

GCC

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

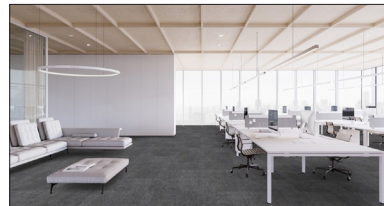
CLASS 'A' OFFICE
IN SUBURBAN PHILADELPHIA



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**



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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 \$19.00 PSF MG
SUITE 210	9,650 \$19.00 PSF MG

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1140 WELSH ROAD

SF	LEASE RATE	
SUITE 110	3,219 \$19.00 PSF MG	
SUITE 140	3,555 \$19.00 PSF MG	
SUITE 200A	2,518 \$21.50 PSF MG	PRE-BUILT SUITE
SUITE 200B	1,144 \$21.50 PSF MG	PRE-BUILT SUITE
SUITE 210A	1,531 \$21.50 PSF MG	PRE-BUILT SUITE
SUITE 201B	1,412 \$21.50 PSF MG	PRE-BUILT SUITE
SUITE 260	1,398 \$21.50 PSF MG	PRE-BUILT SUITE



SUITE 170
BLDG 1120



SUITE 200
BLDG 1140



SUITE 210
BLDG 1140

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.

LEASE RATE
\$19.00 PSF + UTILITIES

INCREDIBLE RATE FOR CLASS 'A' SUBURBAN OFFICE SPACE!



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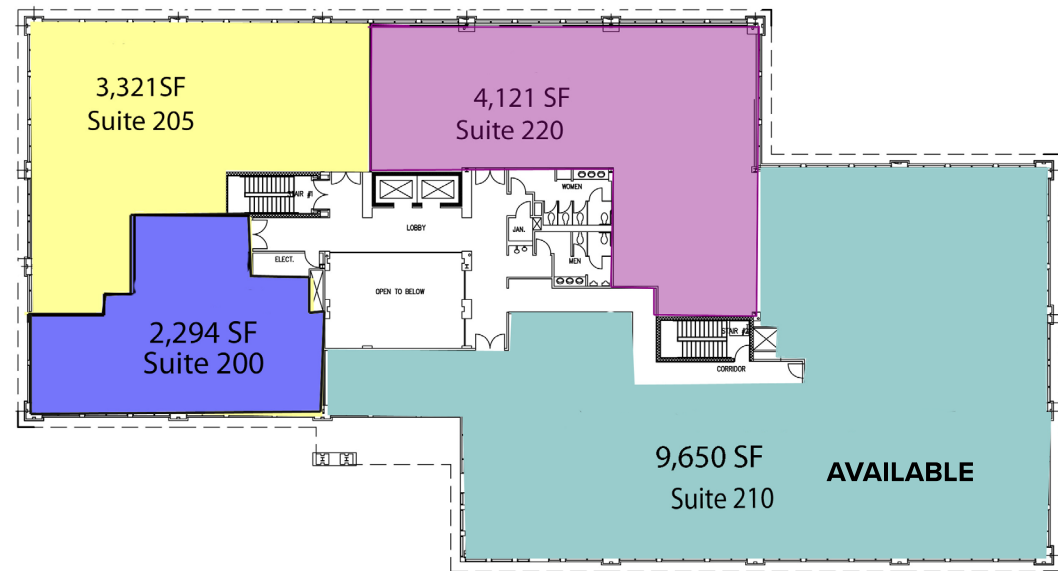
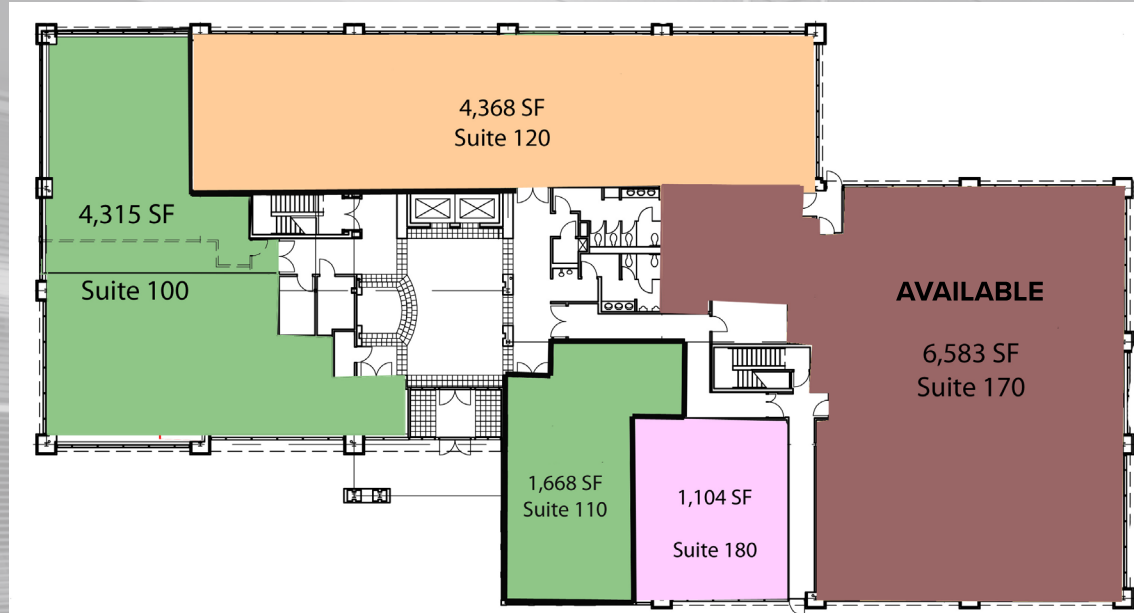
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FLOORPLANS

