

GCC

GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD, NORTH WALES, PA

CLASS 'A' OFFICE

IN SUBURBAN PHILADELPHIA

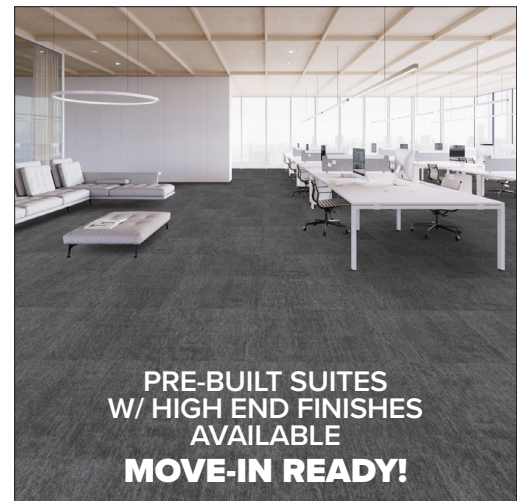


Premier 9-acre office park consisting of (2) two-story buildings that offer excellent corporate amenities and superior access to major transportation arteries

**SUITES FOR LEASE FROM
1,144 to 9,650 SF**

**LEASE RATE FOR
PRE-BUILT SUITES
\$22.50 PSF
+ UTILITIES**

**LIMITED TIME
PROMOTIONAL
RATE!
½ RENT FOR THE
1st 6 MONTHS
ON A 5-YR
LEASE**



**PRE-BUILT SUITES
W/ HIGH END FINISHES
AVAILABLE
MOVE-IN READY!**



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CURRENT AVAILABILITIES

GWYNEDD CORPORATE CENTER
1120-1140 WELSH ROAD | NORTH WALES, PA

1120 WELSH ROAD	SF	LEASE RATE	
SUITE 170	6,583	CONTACT FOR PRICING	CLICK HERE FOR VIRTUAL TOUR
SUITE 210	9,650	CONTACT FOR PRICING	

1140 WELSH ROAD	SF	LEASE RATE	
SUITE 110	3,219	CONTACT FOR PRICING	
SUITE 140	3,555	CONTACT FOR PRICING	
SUITE 200A	2,518	\$22.50 PSF MG	PRE-BUILT SUITE
SUITE 200B	1,144	\$22.50 PSF MG	PRE-BUILT SUITE
SUITE 210A	1,531	\$22.50 PSF MG	PRE-BUILT SUITE
SUITE 201B	1,412	\$22.50 PSF MG	PRE-BUILT SUITE
SUITE 260	1,398	\$22.50 PSF MG	PRE-BUILT SUITE

ABOUT GWYNEDD CORPORATE CENTER
Gwynedd Corporate Center is a premier 9-acre office park offering excellent corporate amenities and superior access to the area’s major transportation arteries. The center consists of (2) two-story buildings with suites that range from 2,000-14,000 square feet. Features in the center include 24-hour key card access, efficient HVAC systems, and fire alarm and smoke detection panels. Other amenities include Comcast and Verizon Fios cabling and prime exposure from a signalized intersection in front of the center. Conveniently located on Route 63 (Welsh Road) at North Wales Road, the site is minutes from the center of Lansdale, only one mile from Route 202, and just 4.5 miles from the Lansdale interchange of the Pennsylvania Turnpike. Shops and services abound the vicinity, as do a wide array of restaurants, lodging options, and recreational opportunities. Additionally, the expanding residential communities surrounding the park allow tenants to draw from a highly qualified labor pool.



SUITE 170
BLDG 1120



SUITE 200
BLDG 1140



SUITE 210
BLDG 1140

INCREDIBLE RATE FOR CLASS ‘A’ SUBURBAN OFFICE SPACE!



