



FOR LEASE

240 Gibraltar Road

Horsham, PA 19044

Property Highlights

- Walkable to Duke's Café serving breakfast, lunch, catering and meal planning
- Outdoor, covered courtyard
- On-site Fitness Center with showers at 100 Lakeside
- Walkable to The Patio 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
0.8 MILES AWAY**



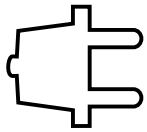
**SHOPPING AT THE
UPPER DUBLIN
PROMENADE
LESS THAN
2 MILES AWAY**



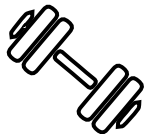
**FIVE DAYCARE
FACILITIES UNDER
5 MINUTES FROM
THE OFFICE**



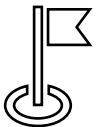
**PARKING:
3.6/1,000**



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



**FITNESS CENTER
LOCATED IN BUILDING**



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



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



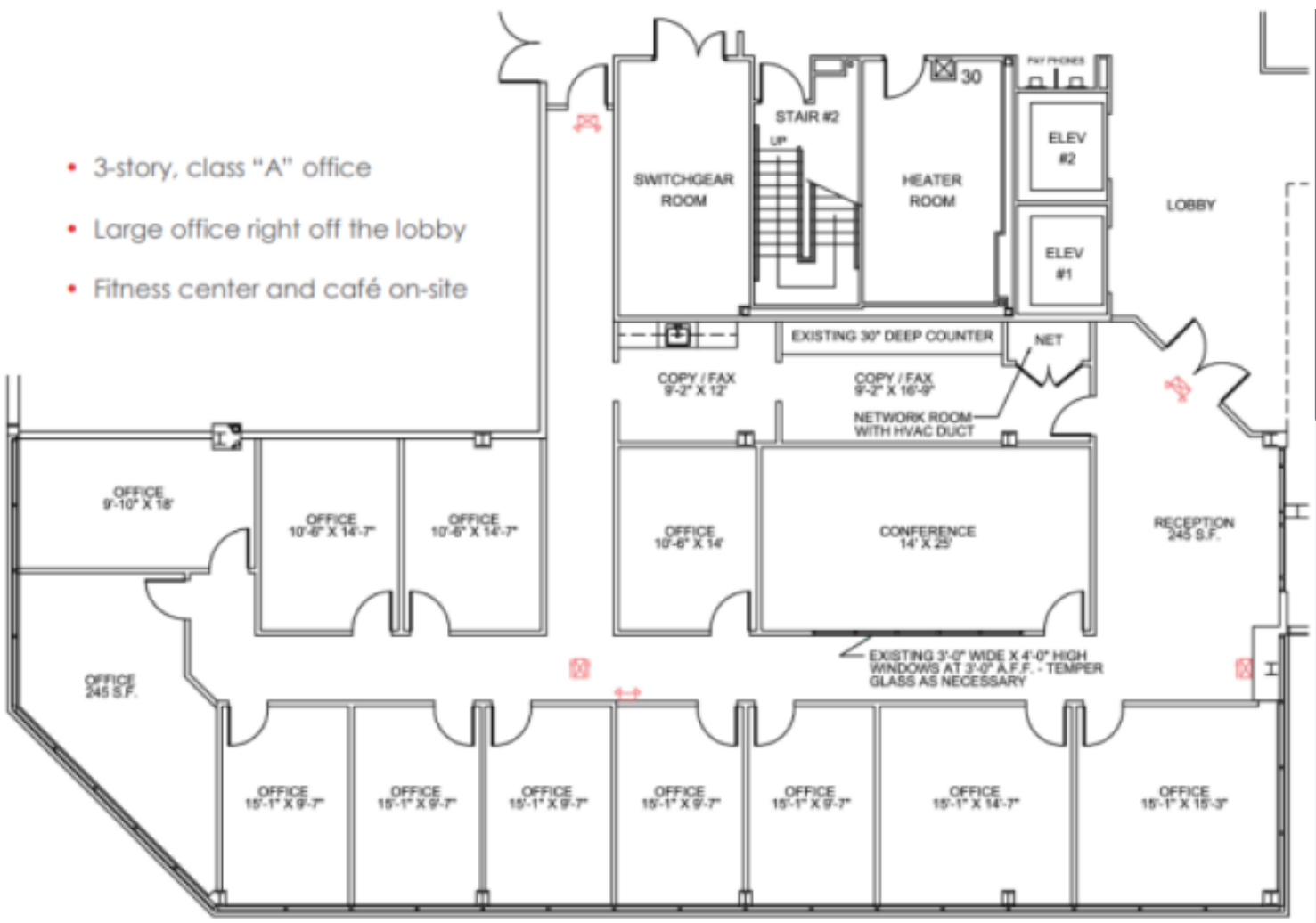


Availabilities

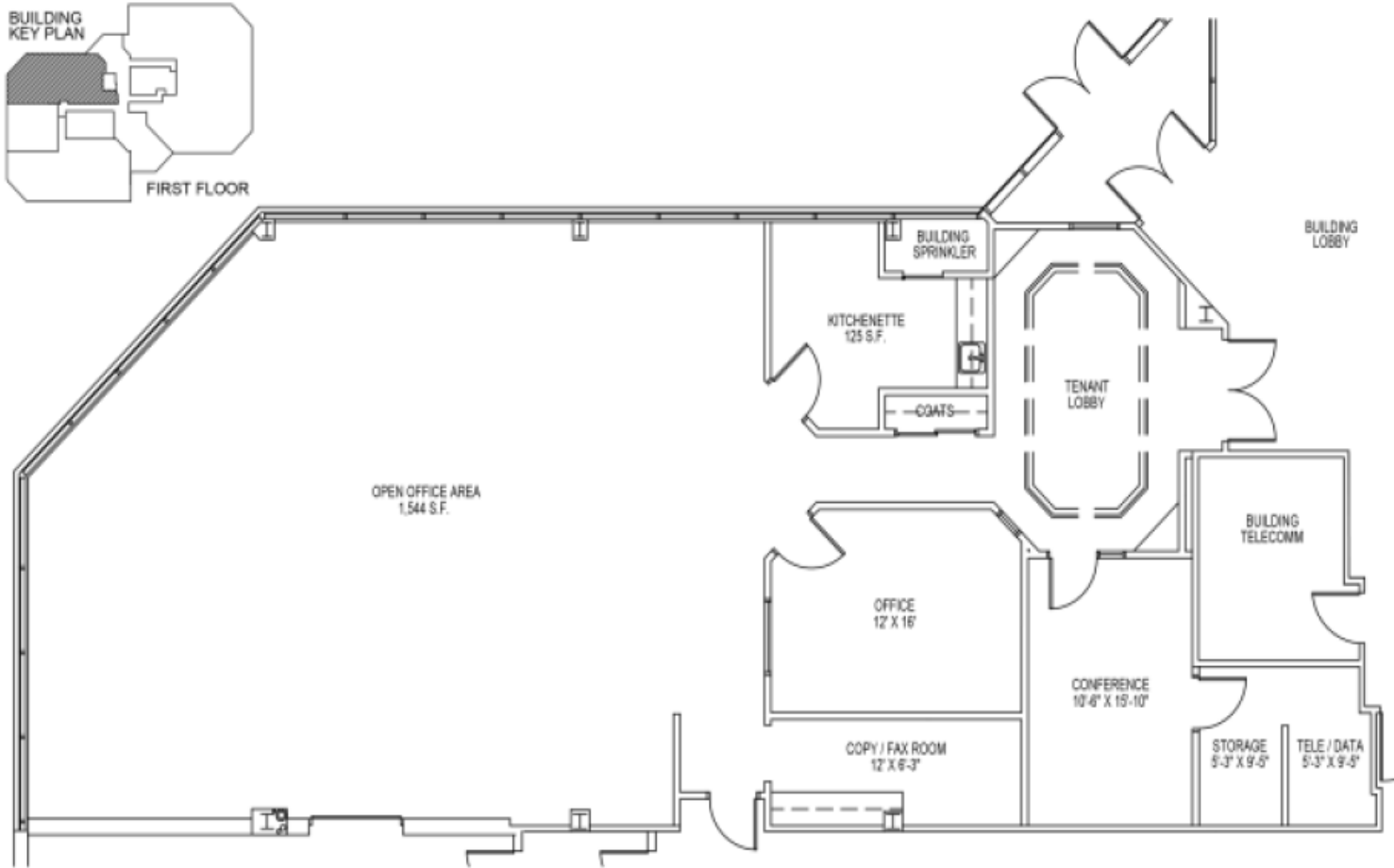
Suite 150	4,562 SF
Suite 170	3,392 SF
Suite 200A	2,736 SF
Suite 220	6,306 SF
Suite 300	24,096 SF

