

# 7 Walnut Grove Drive | Floors 1-3

Horsham, PA 19044

**workspace**  
property trust

## 40,000-120,000 SF Available Now

Office Space



# 7 Walnut Grove Drive | Floors 1-3

Horsham, Pennsylvania, 19044

## PROPERTY HIGHLIGHTS

### AMENITIES

7 Walnut Grove Drive is a modern, three-story, multi-tenant office building featuring a dramatic atrium lobby with high-end finishes, prominent double door tenant entrances, an abundance of natural light from high ceilings and ample windows, and an outdoor terrace with iron furniture and umbrellas in a natural setting. 7 Walnut Grove Drive is in the Pennsylvania Lifestyle Campus and has convenient access to (11) SEPTA stops, easy access to (2) PA Turnpike entrances and routes 611 & 63.

Tenants enjoy the proximity to countless lifestyle centers, the walkability to restaurants, and numerous on-site amenities throughout our campus such as:

- 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:** 120,000

**Ceiling Height:** 9'4"



### Demographics >>

	1 mile	3 miles
Population	8,088	88,600
Households	3,366	34,018
Median Age	39.70	41.70
Median HH Income	\$90,624	\$102,650
Daytime Employees	16,602	52,001
Population Growth '24 - '29	▲ 1.81%	▲ 1.48%
Household Growth '24 - '29	▲ 2.11%	▲ 1.53%

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Blair Mill Road	Witmer Rd SW	14,663	2022	0.26 mi
Blair Mill Rd	Witmer Rd NE	13,407	2022	0.26 mi
Blair Mill Road	Witmer Rd NE	13,143	2020	0.26 mi
Dresher Rd	Witmer Rd NE	13,519	2022	0.33 mi
Dresher Road	Witmer Rd SW	25,585	2022	0.37 mi
Blair Mill Rd	Veser Ln NE	15,466	2022	0.39 mi
Blair Mill Rd	Welsh Rd SW	9,958	2022	0.58 mi
Blair Mill Road	Welsh Rd SW	9,515	2020	0.58 mi
Dresher Rd	Gibraltar Rd SW	15,731	2022	0.62 mi
Computer Ave	Maryland Rd NE	9,387	2022	0.64 mi

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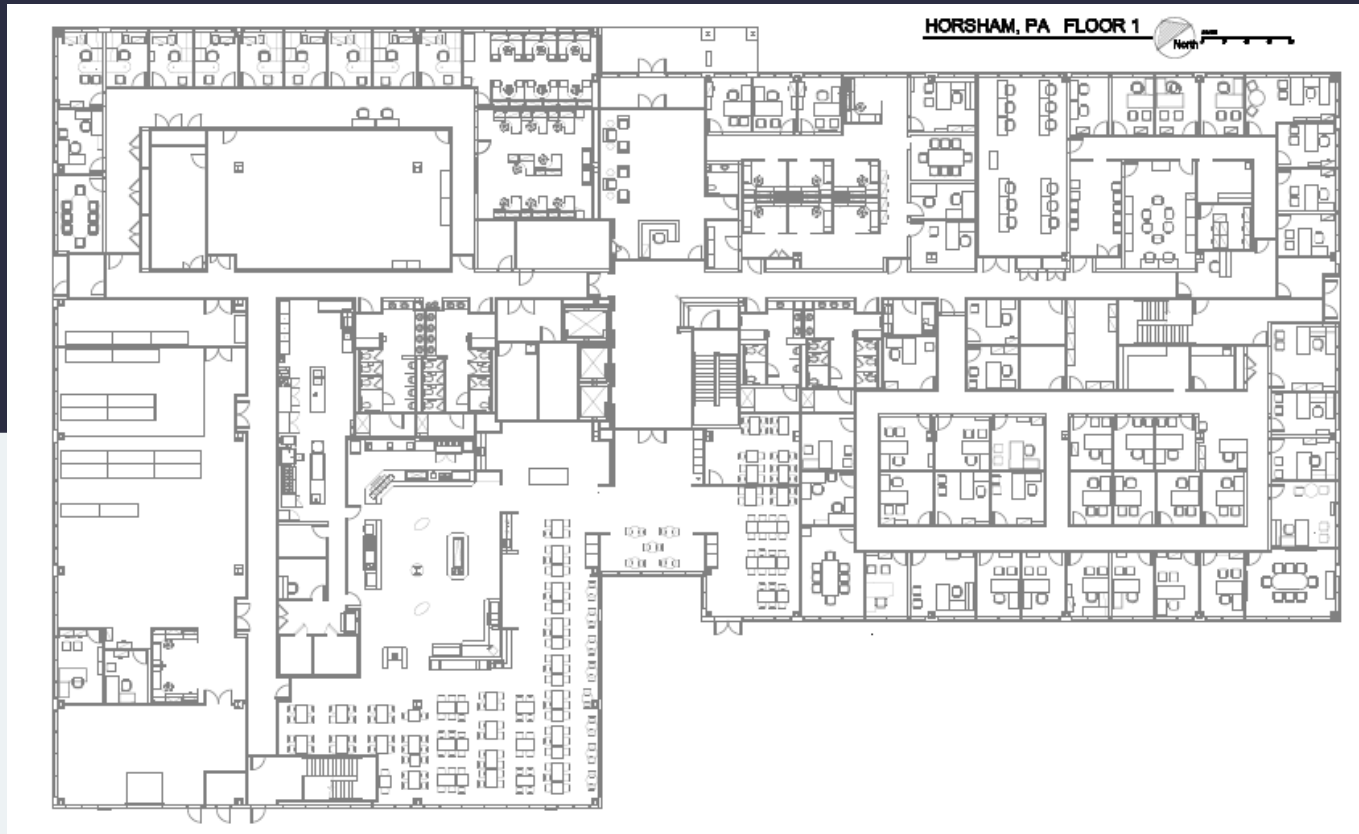
# 7 Walnut Grove Drive | Floor 1