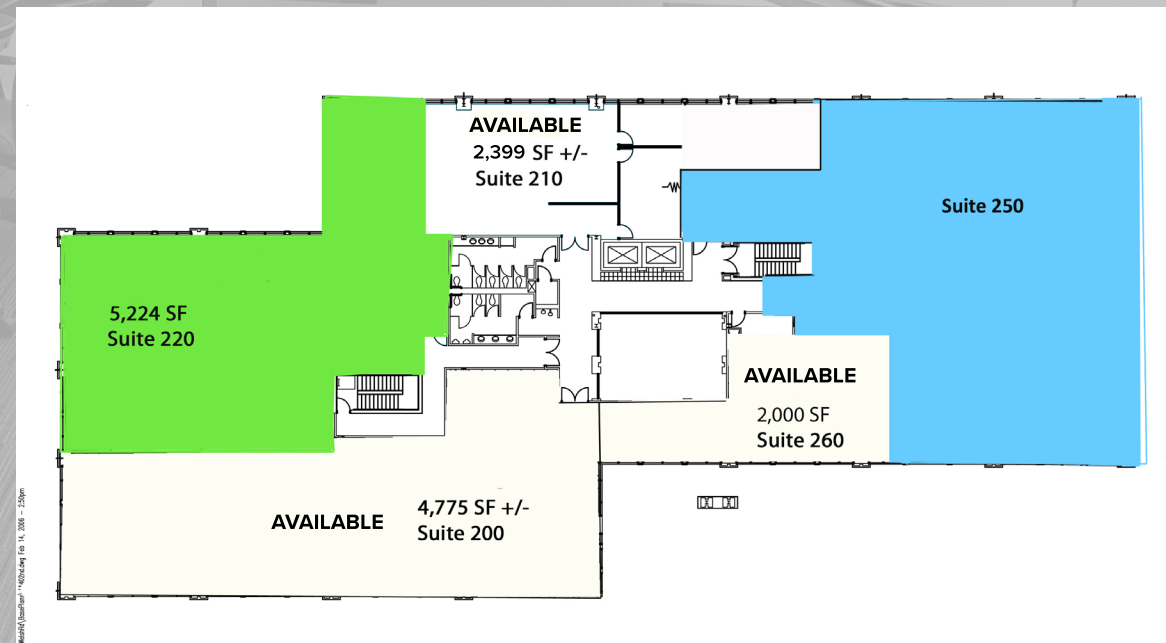
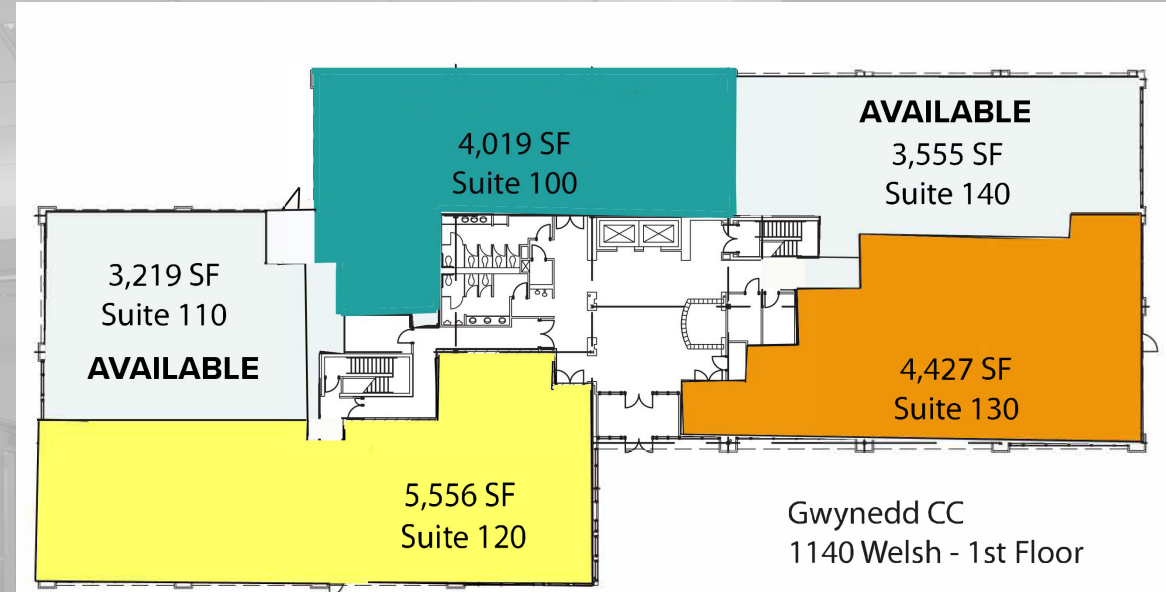
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1120-1140 WELSH ROAD | NORTH WALES, PA

