



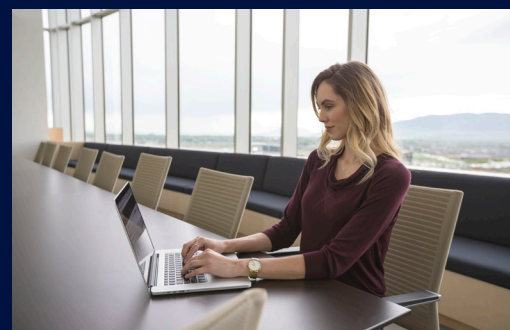
EXCEPTIONAL AMENITIES

MAJOR CAPITAL IMPROVEMENTS COMPLETE

MINUTES FROM PA TURNPIKE

# Horsham Business Center

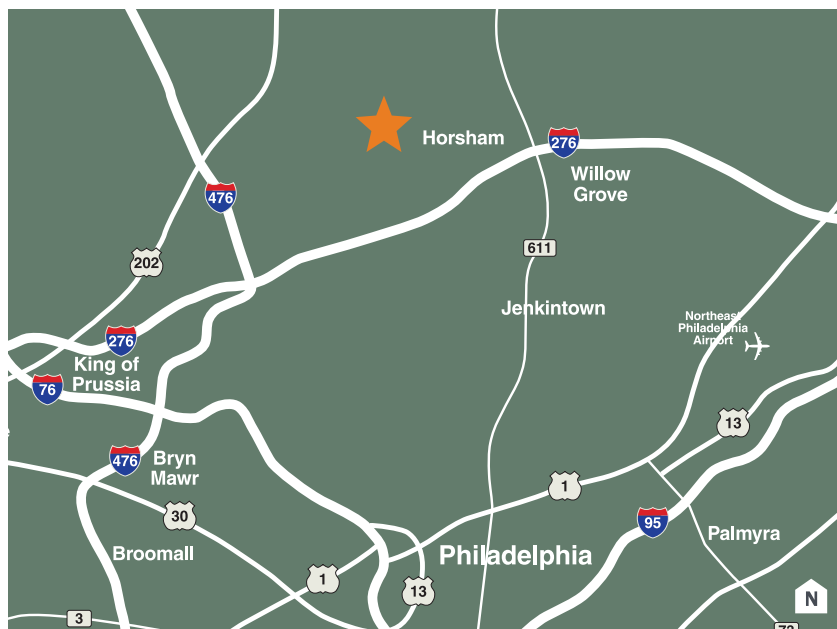
300 WELSH ROAD, BUILDING ONE  
HORSHAM, PA



# Major Capital Improvements Complete

The Horsham Business Center is the ideal location for corporations 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 One 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 various miles of walking trails. 300 Welsh Road, Building One 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