Horsham, Pennsylvania 19044



## 40,000 SF Available for Lease

Office Space



## Leasing Information

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

Doug Himmelreich  
Director of Leasing  
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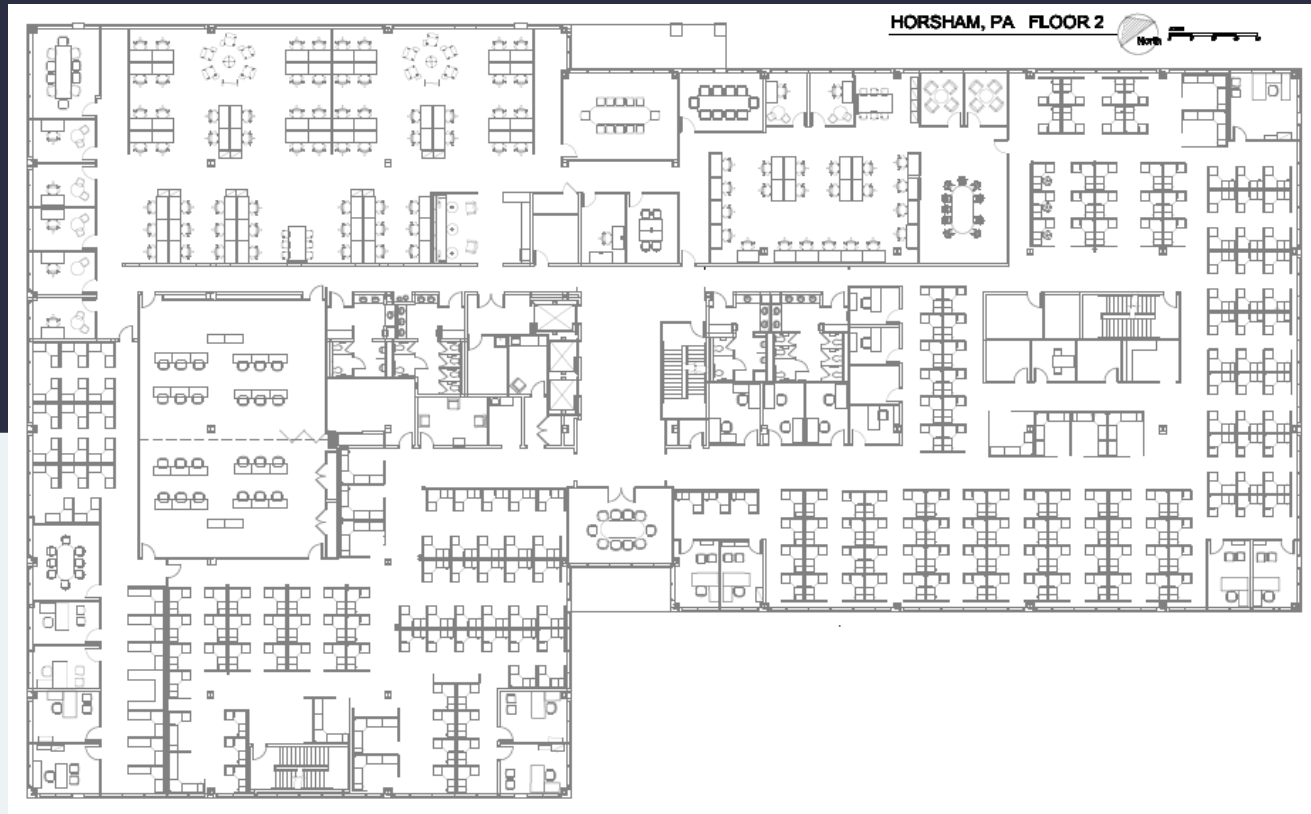
# 7 Walnut Grove Drive | Floor 2

