

900 BUSINESS CENTER DRIVE HORSHAM, PA

**FLEX
CONDO UNITS**



MICHAEL BORSKI, SIOR
MBORSKIJR@FLYNNCO.COM
215-561-6565 X 119

AVAILABLE FOR SALE OR LEASE

70,000 SF FLEX SPACE DIVISIBLE TO 35,000 SF
CONDO UNITS FROM 19,000 TO 45,000 SF

MARK PAWLOWSKI
MPAWLOWSKI@FLYNNCO.COM
215-561-6565 X 118

PROPERTY HIGHLIGHTS

- No Business Privilege Tax
- 480 volt, 3,000 amp, 3 phase power
- Fully Air Conditioned
- 18' ceiling height, to the joist
- 2 Loading Docks/Drive In Doors
 - Additional Loading can be added
- Immediate access to Willow Grove Exchange

KEVIN FLYNN, JR
KFLYNNJR@FLYNNCO.COM
215-561-6565 X 121



The
Flynn
Company

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565



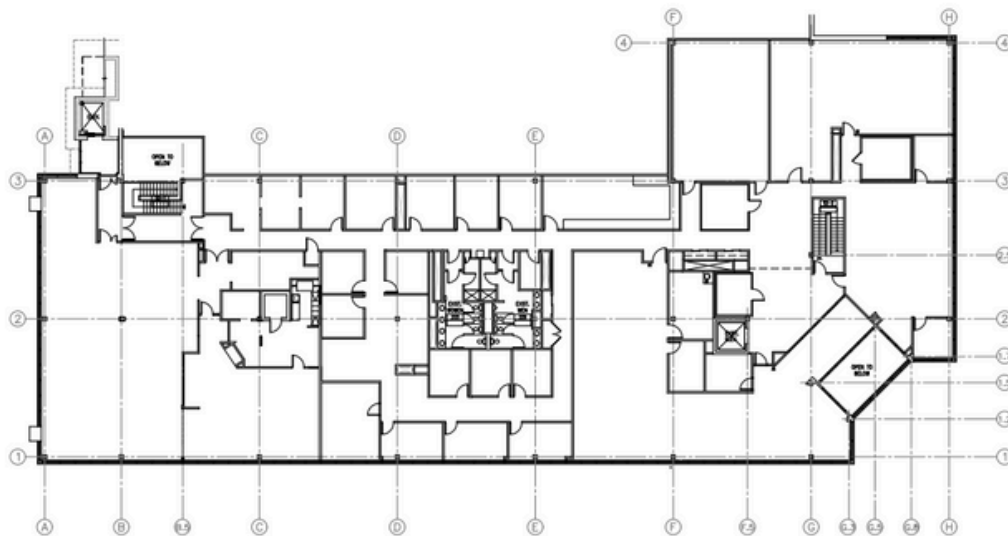
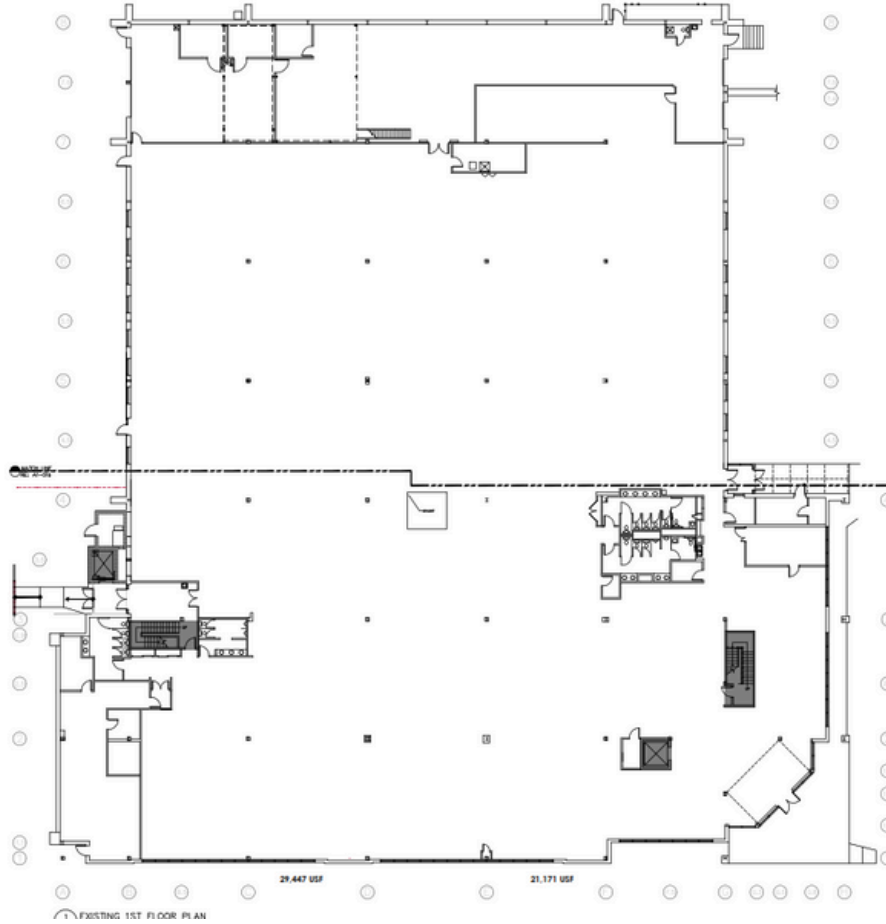
SITE MAP





