



FOR LEASE

# 4 Walnut Grove Drive

Horsham, PA 19044

## Property Highlights

- Modern three-story building
- Dramatic atrium lobby
- Total Building Size: 81,856
- Outdoor terrace
- On-site Beer Garden at 100 Lakeside
- On-site EV charging stations throughout campus
- Synergy at 100 Lakeside Conference Center
- Fully equipped conference facility at 200 Gibraltar



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# NEWMARK

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**555 FLATS  
LUXURY LIVING  
0.6 MILES AWAY**



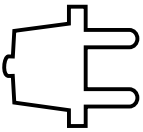
**SHOPPING AT THE  
UPPER DUBLIN  
PROMENADE  
1.8 MILES AWAY**



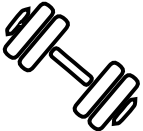
**FIVE DAYCARE  
FACILITIES UNDER  
5 MINUTES FROM  
THE OFFICE**



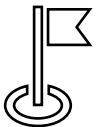
**PARKING:  
5.1/1,000**



**2,000 AMPS  
480/277 VOLTS**



**ACCESS TO OUR  
FITNESS CENTER  
LOCATED AT 100  
LAKESIDE DRIVE**



**QUICK ACCESS TO  
THE PA TURNPIKE,  
ROUTES 611 AND 63**



**ACCESS TO THE 5-MILE  
HORSHAM POWERLINE  
TRAIL WITH OUTDOOR  
CIRCUITS**

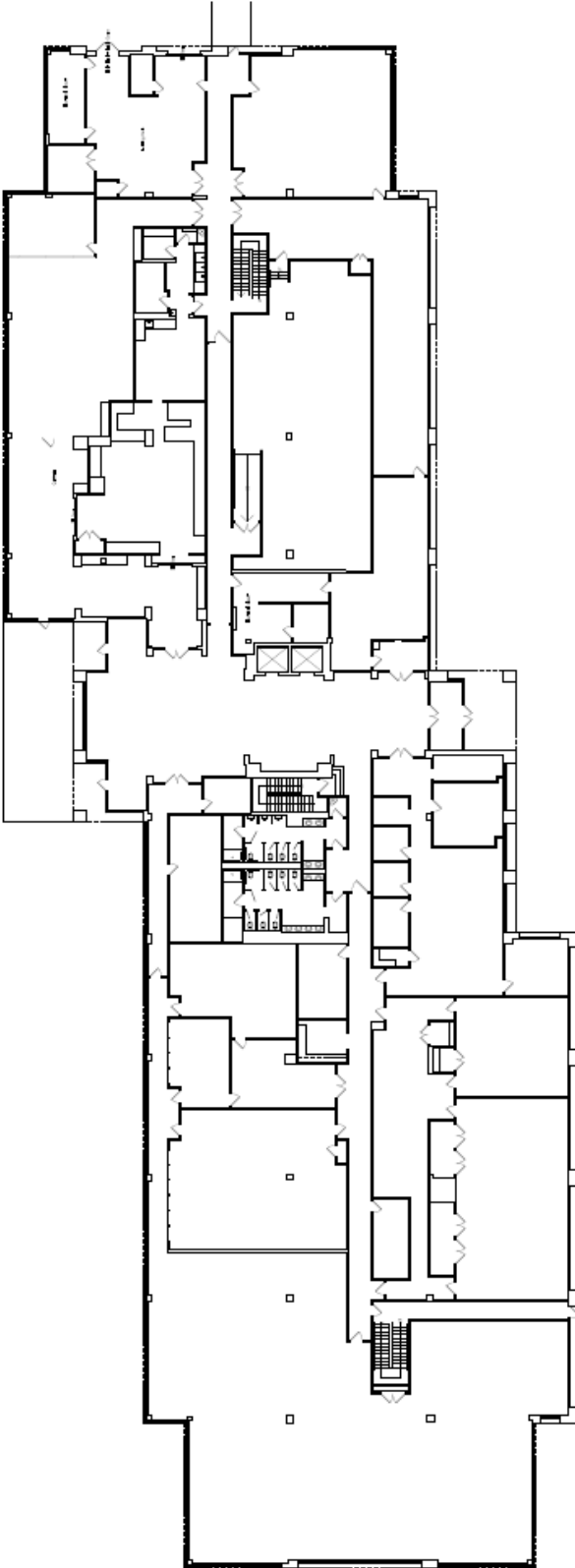




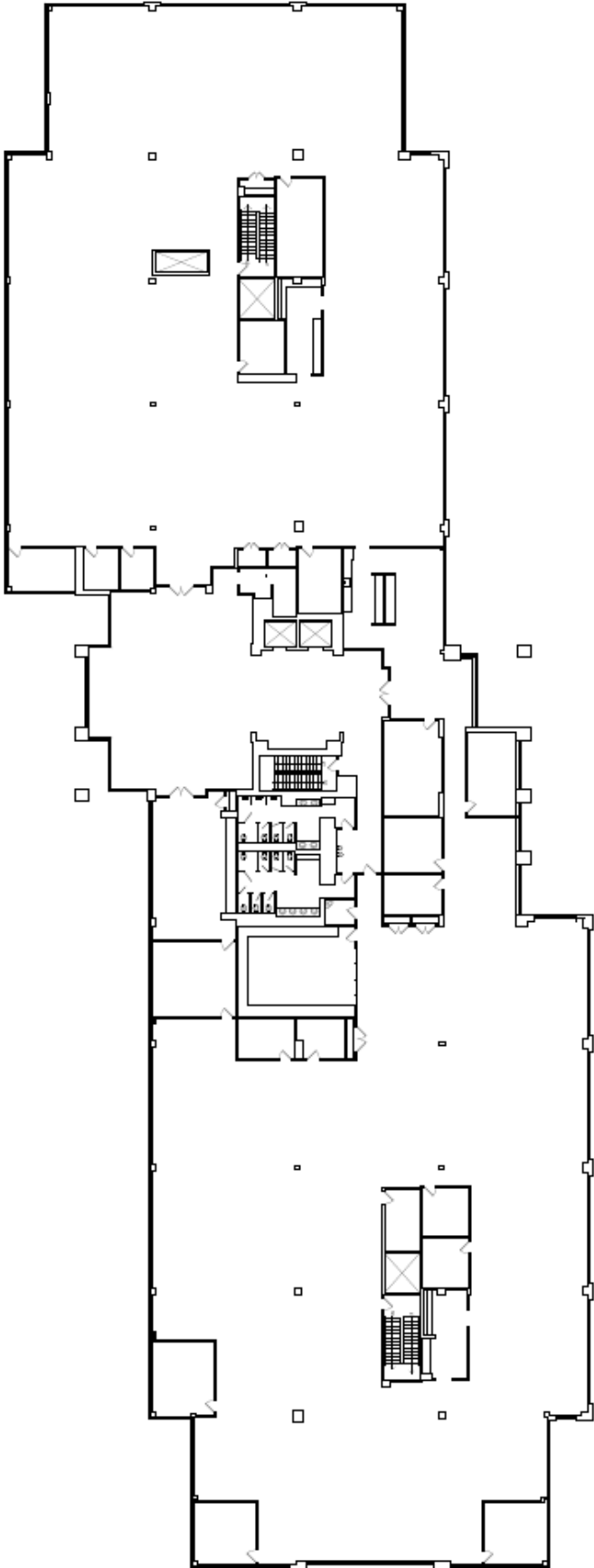
# Availabilities

First Floor	34,281 SF
Second Floor	37,344 SF
Third Floor	39,870 SF

# First Floor – 34,281 SF



# Second Floor – 37,344 SF



# Third Floor – 39,870 SF