1120 WELSH ROAD



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FLOORPLANS

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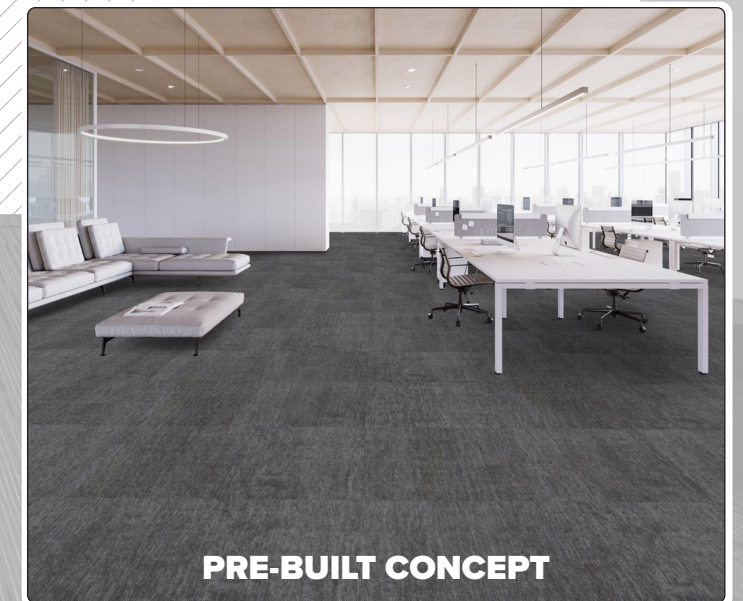
1140 WELSH ROAD - 2ND FLOOR

