

PROPERTY DESCRIPTION

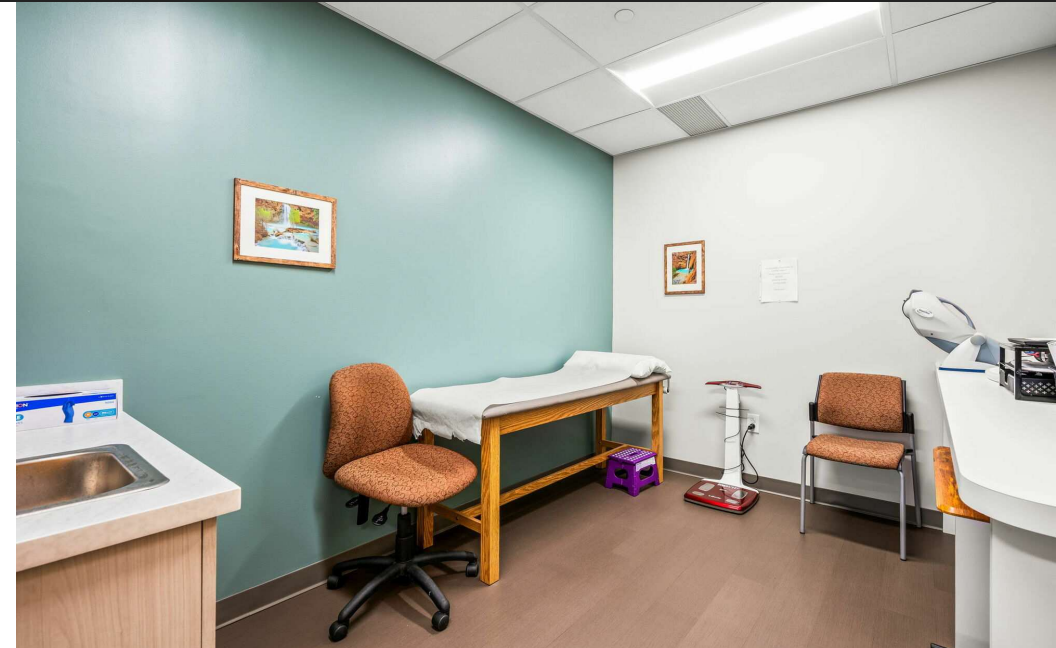
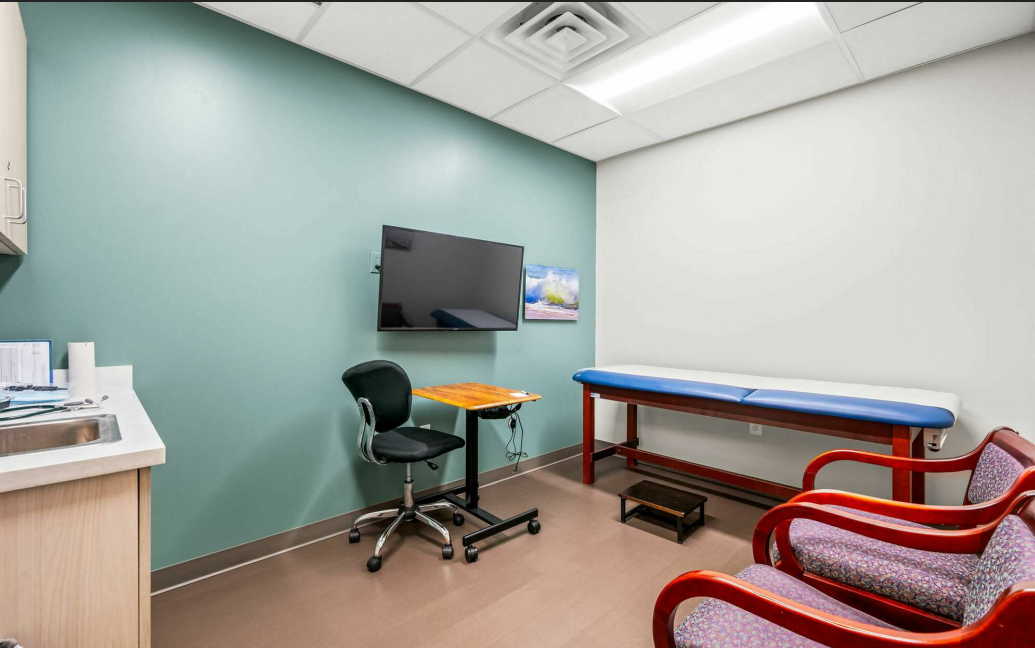
Step into a brand-new turnkey medical office suite at 200 Lakeside Drive, Suite 226, Horsham, PA, 19044. This exceptional leasing opportunity comprises 3 exam rooms, lab space, kitchenette, waiting and reception areas for seamless operations. Centrally located near the PA Turnpike & 611, the property ensures convenient accessibility for both staff and patients. Lessees gain access to fitness facilities and EV charging stations, enhancing the work-life balance while embracing sustainability. Additionally, the property is within walking distance to "The Patio," an outdoor beer garden with weekly events, offering a perfect retreat for relaxation and socializing after work. With modern amenities and a prime location, this property presents the perfect setting for a thriving medical practice to flourish.