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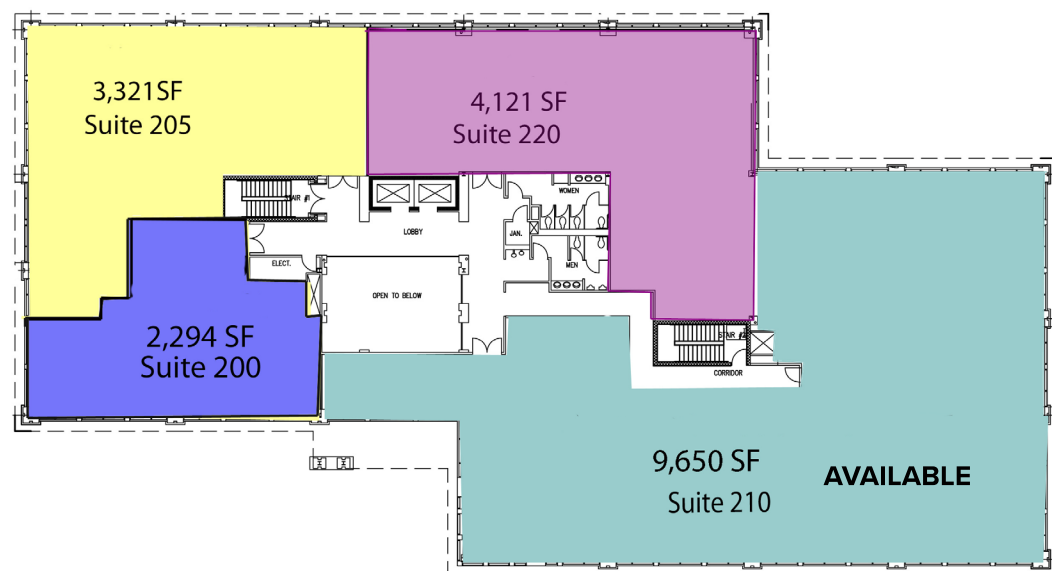
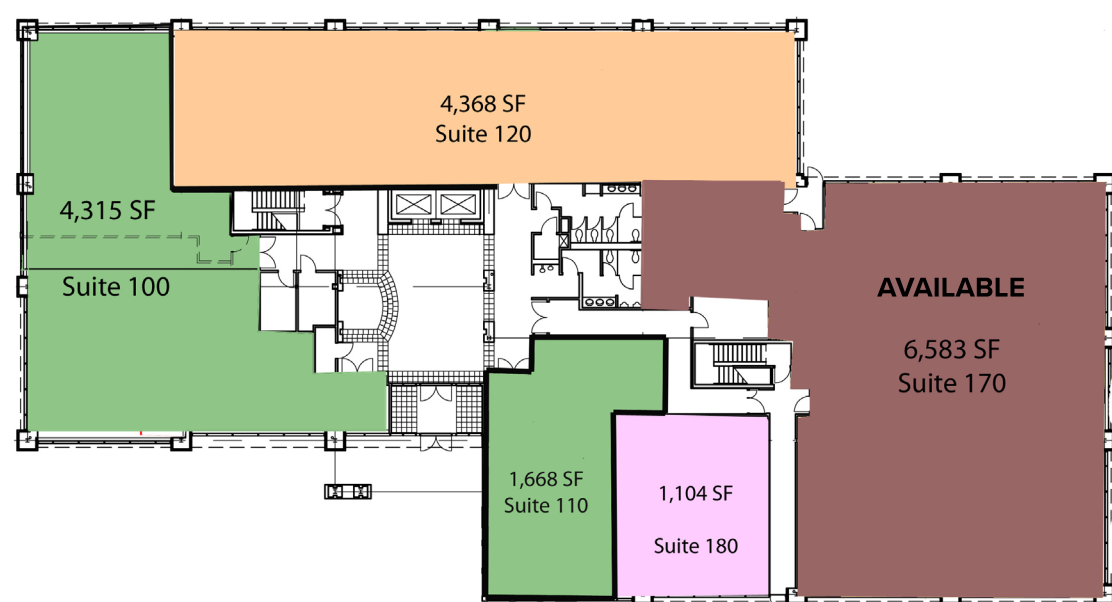
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FLOORPLANS