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



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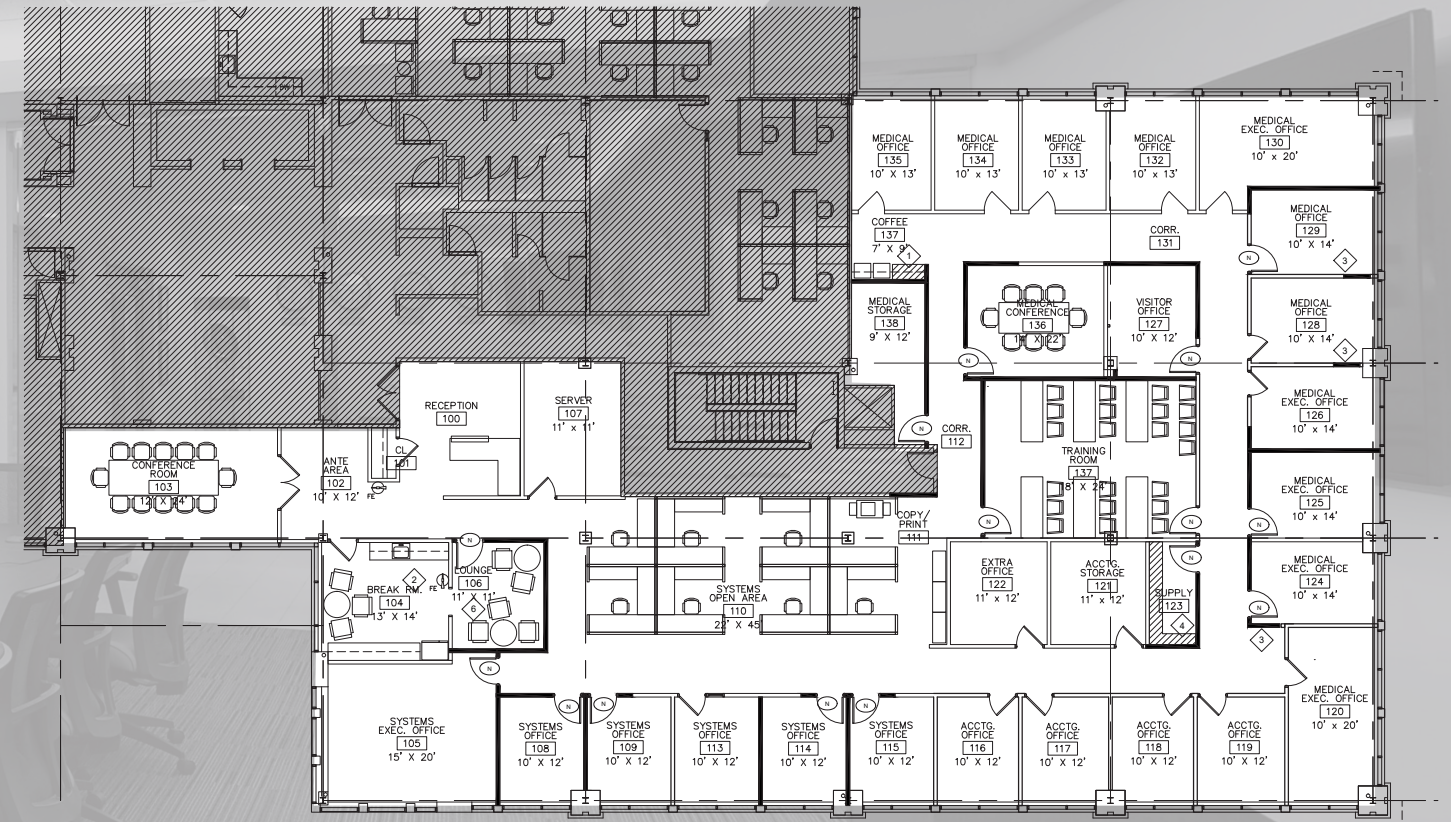
GWYNEDD CORPORATE CENTER

