

100 Lakeside Drive | Suite 150  
Horsham, PA 19044

**workspace**  
property trust

**11,116 SF Available Now**

Office Space





# 100 Lakeside Drive Suite 150

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

Located just off the PA Turnpike in Horsham, the Lakeside Health & Wellness Campus is a leading medical office and outpatient care destination. Spanning a total of 235,000 sf across five buildings, Lakeside Health & Wellness suites range from 1,500 sf up to 62,000, supporting the region's premier healthcare providers.

### 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.

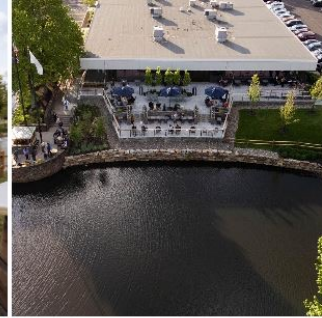
Horsham Township's h.o.p.s shuttle service is also available to tenants, facilitating transportation between the SEPTA Regional Rail, the Horsham Business Center & the PA Lifestyle Campus.

#### Demographics >>

|                             | 1 mile   | 3 miles   | 10 Min. Drive |
|-----------------------------|----------|-----------|---------------|
| Population                  | 9,561    | 88,328    | 166,595       |
| Households                  | 4,084    | 34,223    | 64,542        |
| Median Age                  | 39       | 41.80     | 43.30         |
| Median HH Income            | \$74,958 | \$100,687 | \$100,703     |
| Daytime Employees           | 15,872   | 51,910    | 92,357        |
| Population Growth '24 - '29 | ▲ 1.66%  | ▲ 1.54%   | ▲ 1.68%       |
| Household Growth '24 - '29  | ▲ 1.91%  | ▲ 1.64%   | ▲ 1.74%       |

#### Traffic >>

| Collection Street | Cross Street    | Traffic Vol | Last Measu... | Distance |
|-------------------|-----------------|-------------|---------------|----------|
| Dresher Road      | Witmer Rd SW    | 25,722      | 2025          | 0.23 mi  |
| Dresher Rd        | Witmer Rd NE    | 13,701      | 2025          | 0.31 mi  |
| Dresher Rd        | Gibraltar Rd SW | 16,339      | 2025          | 0.31 mi  |
| Witmer Road       | Church Rd SE    | 6,596       | 2022          | 0.35 mi  |
| Blair Mill Rd     | Veser Ln NE     | 15,686      | 2025          | 0.39 mi  |
| Blair Mill Road   | Witmer Rd SW    | 14,742      | 2025          | 0.42 mi  |
| Dresher Rd        | Pine Ave NE     | 16,271      | 2025          | 0.53 mi  |
| Pine Ave          | Morris Rd SE    | 366         | 2025          | 0.53 mi  |
| Easton Rd         | Willow Ave SE   | 42,271      | 2025          | 0.55 mi  |
| Blair Mill Rd     | Witmer Rd NE    | 14,042      | 2025          | 0.55 mi  |



On-site Fitness

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# Spaces for the Way Work Happens Today.

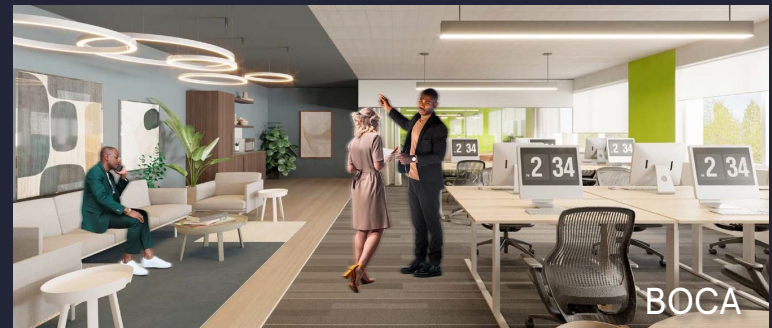
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



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