Horsham, Pennsylvania 19044



## 40,000 SF Available for Lease

Office Space



## Leasing Information

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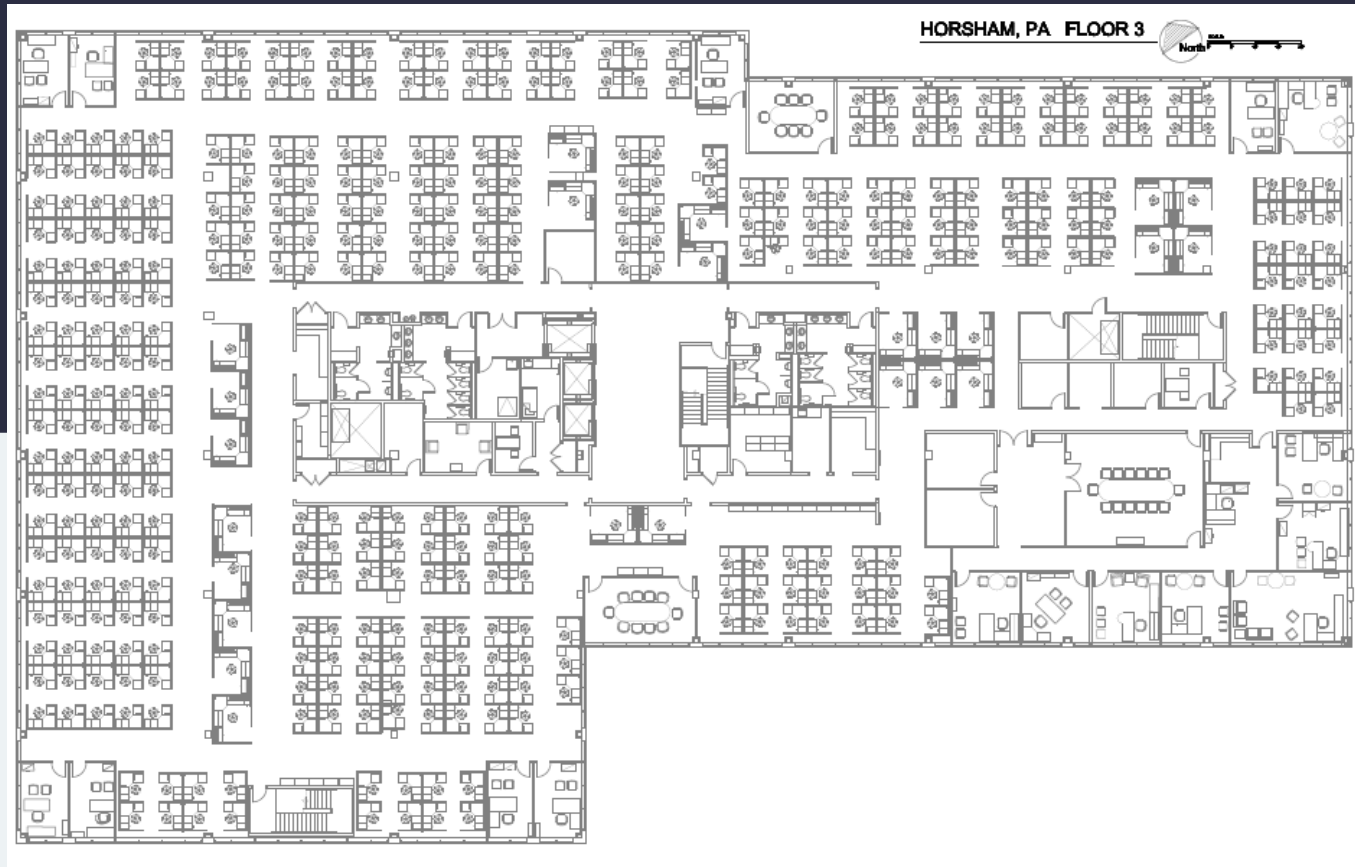
# 7 Walnut Grove Drive | Floor 3

Horsham, Pennsylvania 19044



## 40,000 SF Available for Lease

Office Space



## Leasing Information

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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:

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- Plug & Play IT Packages Available



Scan here to learn more about our premium theme selects.



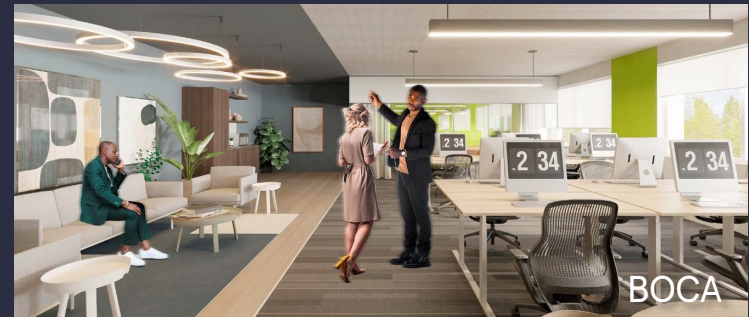
SCANDI



AZURE



TAHOE



BOCA

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