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



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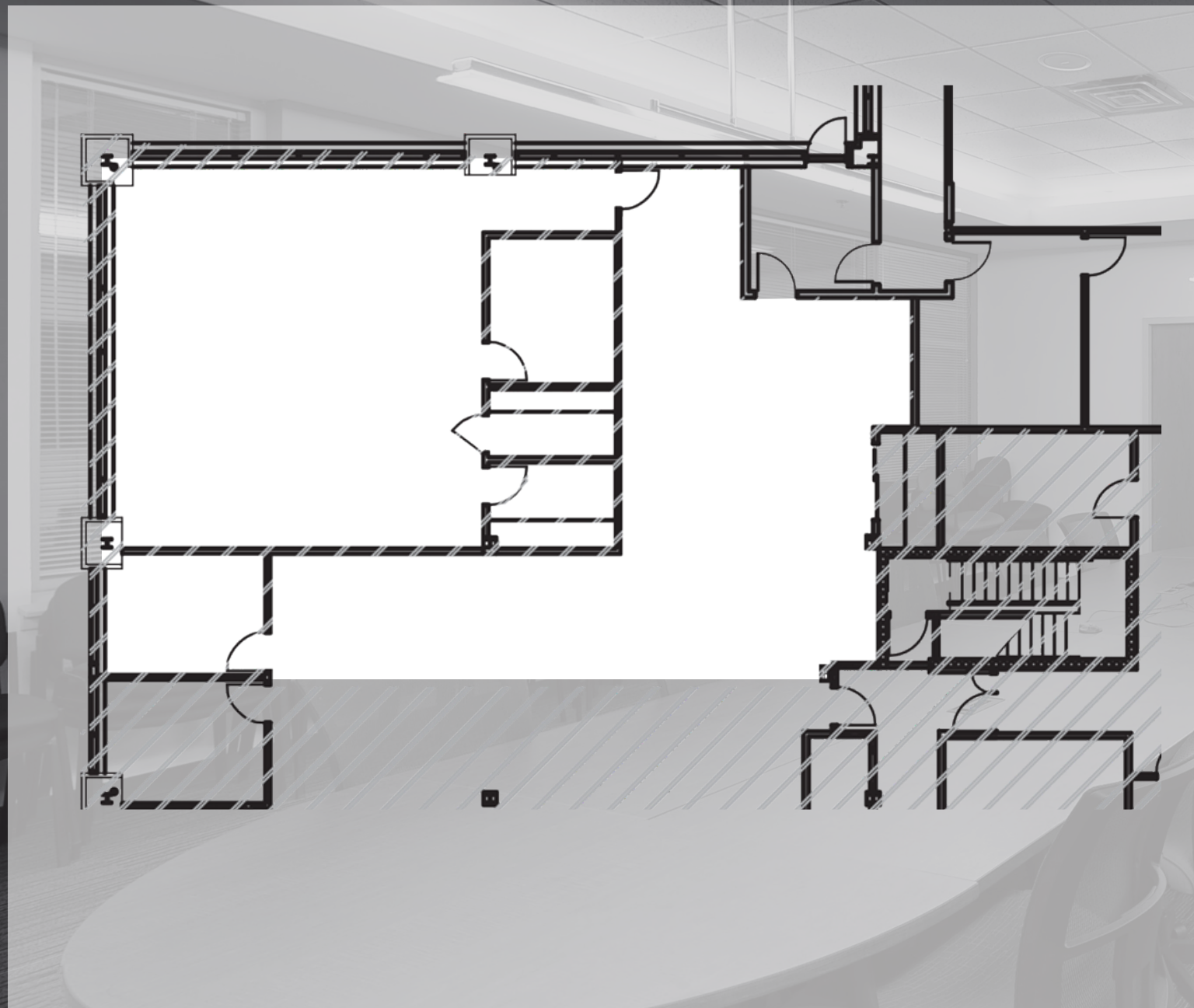