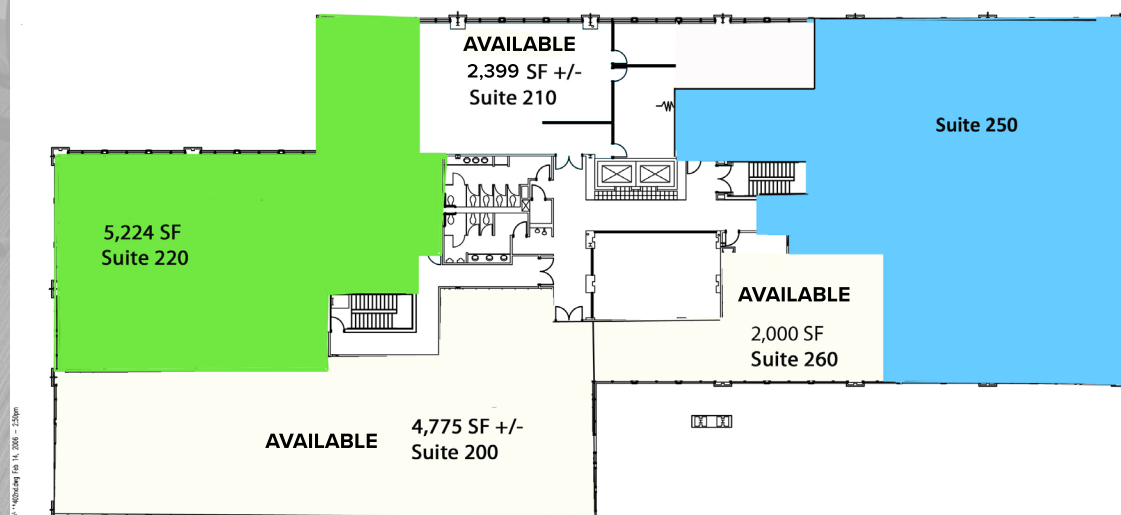
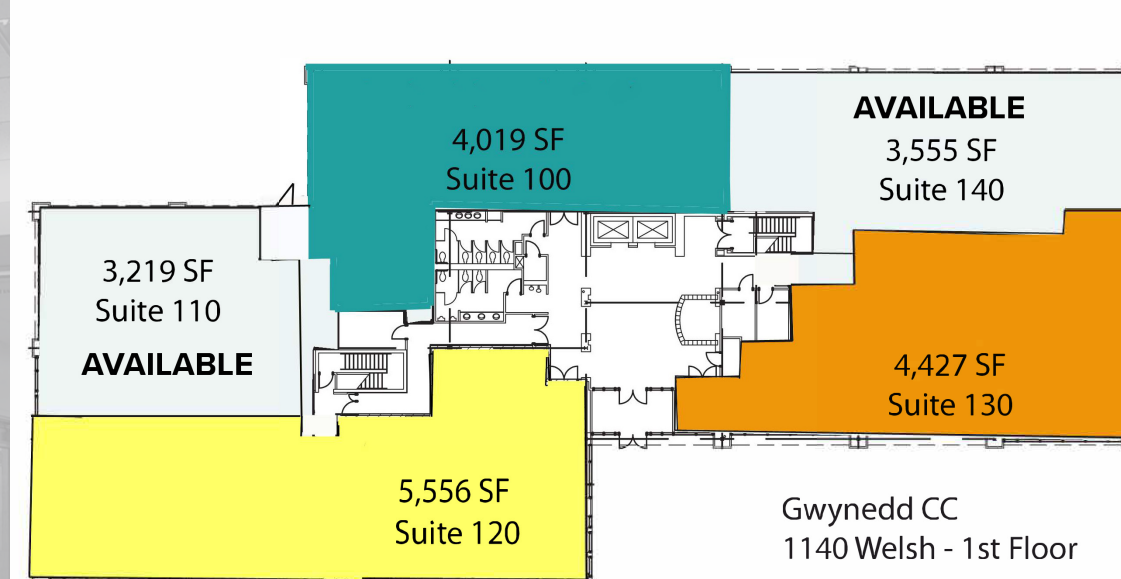
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1120-1140 WELSH ROAD | NORTH WALES, PA

1120 WELSH ROAD



1140 WELSH ROAD



FLOORPLANS

GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD | NORTH WALES, PA

1140 WELSH ROAD - 2ND FLOOR

PRE-BUILT SUITES READY FOR IMMEDIATE MOVE-IN

Fully built out with high end finishes, including glass doors, modern lighting, and upgraded flooring.