OFFERING SUMMARY	
Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	1,565 SF
Building Size:	54,623 SF

PROPERTY HIGHLIGHTS

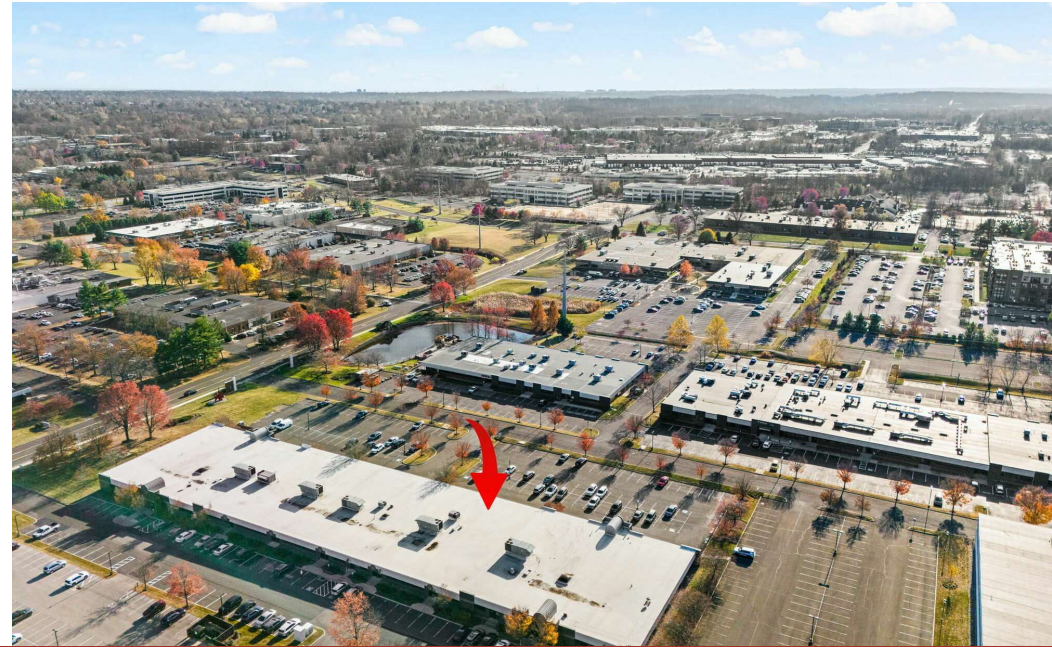
- Brand New Turnkey Medical Office Suite
- Equipment also available
- Up to 3 exam rooms plus lab space
- Centrally located close to PA Turnpike & 611
- Fitness facilities included with the lease
- Walkable to "The Patio" an outdoor beer garden with weekly events
- Campus fitness center
- EV charging stations

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	112	633	4,219
Total Population	220	1,429	9,776
Average HH Income	\$147,799	\$104,859	\$107,453



