

GCC

GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD, NORTH WALES, PA

CLASS 'A' OFFICE

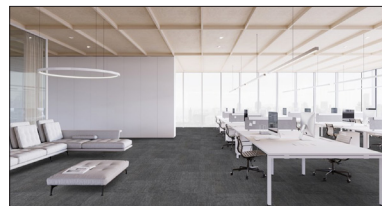
IN SUBURBAN PHILADELPHIA



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**

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





PRE-BUILT CONCEPT



**CLICK HERE FOR A
VIRTUAL TOUR**



NAI Mertz

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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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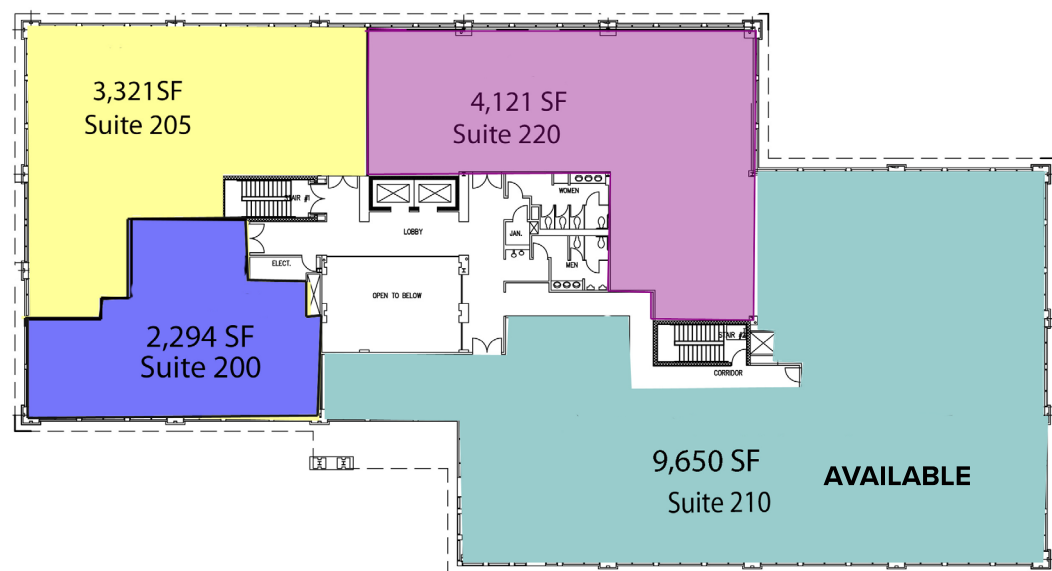
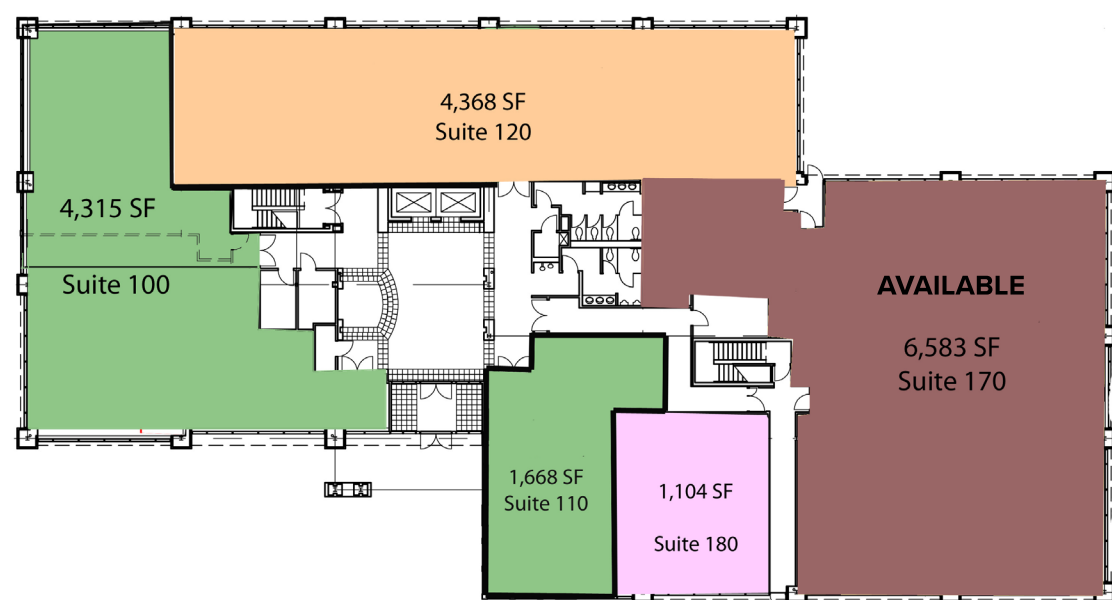
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FLOORPLANS