EXISTING FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

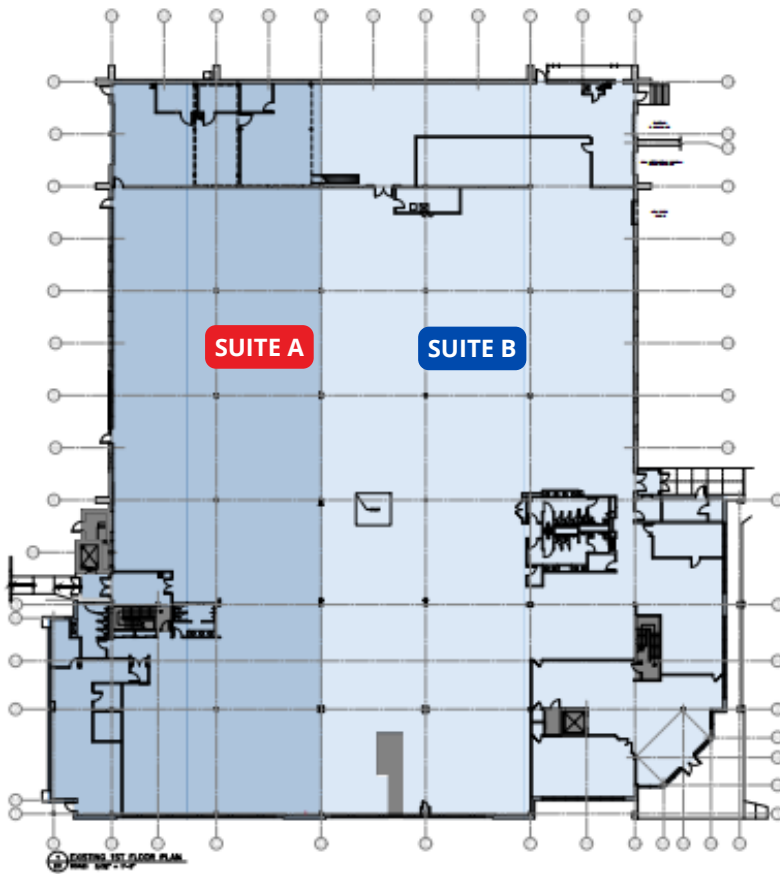


PROPOSED CONDO SPACE FIRST FLOOR OPTIONS

CONCEPT ONE

SUITE A - 19,948 RSF

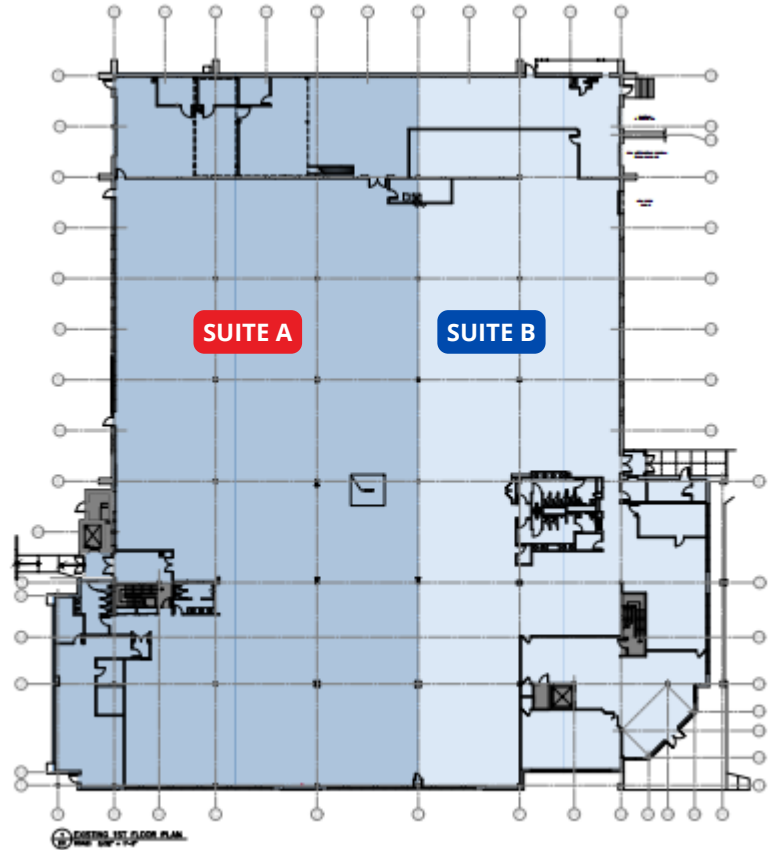
