



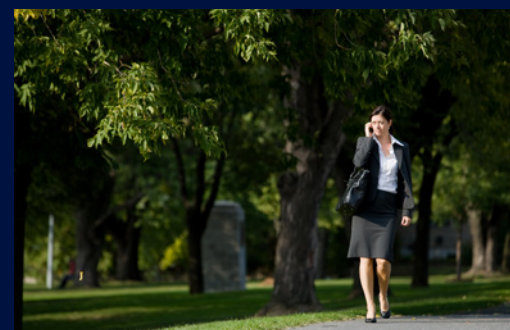
EXCEPTIONAL AMENITIES

ON-SITE WALKING TRAIL

ENERGY STAR RATED BUILDING

Horsham Business Center

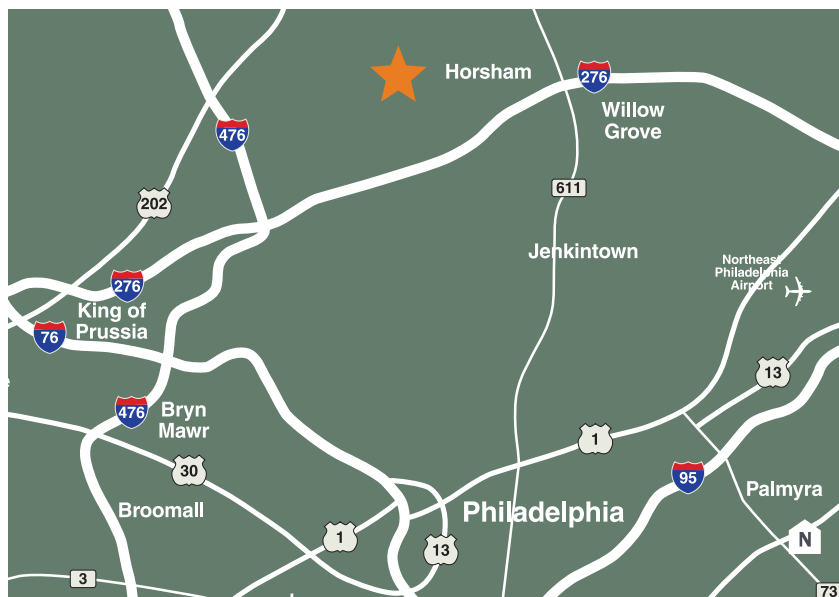
1155 BUSINESS CENTER DRIVE
HORSHAM, PA



Energy Star Awarded Premier Office Building

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, 1155 Business Center Drive provides a bucolic setting and expansive parking for its tenants.

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 the various miles of walking trails. 1155 Business Center Drive 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



Energy Star rated



On-site walking trail



5/1,000 parking



Individually metered/
controlled HVAC



No business privilege
or occupational tax

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



Willow Grove Exit of
the PA Turnpike
>5 MINUTES



Willow Grove
Park Mall
>5 MINUTES



New Jersey
25 MINUTES



Downtown
Philadelphia
30 MINUTES



Philadelphia
International Airport
40 MINUTES

SPECIFICATIONS

AVAILABLE SPACE	2,080 SF-1st Floor 6,966 SF-1st Floor 4,433 SF-2nd Floor 1,809 SF-2nd Floor	TELECOM	Comcast Business Class & Verizon Fios
YEAR BUILT	1990	FLOORS	Two
SIZE	51,388 SF	TYPICAL FLOOR PLATE	25,694 SF
PARKING RATIO	5/1,000		

Amenities

- On-site walking trail
- Minutes from the PA Turnpike and local amenities, including montessori school
- SEPTA Route 310 Horsham and Route 311 Commonwealth Breeze Shuttle

Features

- Flexible floor plates and suite sizes
- Individually metered and controlled HVAC
- Bucolic setting

Leasing Information



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About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
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