



FOR LEASE

# 4 Walnut Grove Drive

Horsham, PA 19044

34,281-111,495 SF  
AVAILABLE

## Property Highlights

- Three-story building with atrium lobby and high-end finishes
- Outdoor sitting area with iron furniture and umbrellas
- Proximate to several major arterial corridors, including Route 309, I-276, and Route 611
- Fitness Center located at 100 Lakeside Drive
- Walkable to The Patio Beer Garden
- Synergy Conference Center, located at 100 Lakeside Drive
- Additional fully equipped conference facility located at 200 Gibraltar Drive
- Duke's Café and an additional fitness center located at 220 Gibraltar Drive
- Coming Soon! Korman AVE 275-unit hotel



For information, please contact:

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**NEWMARK**

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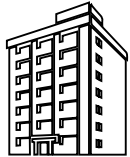
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# Campus

## AMENITIES



**555 FLATS  
LUXURY LIVING  
LESS THAN  
1 MILE AWAY**



**COMING SOON!  
KORMAN AVE  
275-UNIT LUXURY  
APARTMENTS LESS  
THAN 1 MILE AWAY**



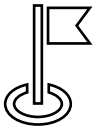
**SHOPPING AT THE  
UPPER DUBLIN  
PROMENADE  
LESS THAN  
1 MILE AWAY**



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



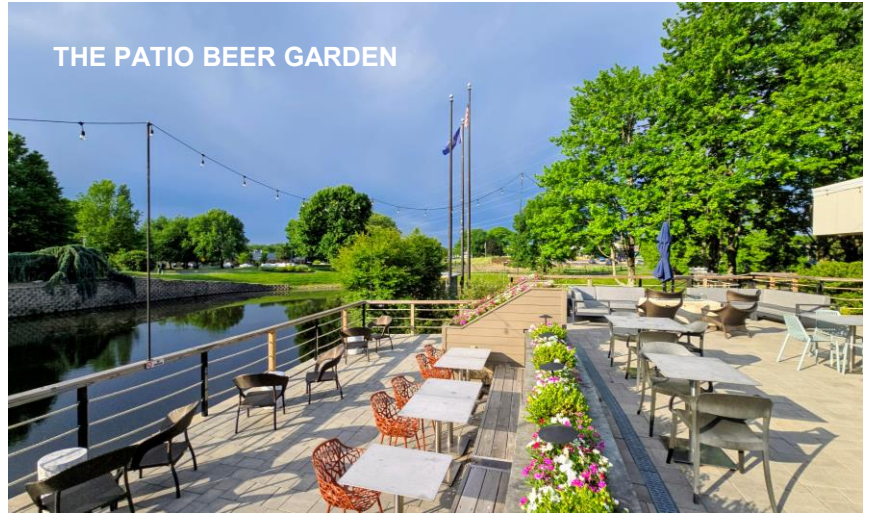
**WALKABLE TO ON-  
CAMPUS TRAINING  
CENTERS, BEER  
GARDEN, AND FITNESS  
CENTERS**