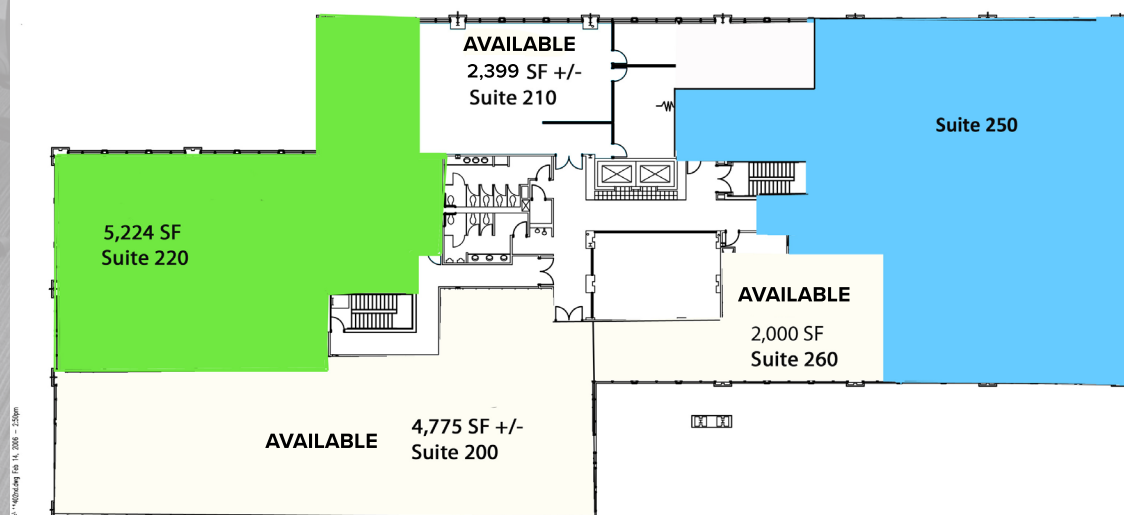
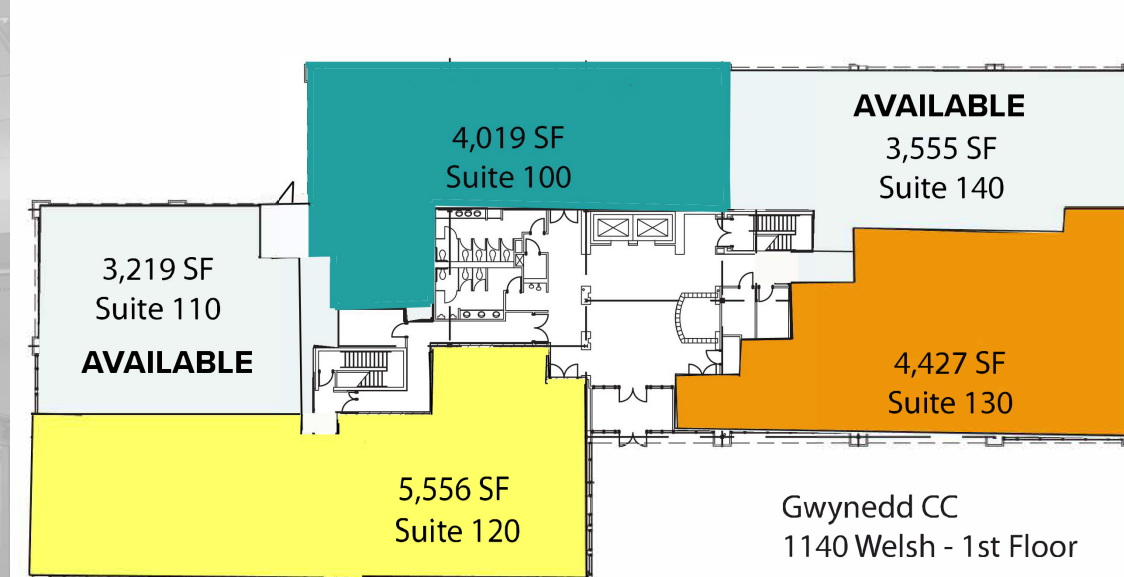
GWYNEDD CORPORATE CENTER