Suite 150 – 4,562 SF

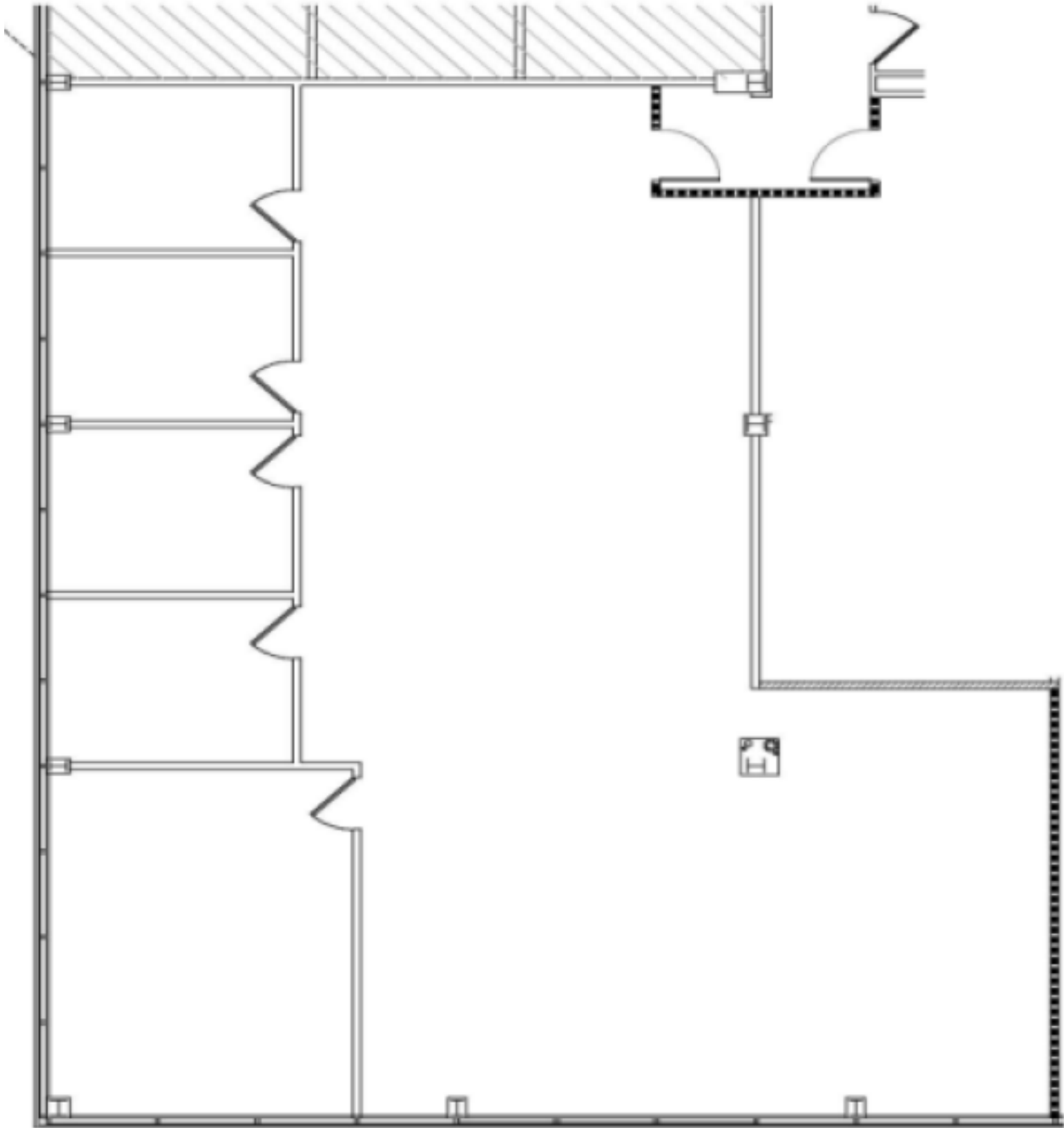
- 3-story, class "A" office
- Large office right off the lobby
- Fitness center and café on-site