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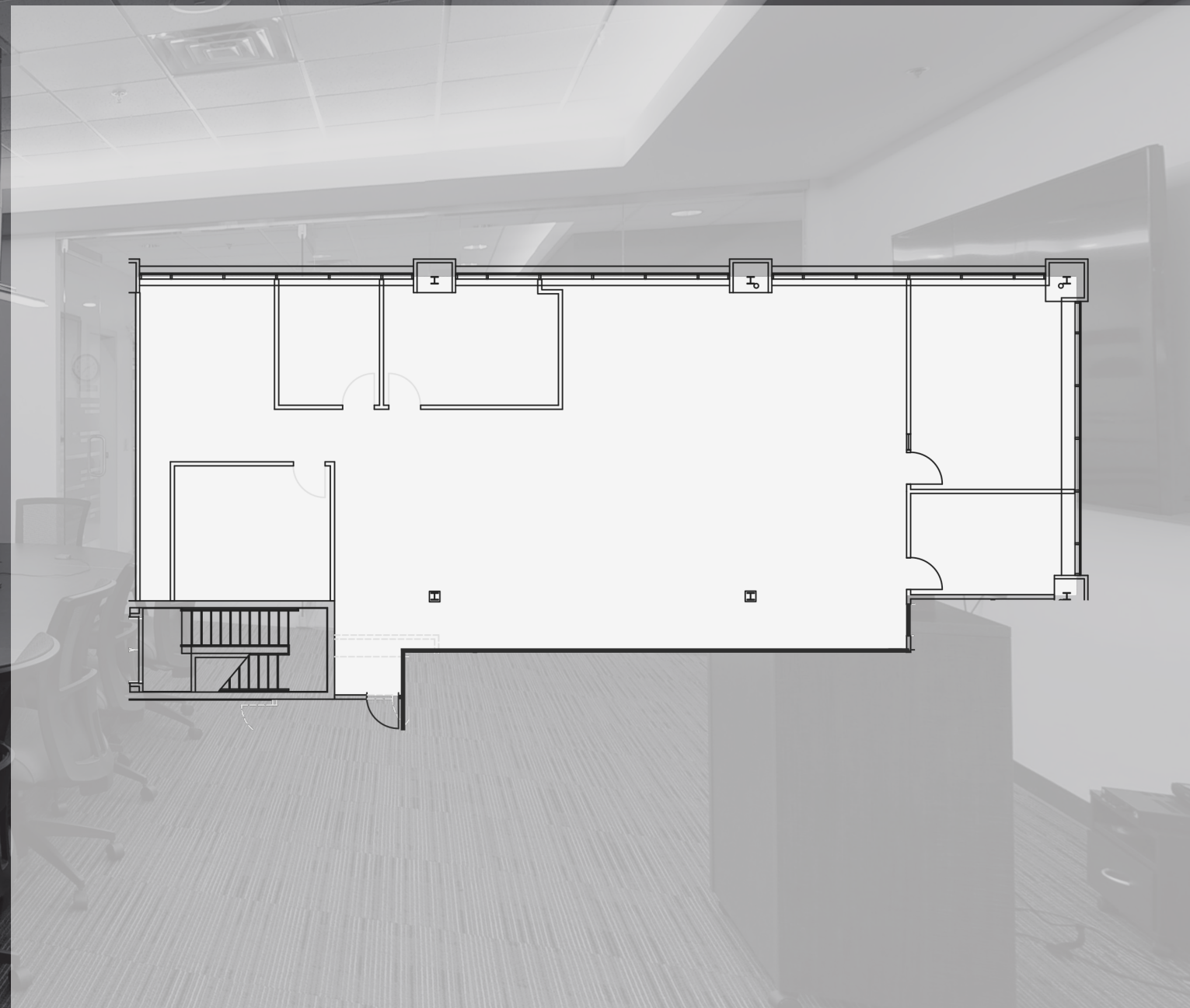
GWYNEDD CORPORATE CENTER

