

2 Walnut Grove Drive | Suite 200

Horsham, PA 19044

workspace
property trust

11,532 SF Available for Lease

Office Space



2 Walnut Grove Drive I Suite 200

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.

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



Demographics >>

	1 mile	3 miles
Population	7,773	65,160
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	↑ 2.02%	↑ 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	Witmor Rd NE	13,113	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

Building Owner: Workspace Property Trust

Total Building Size: 81,856

Ceiling Height: 8'4"

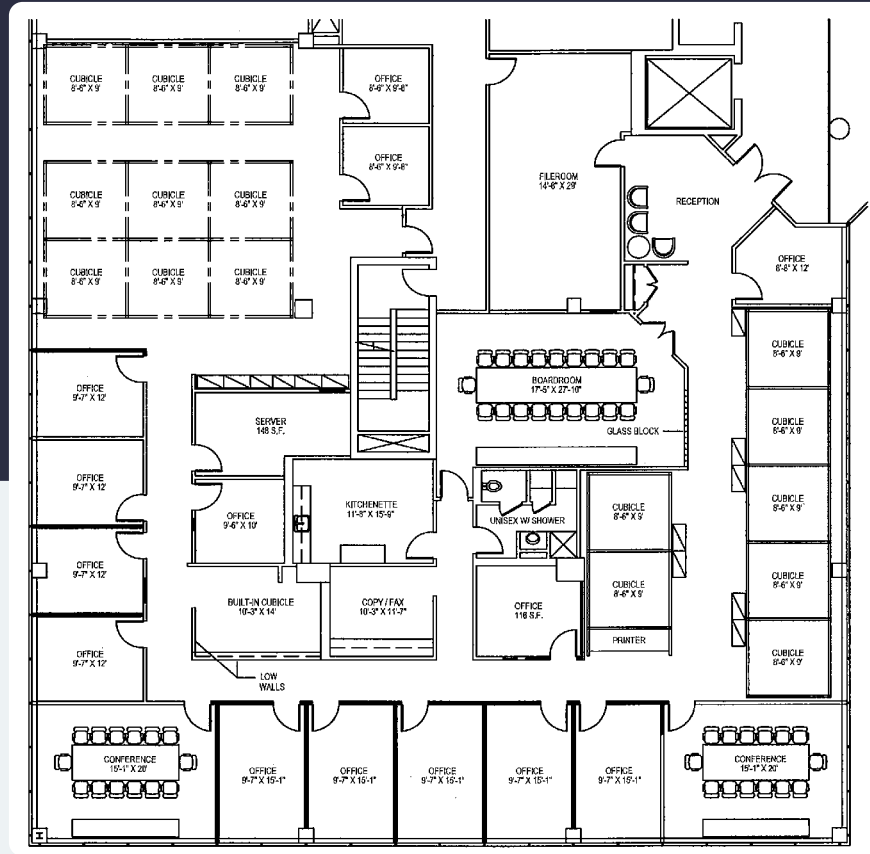
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Leasing Information

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