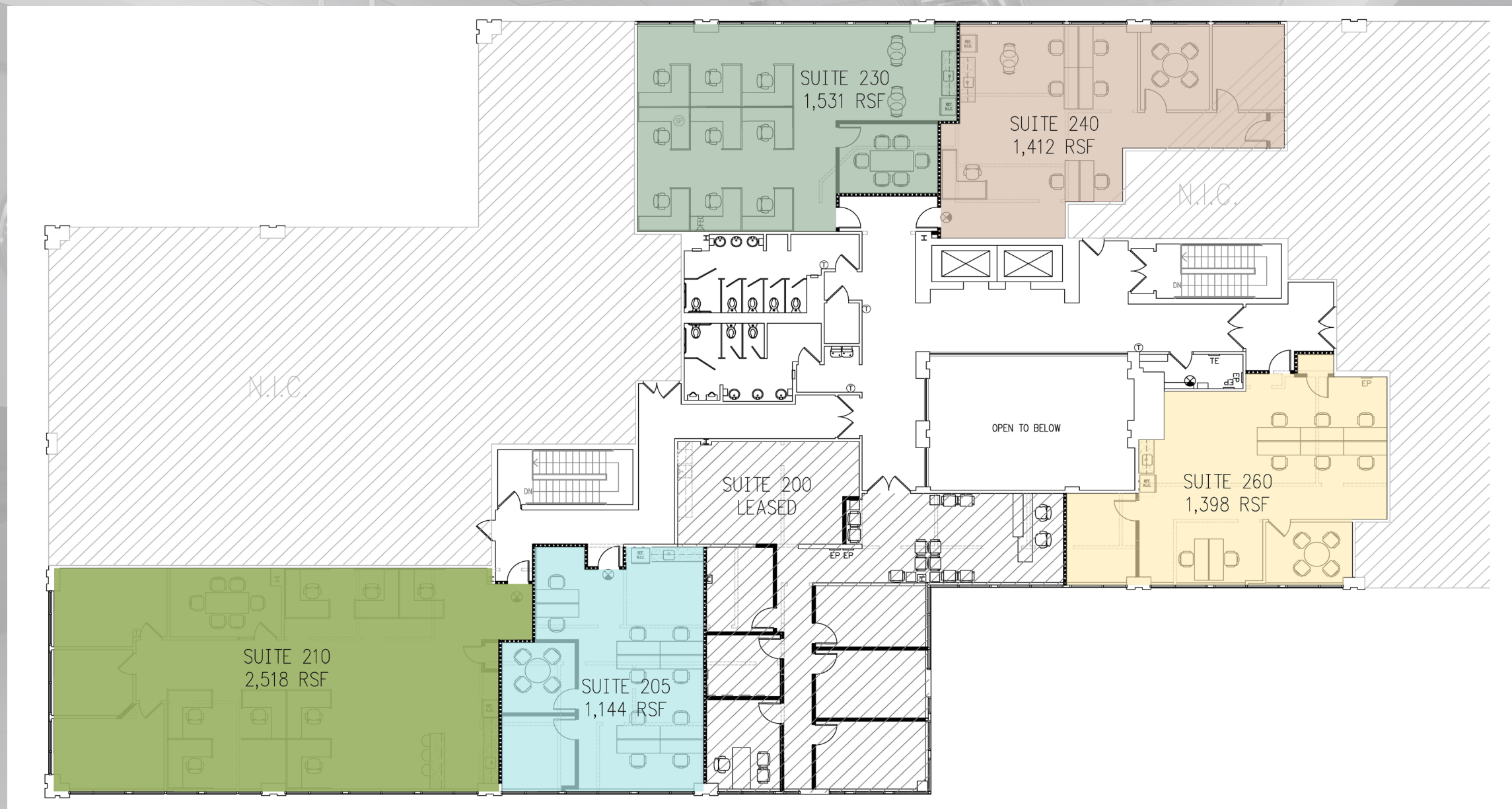
PRE-BUILT SUITES



LEASE RATE
\$22.50 PSF
+ UTILITIES

SPECIAL PROMOTION RATE!
**½ RENT FOR THE
1st 6 MONTHS
ON A 5-YEAR LEASE**

1140 WELSH ROAD - 2ND FLOOR