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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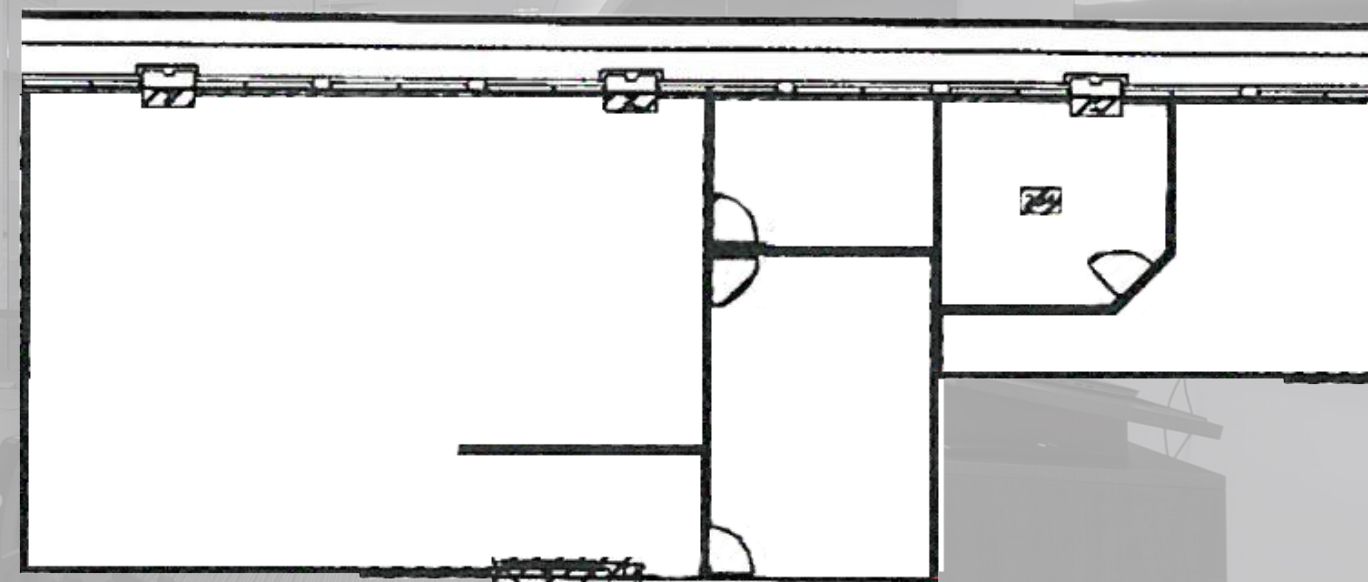
1120-1140 WELSH ROAD | NORTH WALES, PA

1140 WELSH ROAD - SUITE 200 | 4,775 SF

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1140 WELSH ROAD - SUITE 210 | 2,399 SF