Newly renovated exterior and interior



Courtyard with WiFi



Major exposure on Welsh & Dresher roads

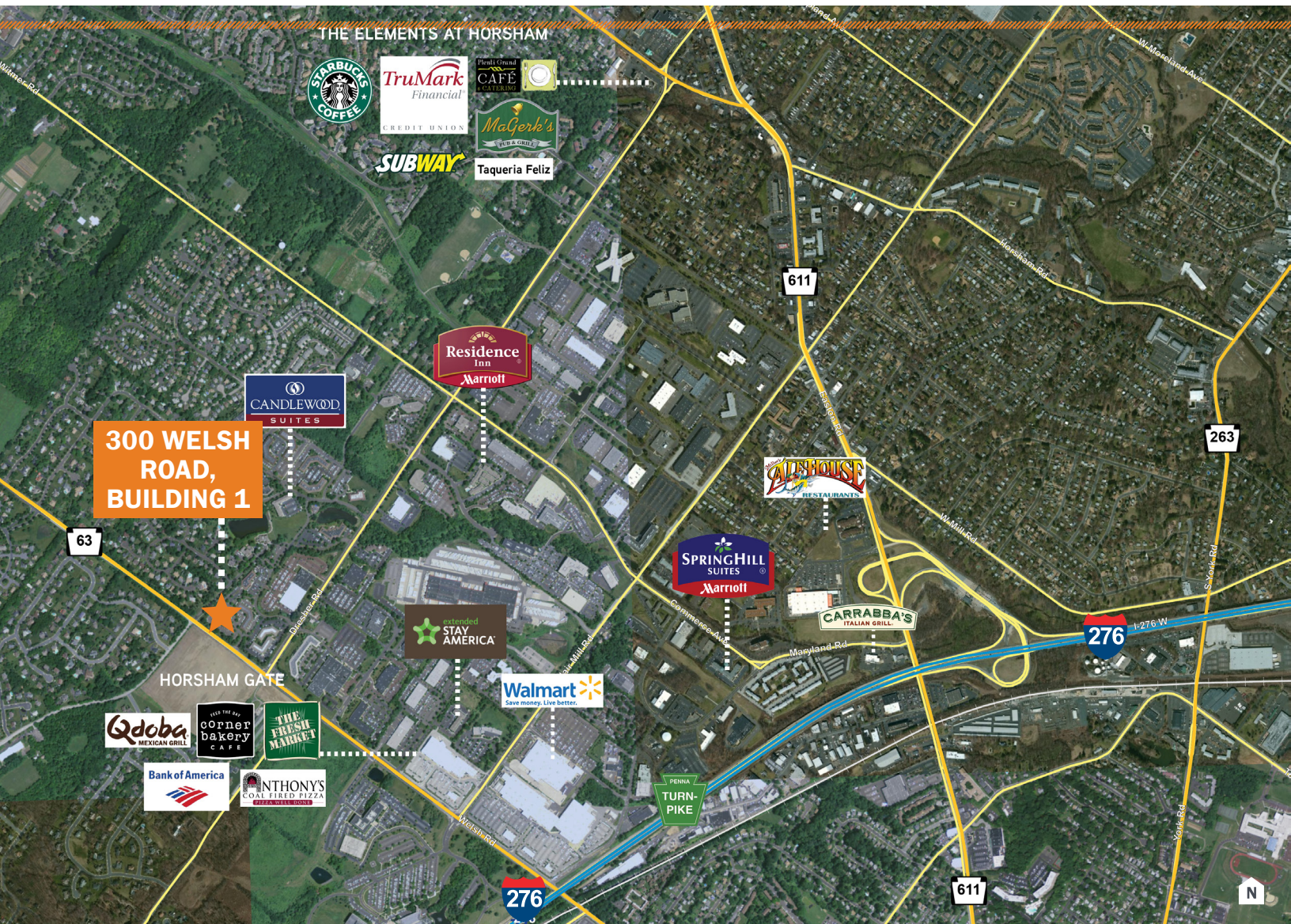


Proximity to amenities & major roadways



No business privilege or occupational tax

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



Willow Grove-PA  
Turnpike Interchange  
>5 MINUTES



Willow Grove  
Park Mall  
>5 MINUTES



New Jersey  
25 MINUTES



Downtown  
Philadelphia  
30 MINUTES



Philadelphia  
International Airport  
40 MINUTES

## SPECIFICATIONS

AVAILABLE SPACE	40,042 SF (divisible)	TELECOM	Comcast Business Class/Verizon Fios
YEAR BUILT	1980	FLOORS	Two
SIZE	40,042 SF	TYPICAL FLOOR PLATE	20,021 SF
PARKING RATIO	4/1,000		

### Amenities

- Façade renovations, creating a modern, sleek exterior
- New building lobby and entrance
- New finishes and restrooms (to include new carpet, paint and lighting)
- Tenant-only courtyard space with seating areas & wifi

### Features

- Building signage available
- Extremely efficient building & factor
- Prime exposure on Welsh and Dresher roads
- Minutes from the PA Turnpike, Route 611 & 63, and local amenities

## Leasing Information



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