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.



LEASE RATE
\$22.50 PSF + UTILITIES



PRE-BUILT CONCEPT

FLOORPLANS

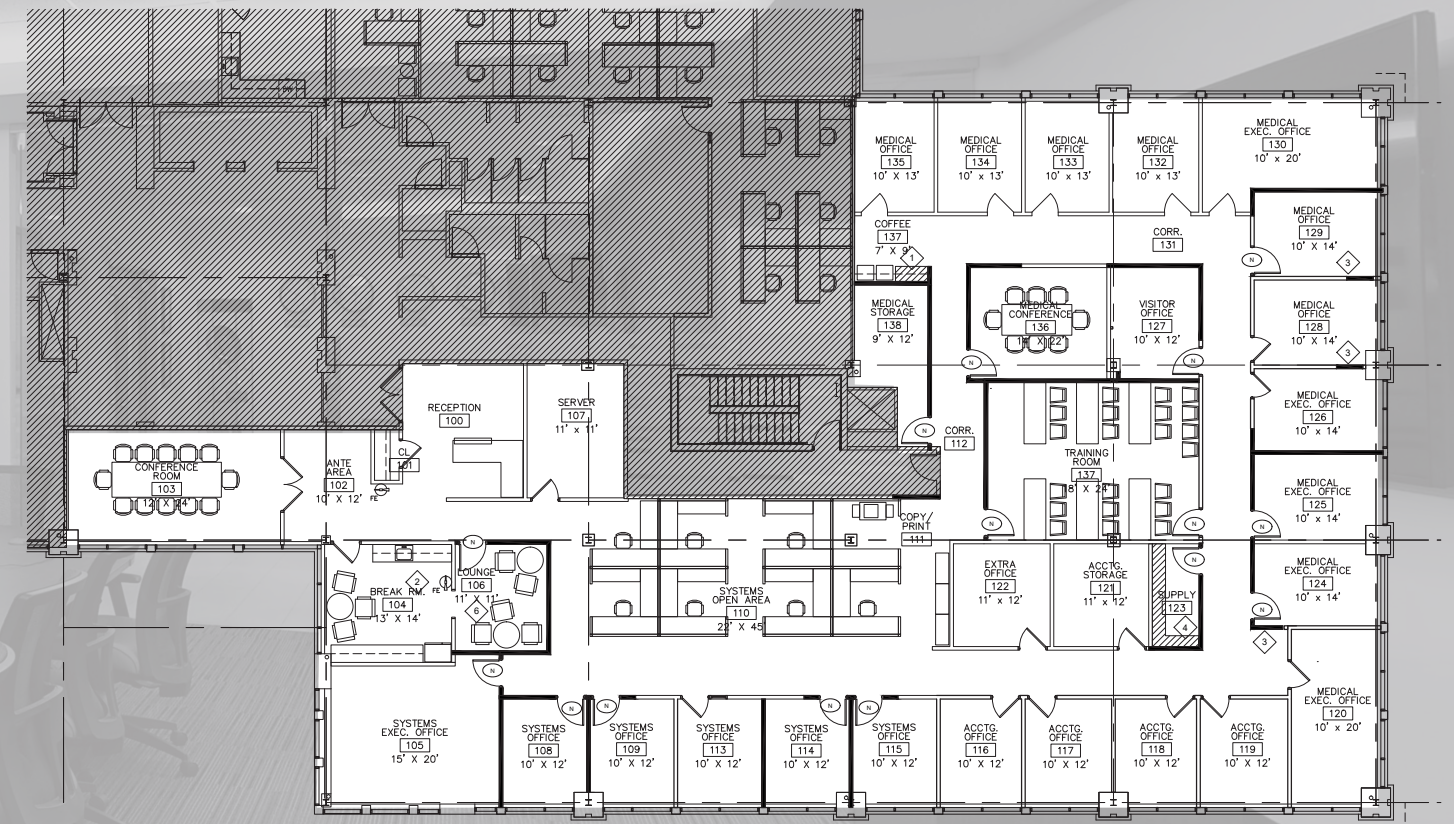
GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD | NORTH WALES, PA

