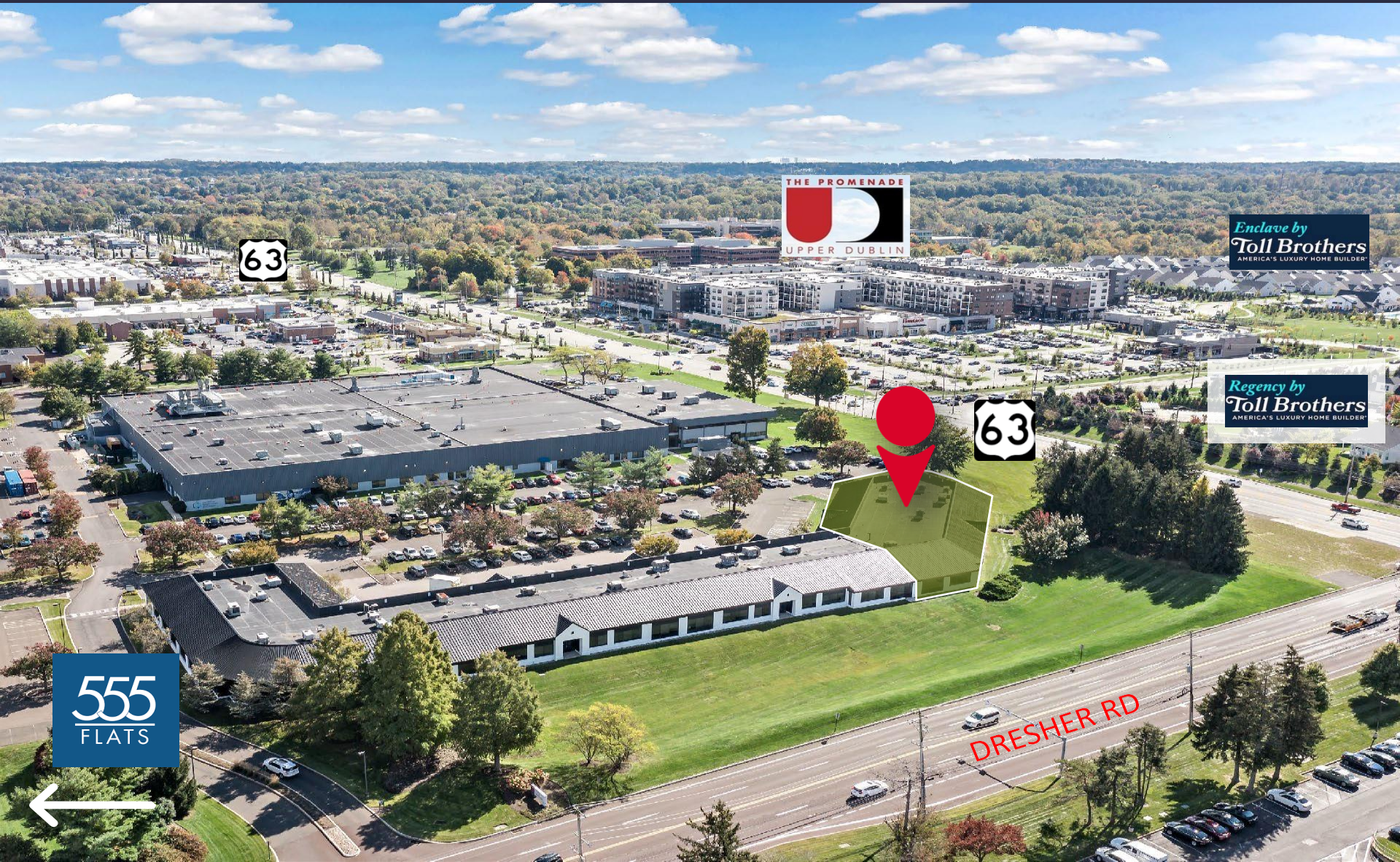
Demographics >>

	1 mile	3 miles
Population	6,776	87,012
Households	2,480	33,798
Median Age	42.90	42.30
Median HH Income	\$123,113	\$96,645
Daytime Employees	12,460	52,327
Population Growth '23 - '28	▲ 4.27%	▲ 3.83%
Household Growth '23 - '28	▲ 4.23%	▲ 4.04%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Welsh Road	Jarrettown Rd NW	5,936	0	0.12 mi
Welsh Rd	Jarrettown Rd NW	13,850	0	0.12 mi
Welsh Rd	Dryden Rd SE	25,488	0	0.23 mi
Welsh Road	Dryden Rd NW	12,665	0	0.31 mi
Timber Rd	Sugar Maple Ln NW	412	0	0.35 mi
Blair Mill Rd	Welsh Rd SW	9,958	0	0.51 mi
Blair Mill Road	Welsh Rd SW	9,515	0	0.51 mi
Welsh Rd	Brittany Dr SE	14,542	0	0.59 mi
Dresher Rd	Witmer Rd NE	13,519	0	0.60 mi
Welsh Rd	Computer Ave SE	24,801	0	0.64 mi