FLOORPLANS

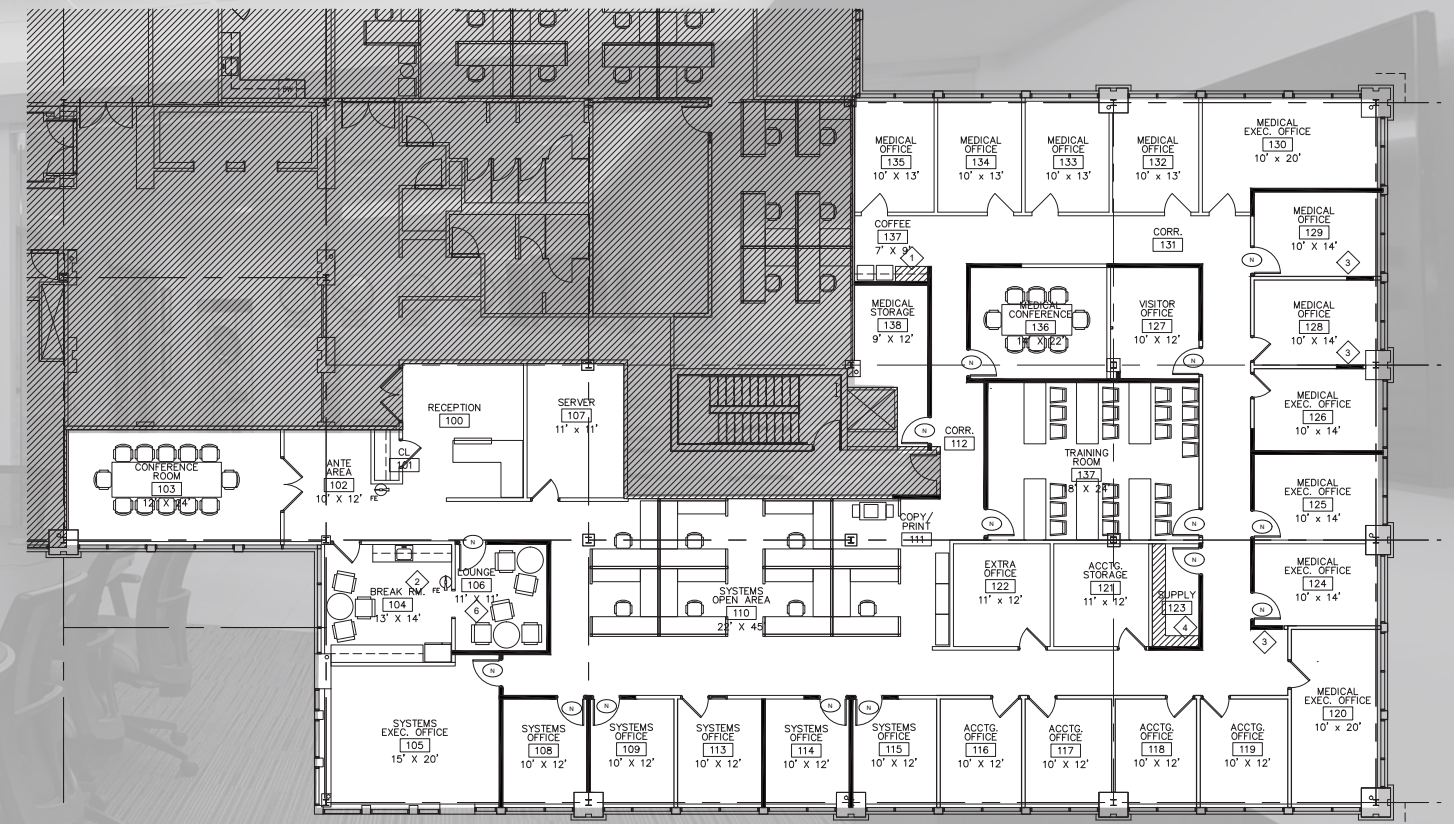
GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD | NORTH WALES, PA

1120 WELSH ROAD - SUITE 170 | 6,583 SF

[CLICK HERE FOR VIRTUAL TOUR](#)