1120 WELSH ROAD - SUITE 170 | 6,583 SF

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1120 WELSH ROAD - SUITE 210 | 9,650 SF

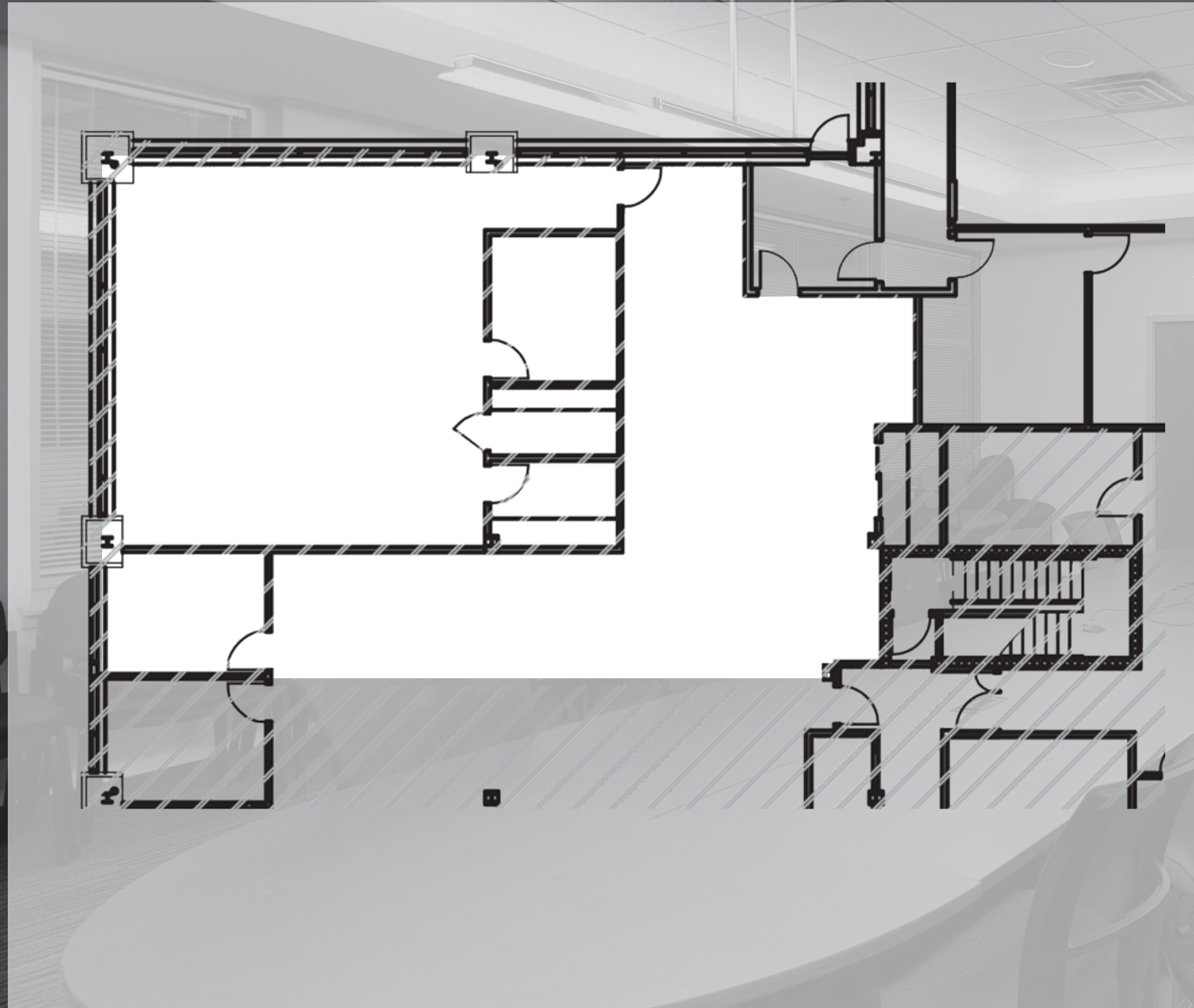