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THE PROMENADE
UPPER DUBLIN

Enclave by
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

Regency by
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

555
FLATS

DRESHER RD

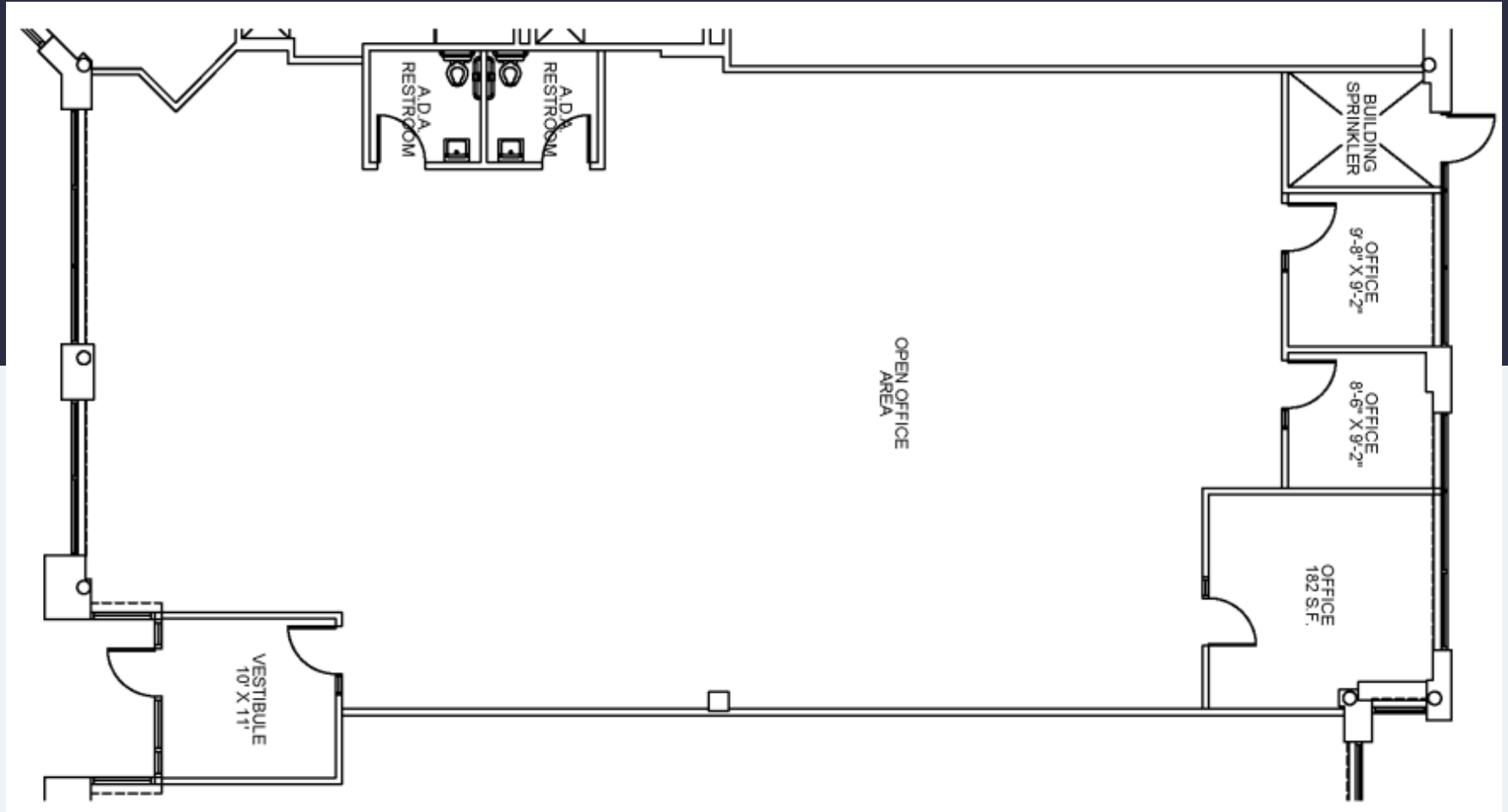
Access to Dresher Road and Welsh Rd (rt 63)

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Spaces for the Way Work Happens Today.

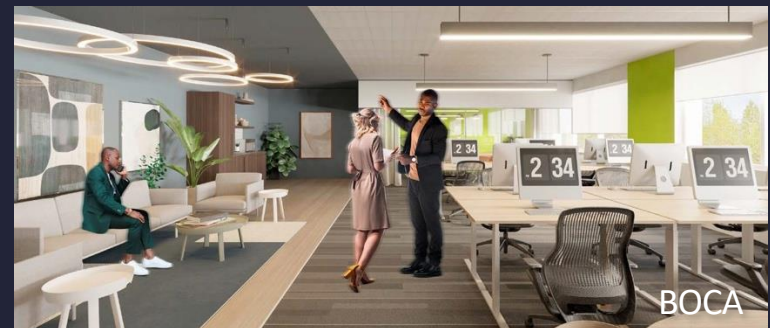
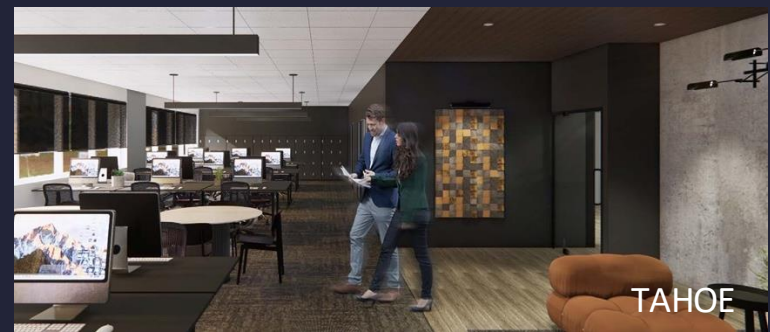
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Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



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