1120 WELSH ROAD - SUITE 210 | 9,650 SF

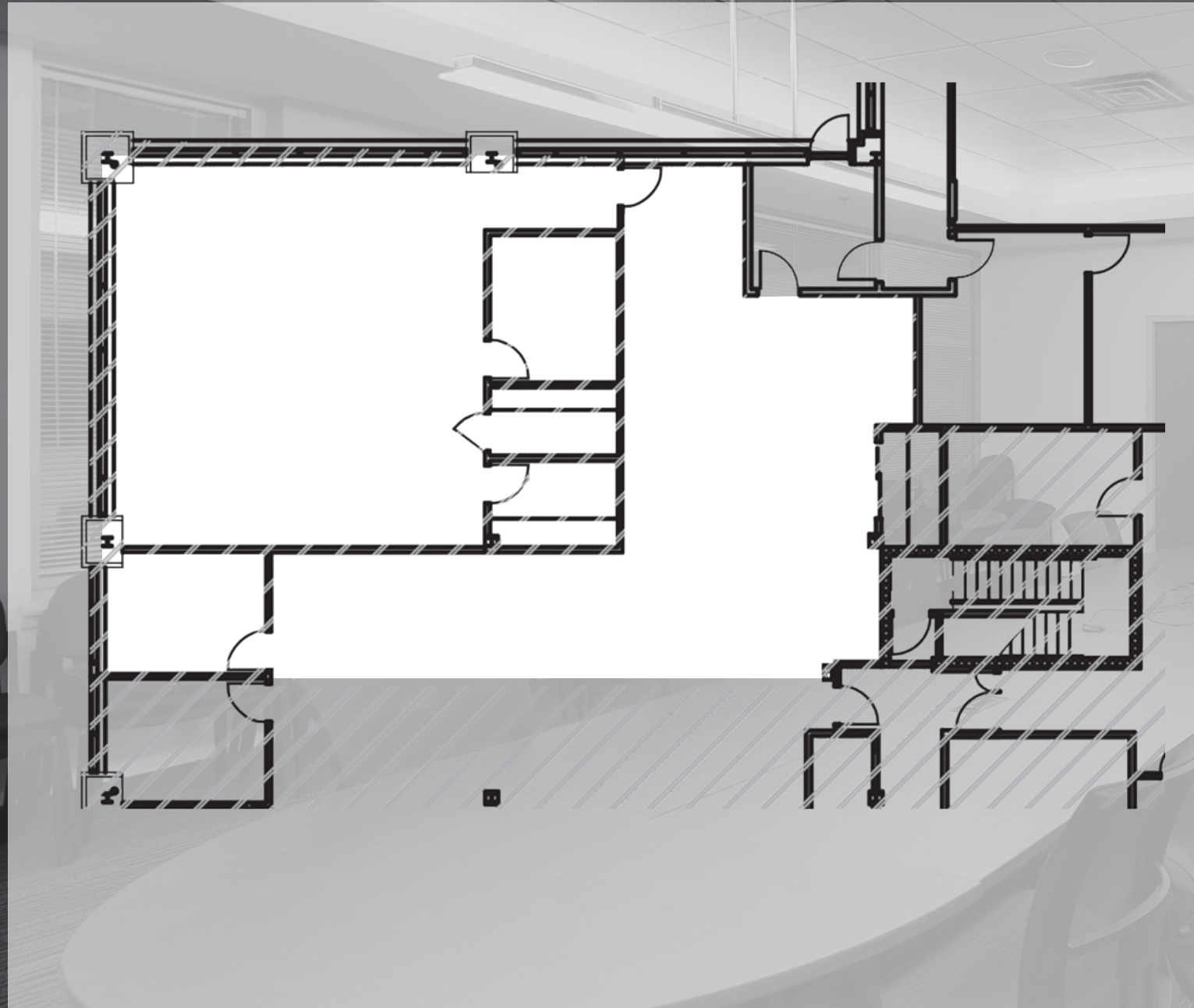


FLOORPLANS