FLOORPLANS

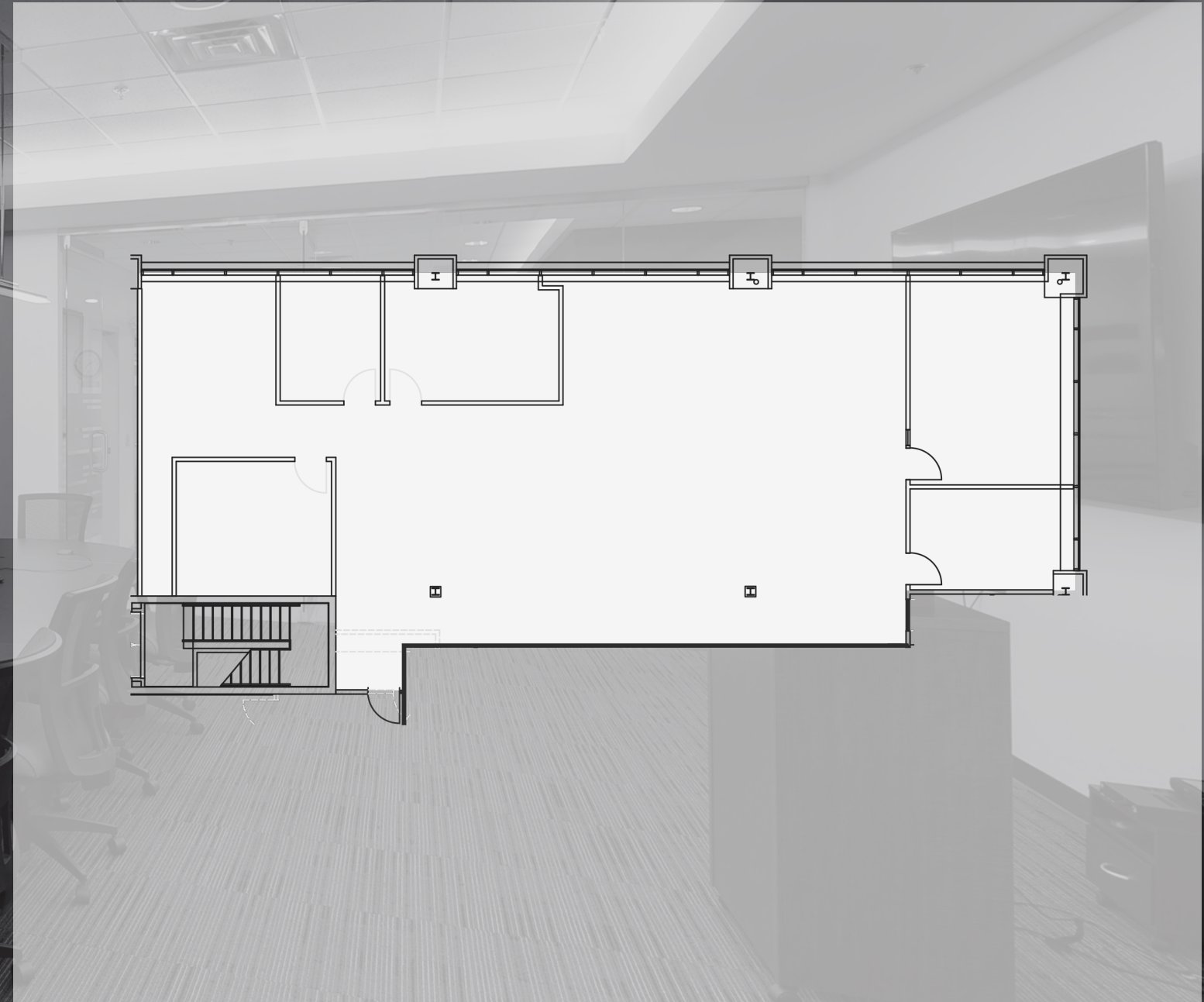
GWYNEDD CORPORATE CENTER

1120-1140 WELSH ROAD | NORTH WALES, PA

1140 WELSH ROAD - SUITE 110 | 3,219 SF



1140 WELSH ROAD - SUITE 140 | 3,555 SF



