

110 Gibraltar Road | Suite 103  
Horsham, PA 19044



1,337 SF Available Now

Office Space



# 110 Gibraltar Road | Suite 103

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

110 Gibraltar Road is a two-story, multi-tenant office building within the sought-after Pennsylvania Lifestyle Campus featuring new energy-efficient windows, a modern lobby, and on-site EV charging stations. With its proximate location to the Pennsylvania's Turnpike, routes 611, 63 and 309 providing access to New York, Princeton, Trenton and Philadelphia, 110 Gibraltar is a must-visit for business professionals welcoming clients across the tri-state.

Tenants enjoy the proximity to countless lifestyle centers, the walkability to restaurants, an on-campus daycare facility and a seasonal beer garden:

- 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

**Building Owner:** Workspace Property Trust

**Total Building Size:** 59,429

**Ceiling Height:** 8'6"

**1,337 SF Available**

Office Space



Entrance to Suite 100 on the left

### Demographics >>

	1 mile	3 miles
Population	11,549	89,679
Households	5,195	34,843
Median Age	38.40	41.70
Median HH Income	\$70,530	\$98,772
Daytime Employees	13,711	51,238
Population Growth '24 - '29	▲ 1.78%	▲ 1.58%
Household Growth '24 - '29	▲ 1.98%	▲ 1.68%

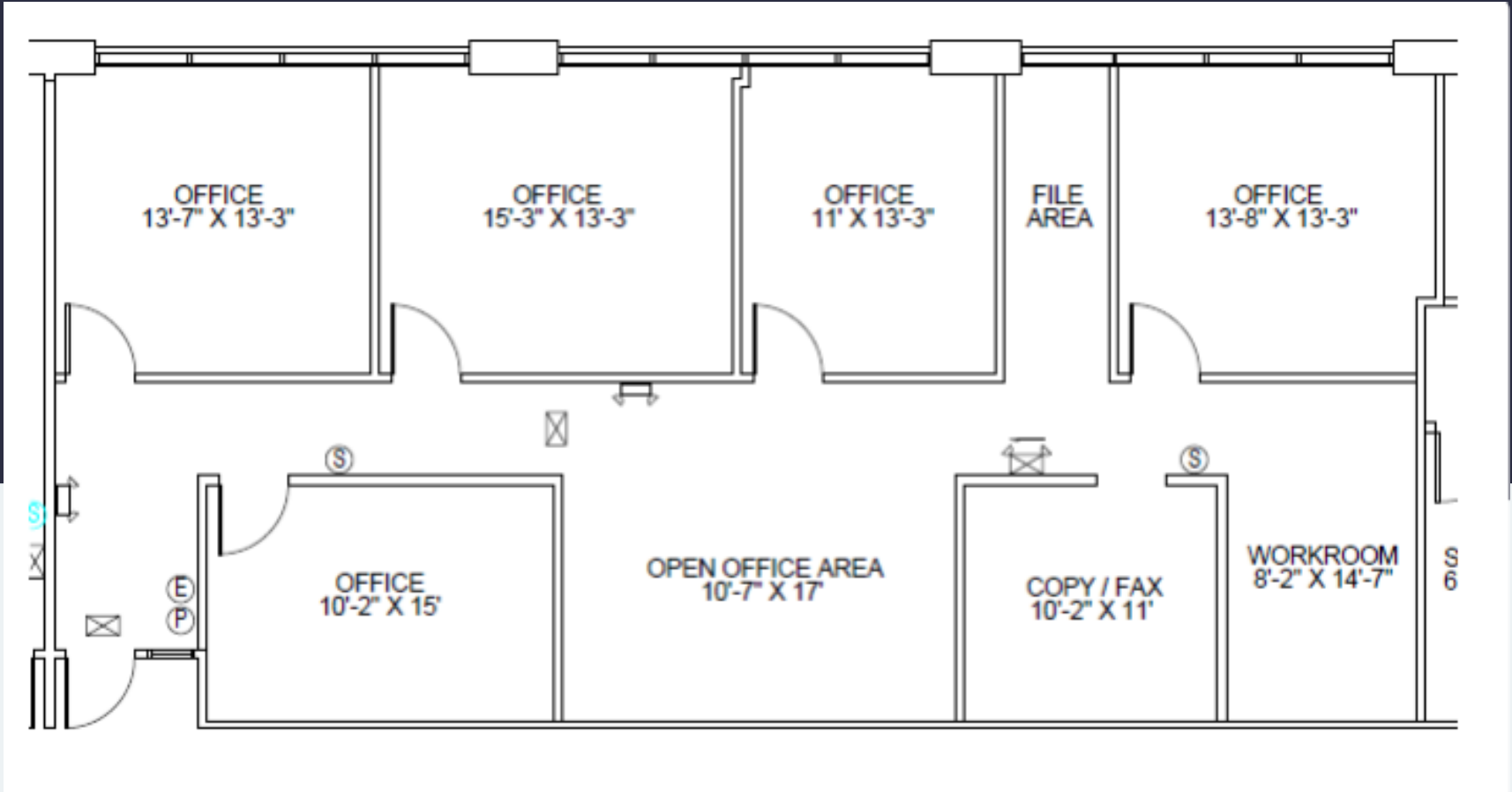
### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Easton Rd	Willow Ave SE	42,556	2022	0.19 mi
Easton Road	Linden Ave SE	18,614	2022	0.24 mi
Blair Mill Rd	Veser Ln NE	15,466	2022	0.25 mi
Easton Rd	Linden Ave NW	40,496	2022	0.29 mi
Pine Ave	Morris Rd SE	359	2022	0.31 mi
Easton Rd	Pine Ave S	22,998	2022	0.32 mi
Easton Road	Pine Ave S	22,104	2020	0.32 mi
Blair Mill Rd	Fair Oaks Ave SW	13,023	2022	0.36 mi
Blair Mill Road	Witmer Rd SW	14,663	2022	0.43 mi
Dresher Rd	Gibraltar Rd SW	15,731	2022	0.46 mi

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**workspace**  
property trust



## Leasing Information

700 Dresher Road, Suite 150  
(215) 328-2732  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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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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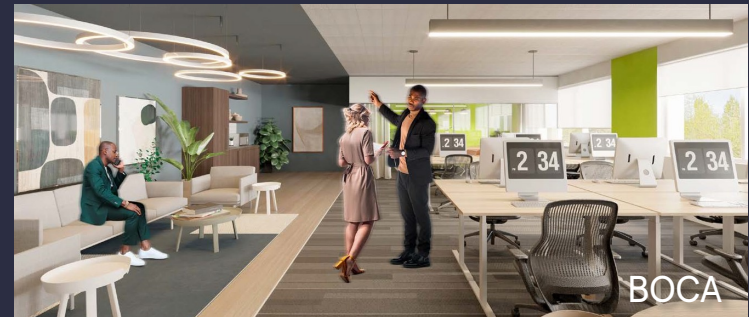
SCANDI



AZURE



TAHOE



BOCA

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