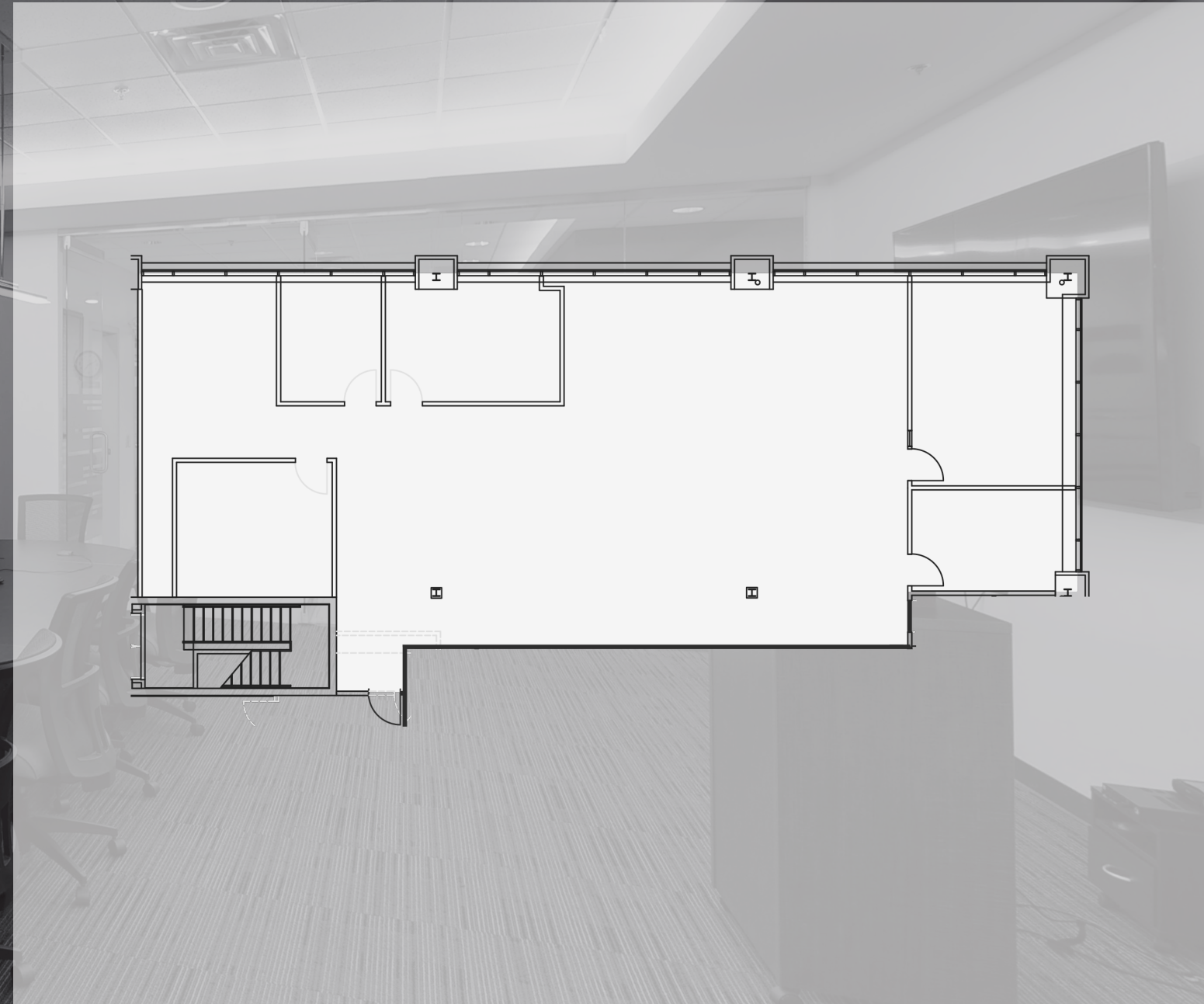
GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD | NORTH WALES, PA