FLOORPLANS

GWYNEDD CORPORATE CENTER

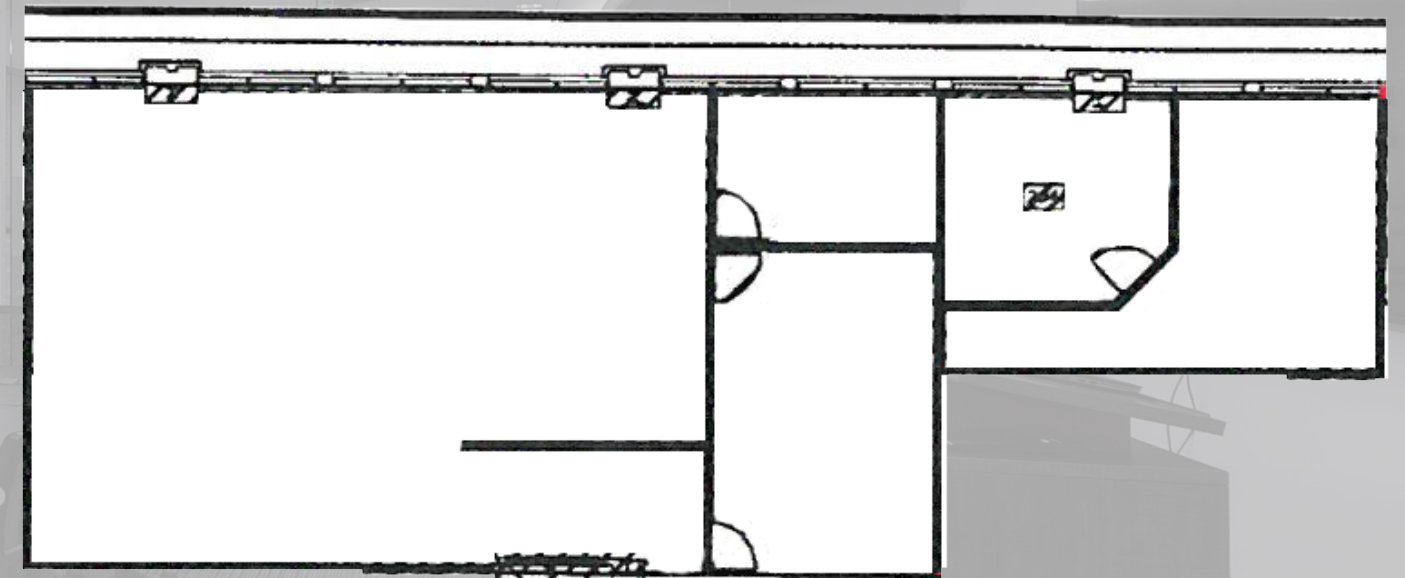
1120-1140 WELSH ROAD | NORTH WALES, PA

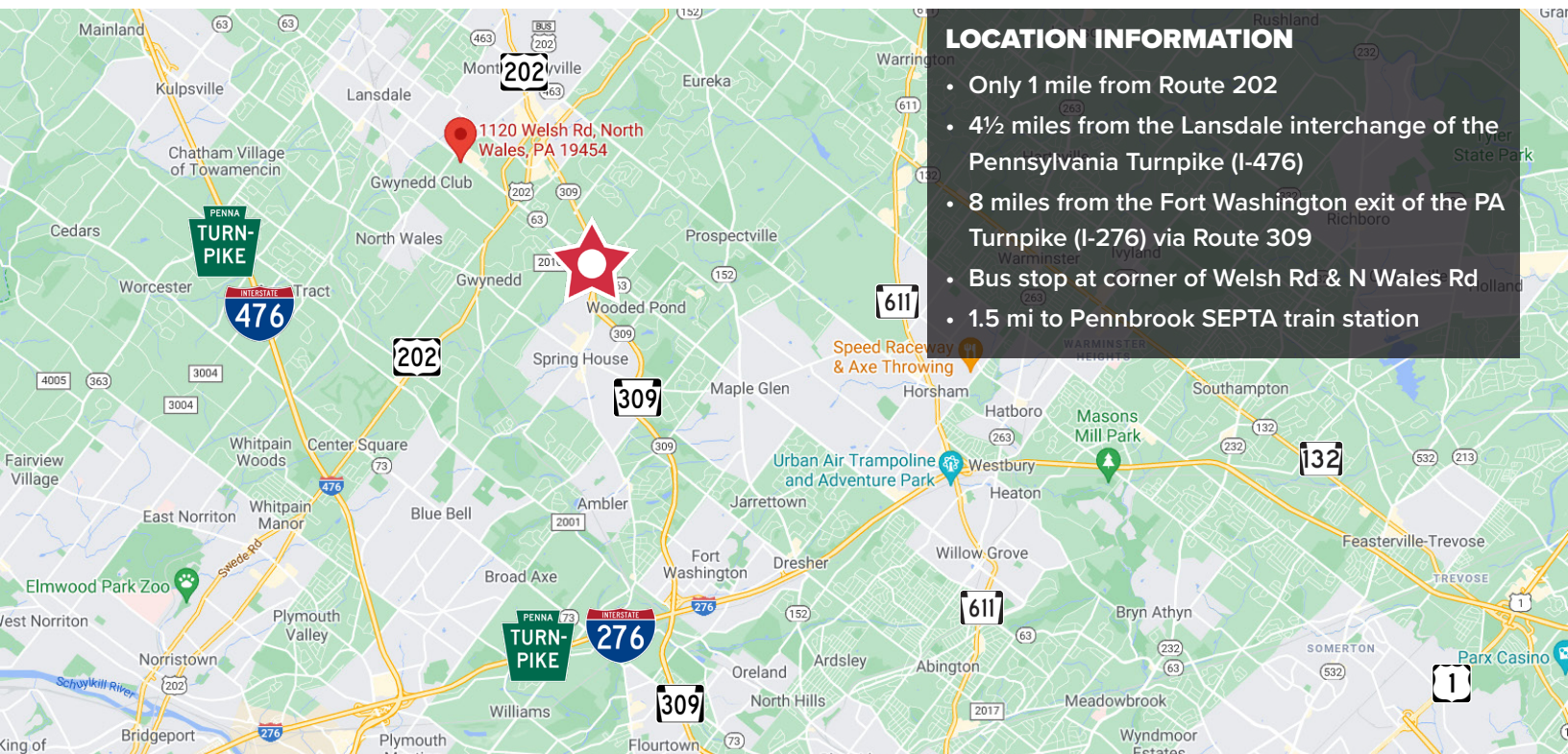
1140 WELSH ROAD - SUITE 200 | 4,775 SF

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1140 WELSH ROAD - SUITE 210 | 2,399 SF

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