Turnkey Medical Office Suite

200 - 264 Lakeside Drive, Suite 226 Horsham, PA 19044



Presented By

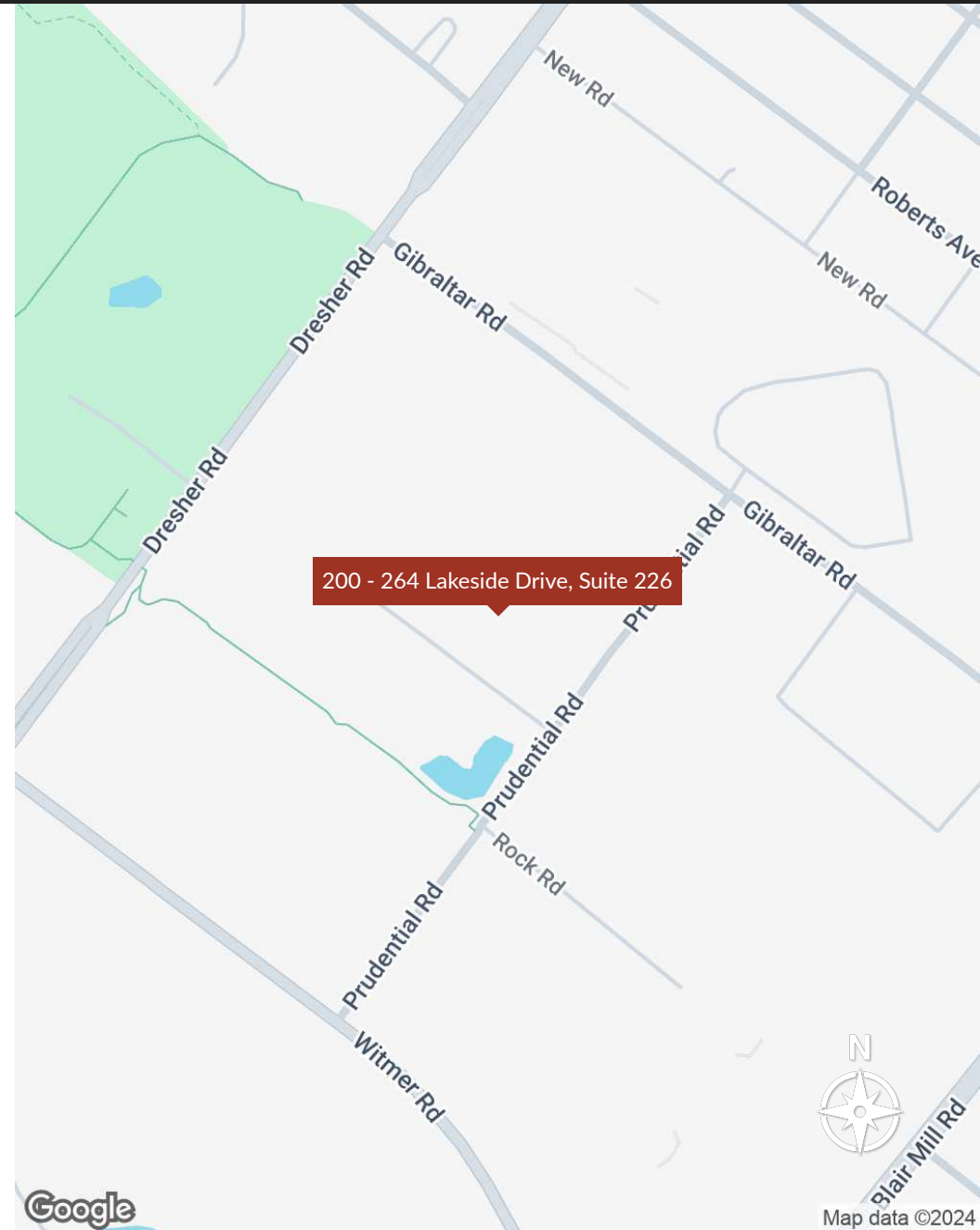
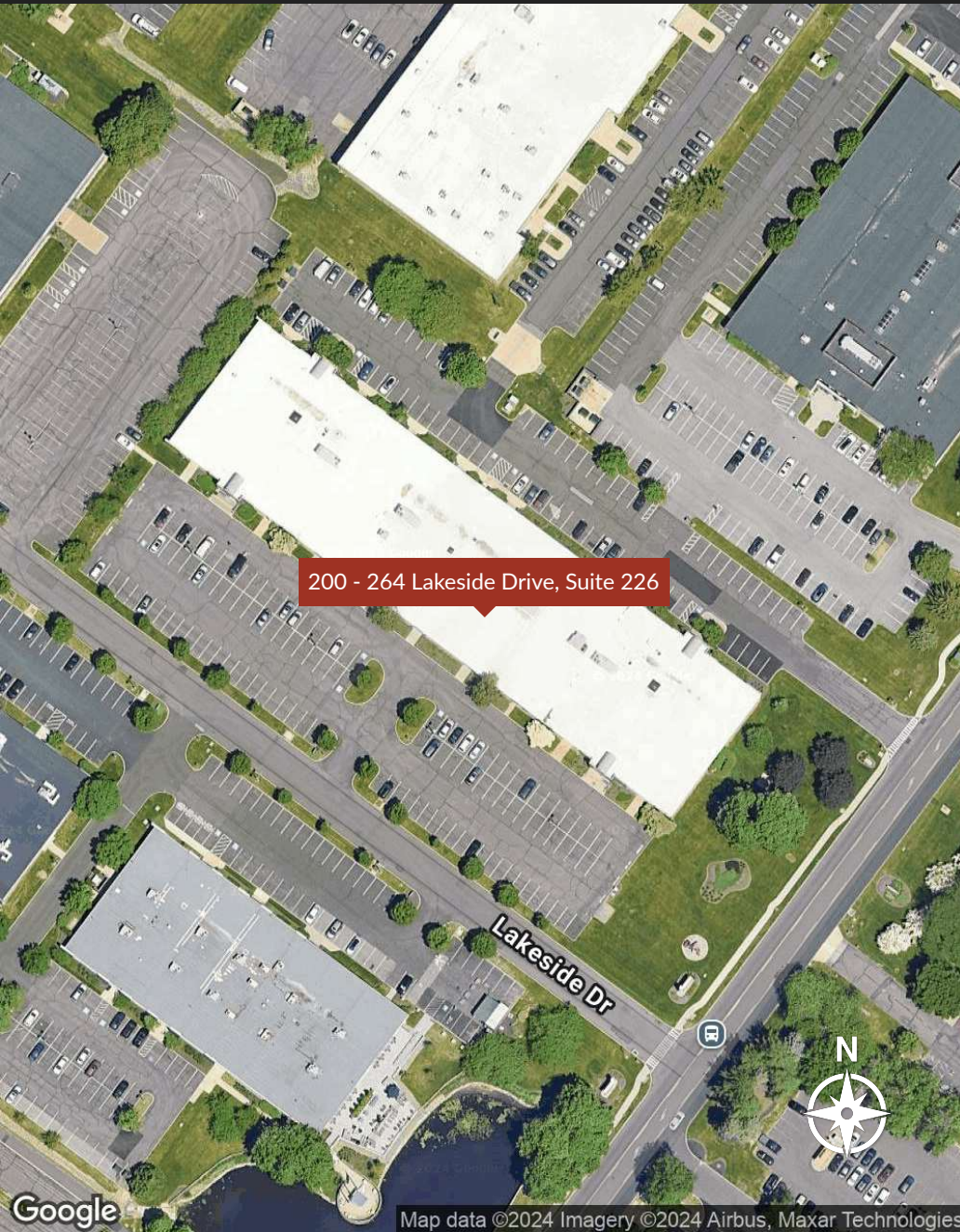
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