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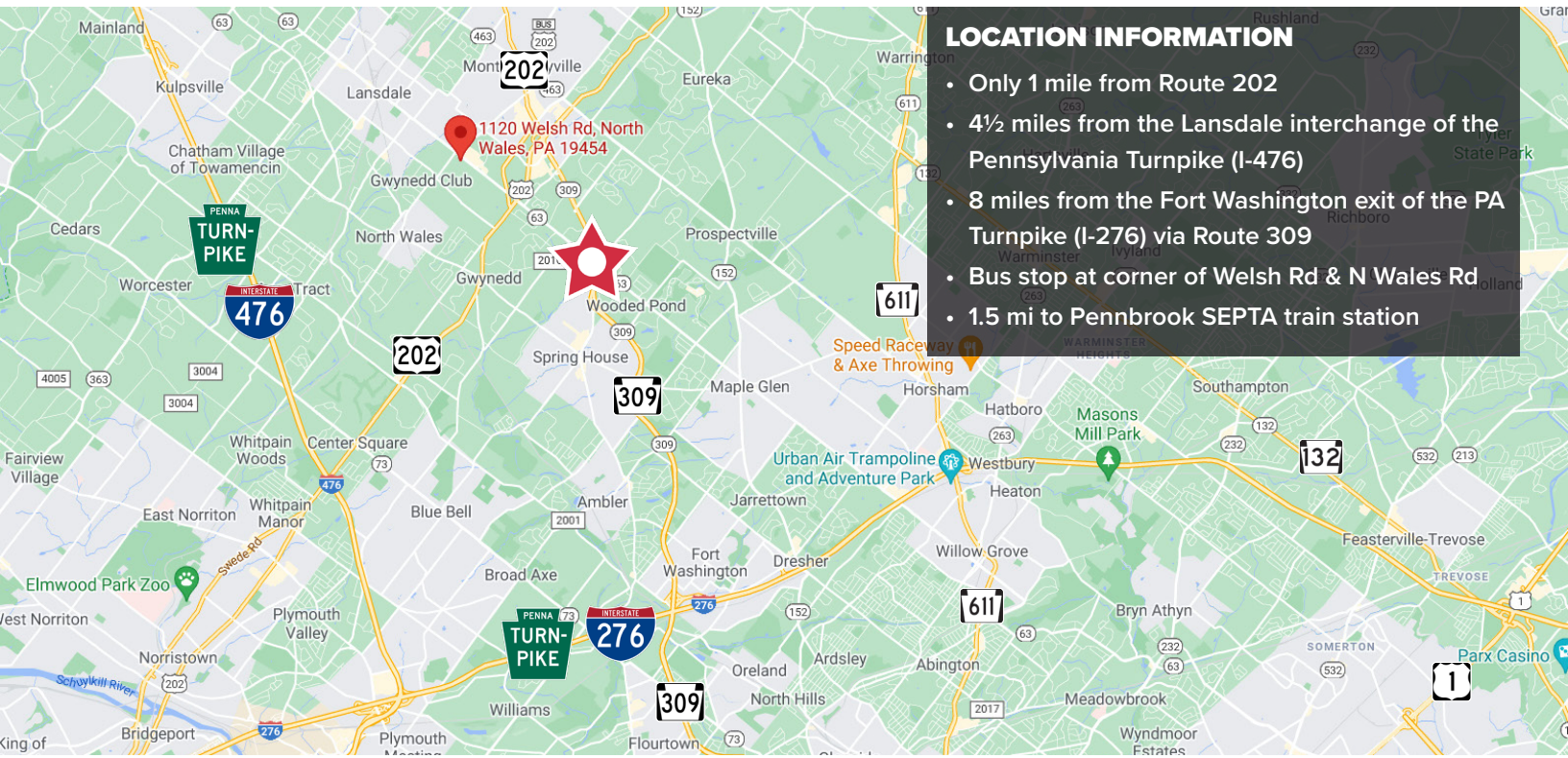
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CLASS 'A' OFFICE

IN SUBURBAN PHILADELPHIA



MONTGOMERY COMMONS SHOPPING CENTER



- LOCATION INFORMATION**
- Only 1 mile from Route 202
 - 4½ miles from the Lansdale interchange of the Pennsylvania Turnpike (I-476)
 - 8 miles from the Fort Washington exit of the PA Turnpike (I-276) via Route 309
 - Bus stop at corner of Welsh Rd & N Wales Rd
 - 1.5 mi to Pennbrook SEPTA train station



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