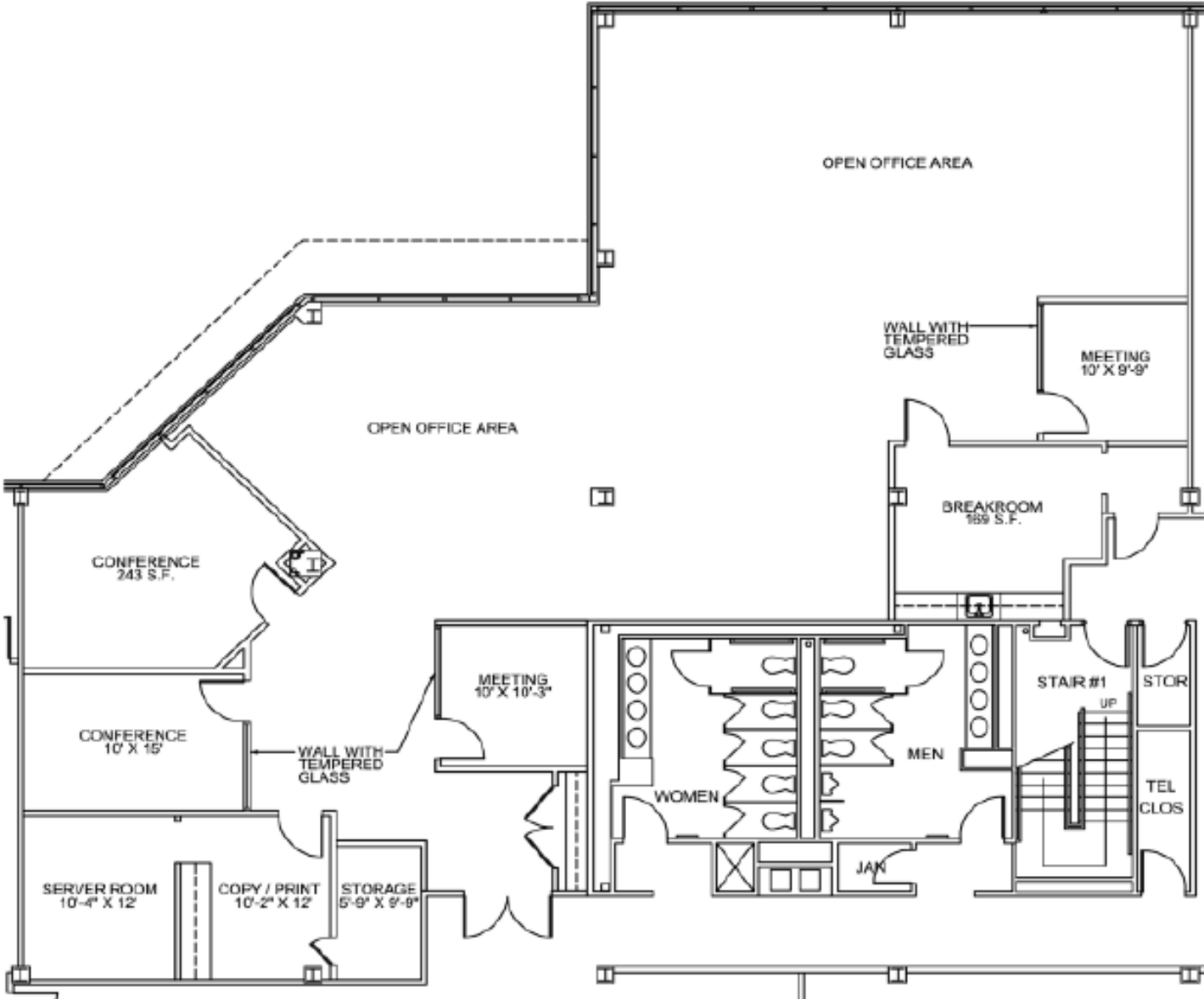
Suite 170 – 3,392 SF



Suite 200A – 2,736 SF



Suite 220 – 6,306 SF



Suite 300 – 24,096 SF