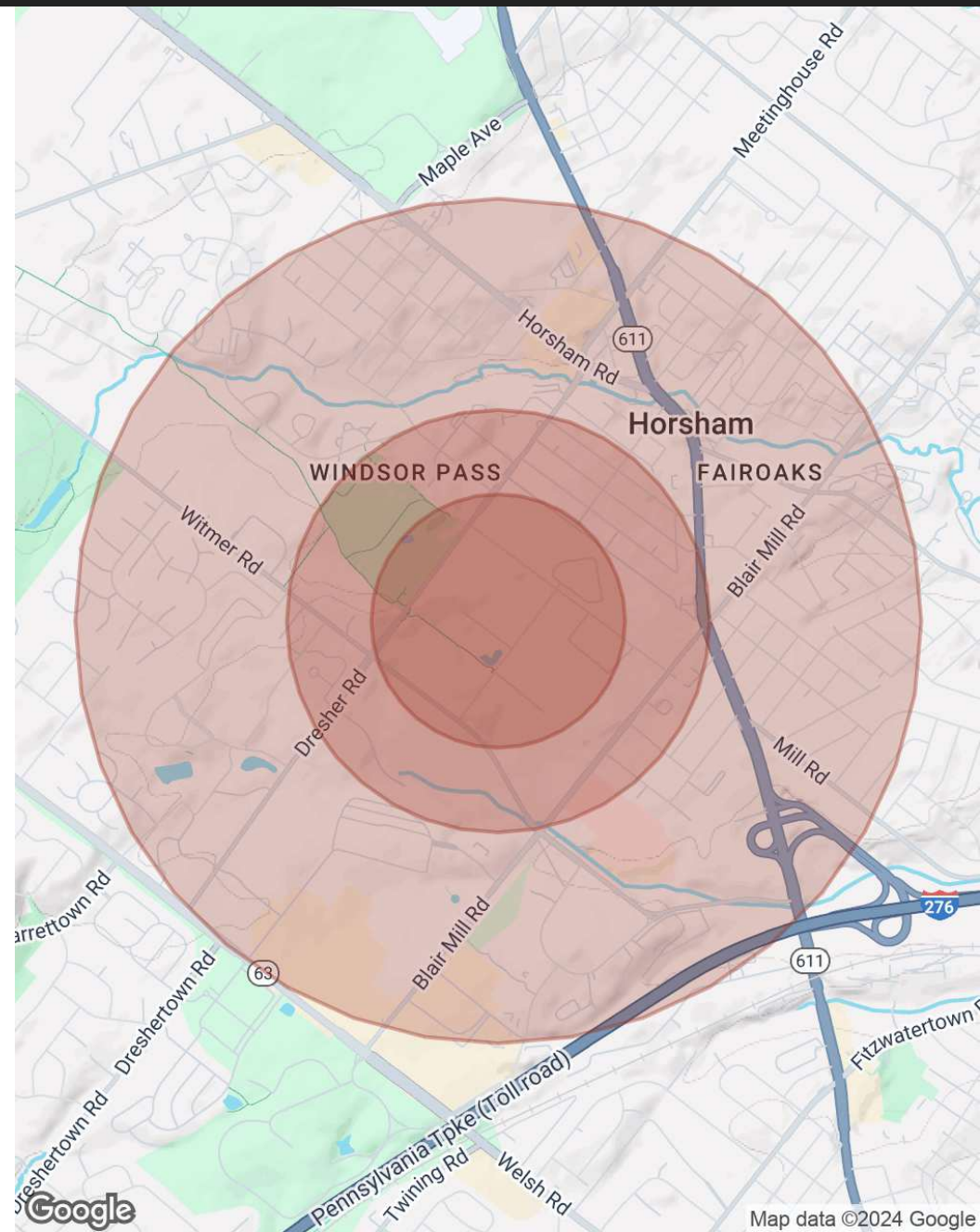
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	220	1,429	9,776
Average Age	33	39	40
Average Age (Male)	37	39	39
Average Age (Female)	29	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	112	633	4,219
# of Persons per HH	2	2.3	2.3
Average HH Income	\$147,799	\$104,859	\$107,453
Average House Value	\$535,287	\$459,323	\$444,347

Demographics data derived from AlphaMap



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