



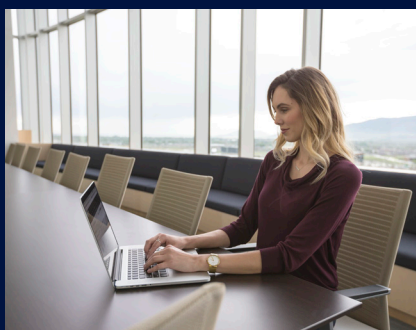
IDEAL FOR MEDICAL OFFICE

WALKING TRAIL ON-SITE

MINUTES FROM PA TURNPIKE

Horsham Business Center

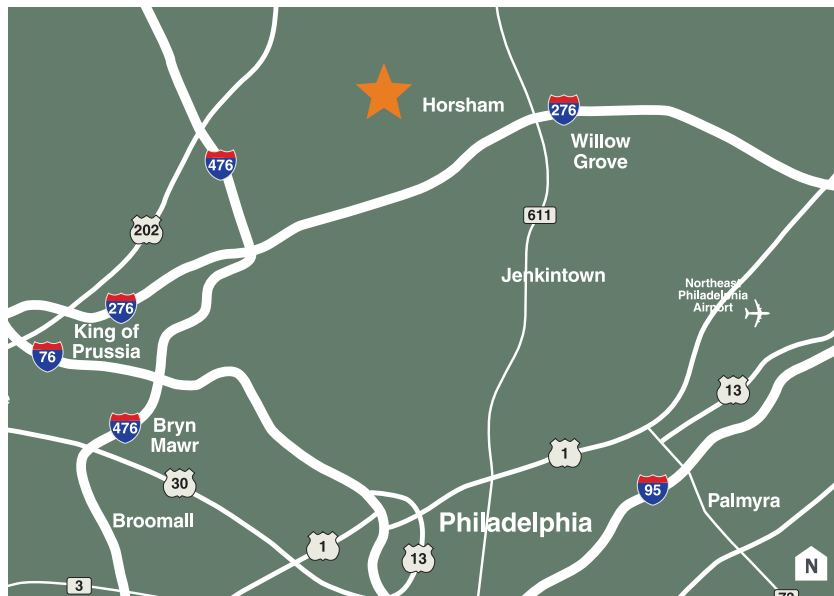
300 WELSH ROAD, BUILDING TWO
HORSHAM, PA



Ideal For Medical Office

The Horsham Business Center is the ideal location for medical tenants requiring a Class A location with access to amenities in the eastern Montgomery County suburbs of Philadelphia. Located in the heart of Horsham and on the highly-visible corner of Welsh and Dresher Roads, 300 Welsh Road, Building Two is one of the most recognizable and accessible properties in the area.

Tenants can quickly and easily access the numerous shopping centers, hotels, dining options, banking, big box retail, daycares and fitness centers surrounding the building. The property also provides access to the various miles of walking trails. 300 Welsh Road, Building Two also provides proximate access to PA Turnpike Willow Grove Interchange, PA Routes 611 and 309, and SEPTA Routes 80 & 310 with multiple stops throughout the Horsham Business Center.



Key Features



Ideal for medical office



Walking trail on-site



Major exposure on
Welsh & Dresher roads



Proximity to amenities
& major roadways



No business privilege
or occupational tax

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



Abington Hospital
10 MINUTES



Chestnut Hill
Hospital
18 MINUTES



Einstein Medical
Center Philadelphia
30 MINUTES



Downtown
Philadelphia
30 MINUTES



Philadelphia
International Airport
40 MINUTES

SPECIFICATIONS

AVAILABLE SPACE	4,280 SF	PARKING RATIO	5/1,000
YEAR BUILT	1980	TELECOM	Verizon Fios
SIZE	17,750 SF	FLOORS	One

Amenities

- Walking trail on-site
- SEPTA Route 310 Horsham & Route 311 Commonwealth Breeze Shuttle

Features

- Ideal for medical use
- Direct suite entrance from parking lot
- Exposure on Welsh and Dresher Roads
- Minutes from the PA Turnpike

Leasing Information



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