1140 WELSH ROAD - SUITE 110 | 3,219 SF



1140 WELSH ROAD - SUITE 140 | 3,555 SF



FLOORPLANS

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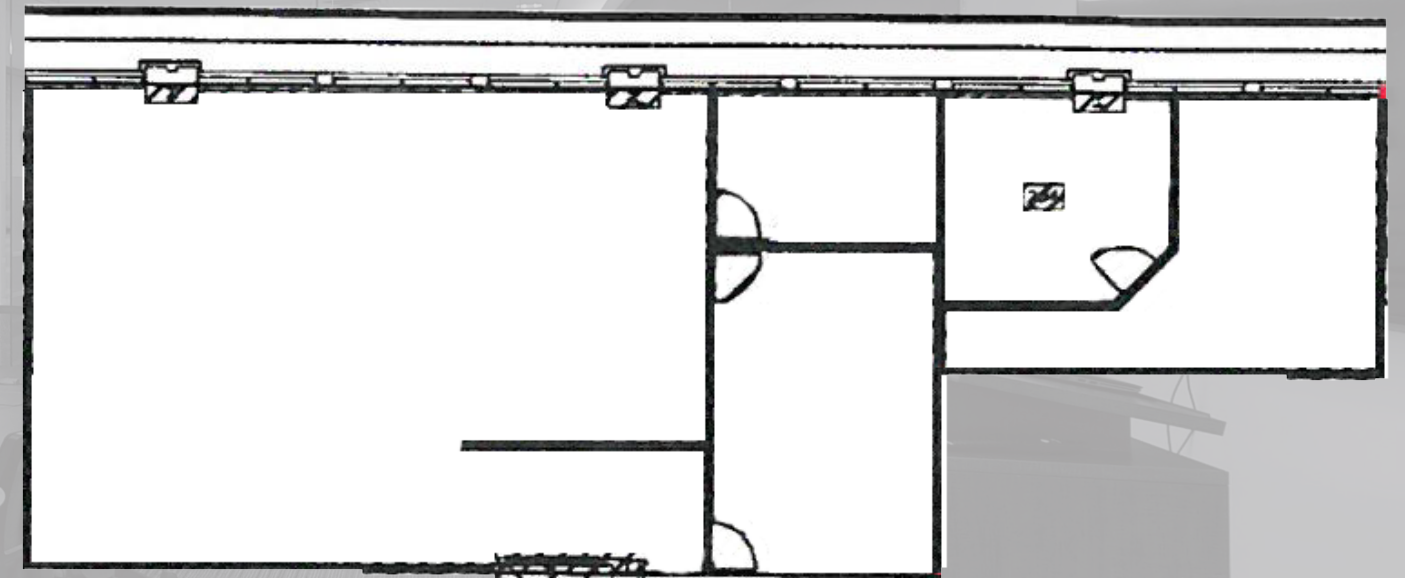
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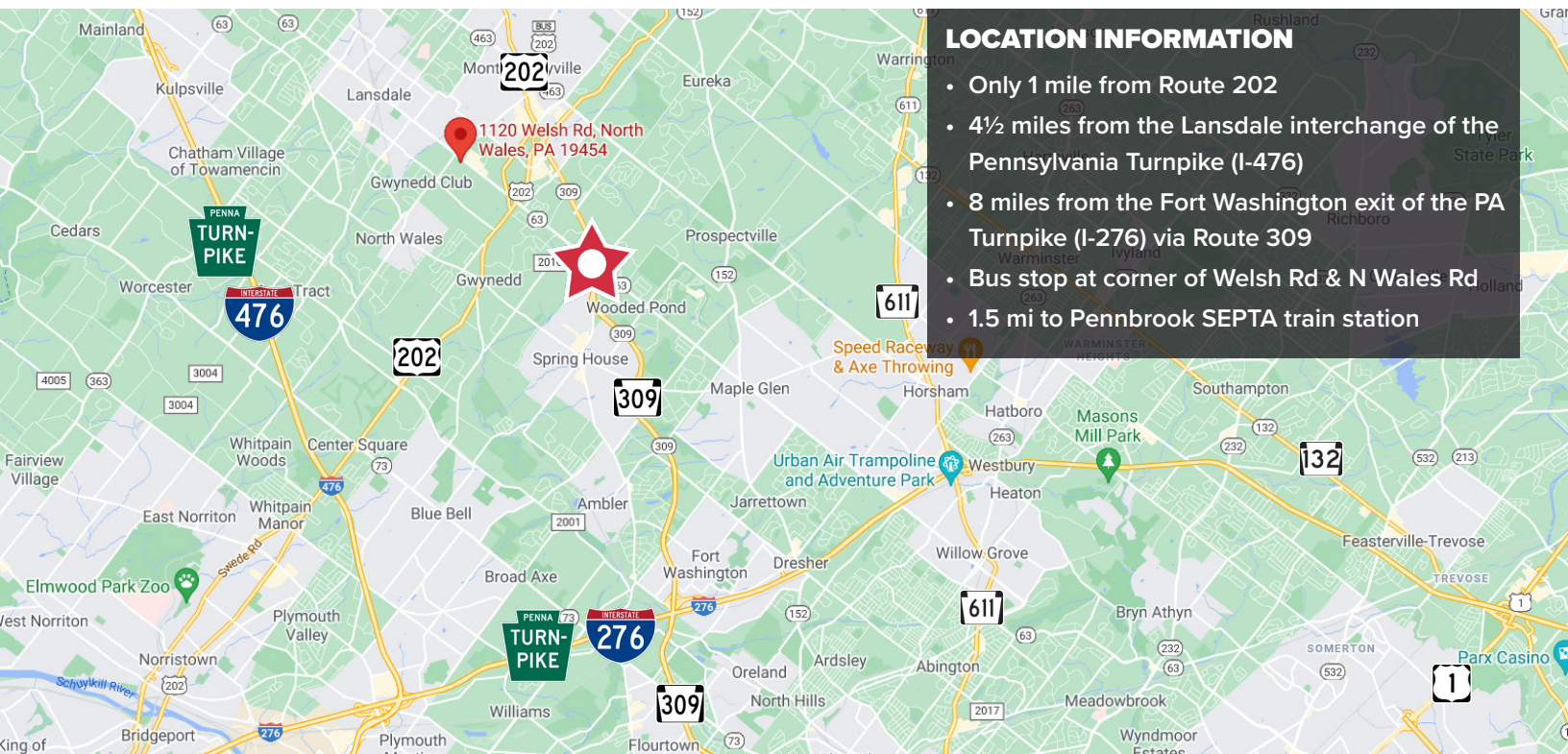
1140 WELSH ROAD - SUITE 200 | 4,775 SF

[CLICK HERE FOR VIRTUAL TOUR](#)

1140 WELSH ROAD - SUITE 210 | 2,399 SF

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