**LOCATED CLOSE TO  
TWO PENNSYLVANIA  
TURNPIKE ACCESS  
POINTS**



**PARKING @  
200 LAKESIDE:  
5.1/1,000 SF**



THE PATIO BEER GARDEN



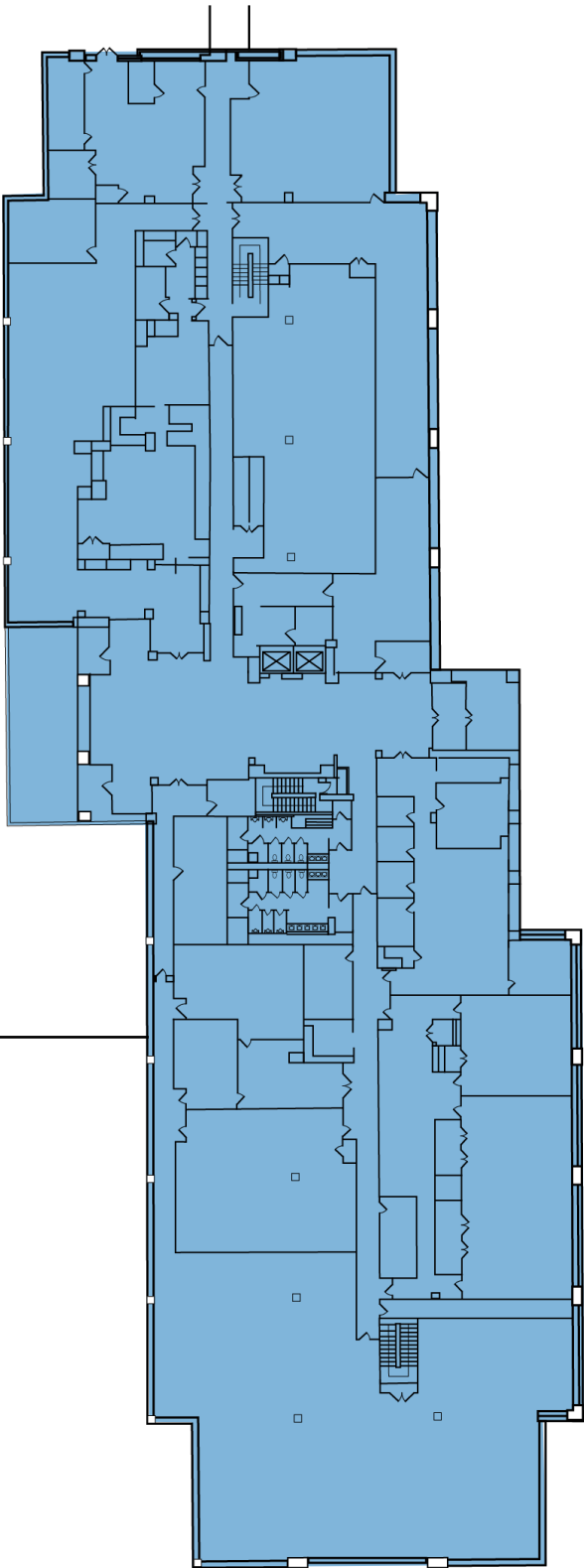
FITNESS CENTER @ 100 LAKESIDE



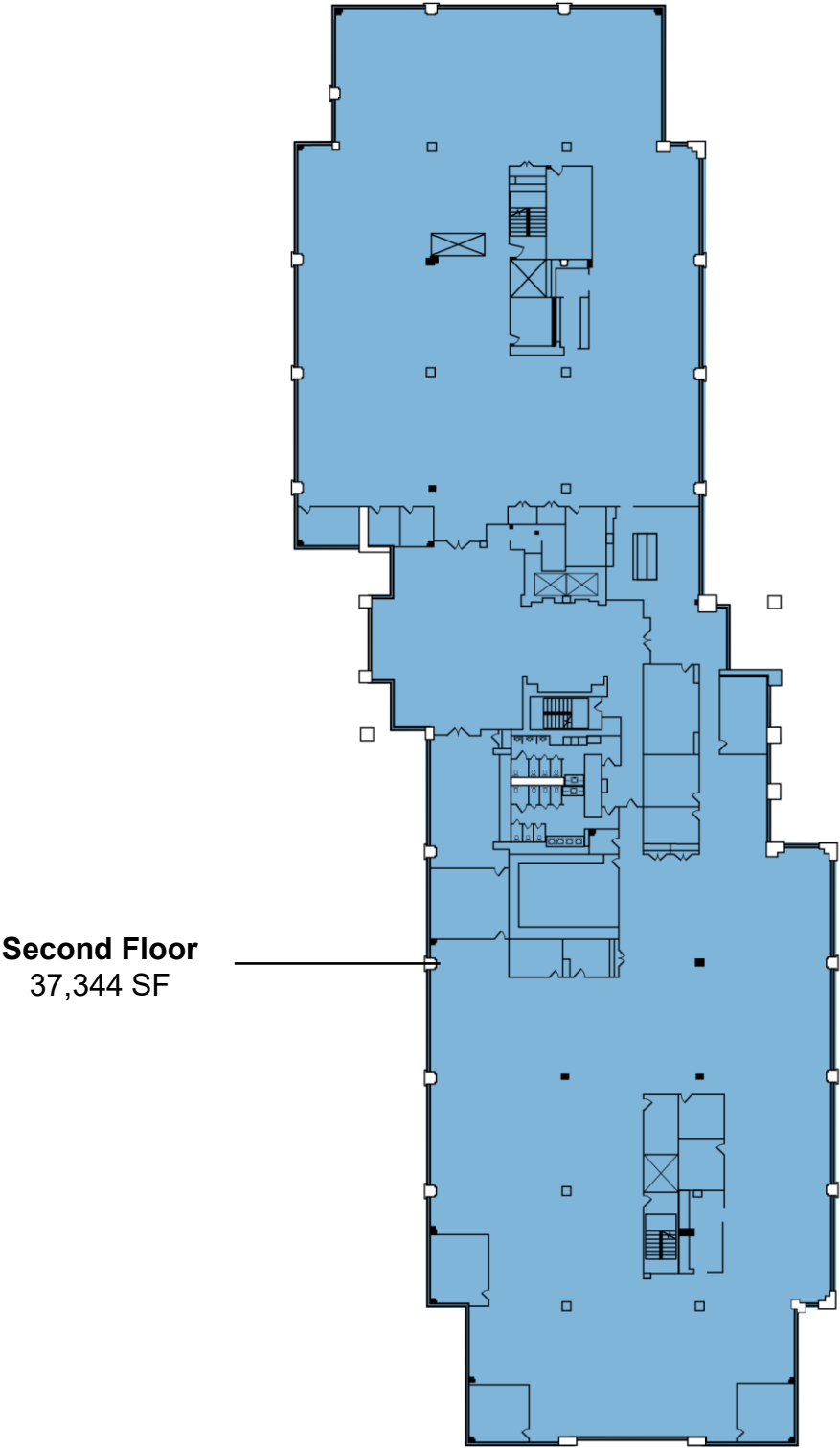
SYNERGY MEETING SPACE@ 100 LAKESIDE

# First Floor – 34,281 SF

First Floor  
24,281 SF



# Second Floor – 37,344 SF



# Third Floor – 39,870 SF

Third Floor  
39,870 SF