SUITE B - 29,852 RSF



CONCEPT TWO

SUITE A - 29,889 RSF

SUITE B - 21,435 RSF

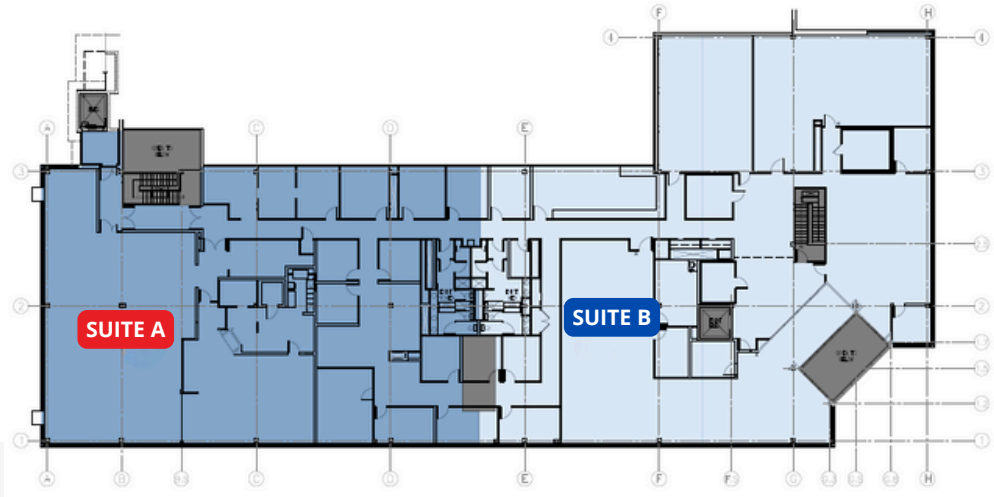




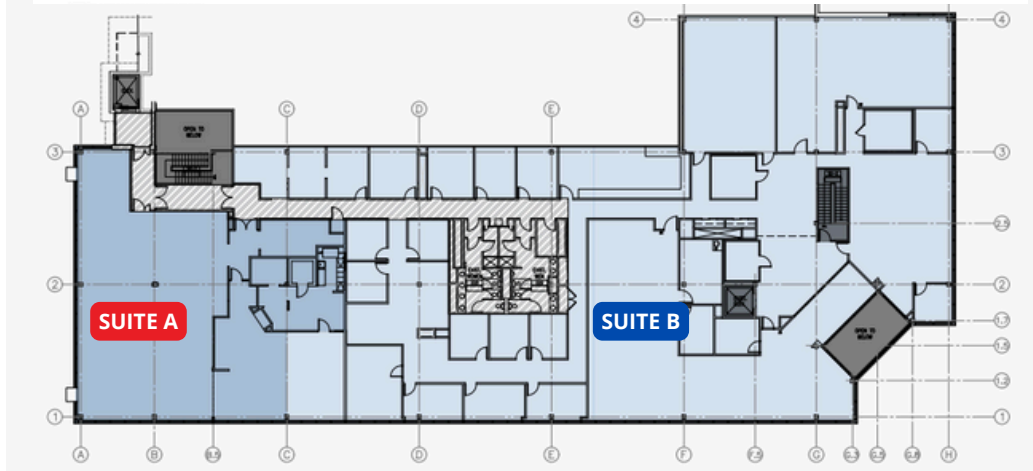
PROPOSED CONDO SPACE

SECOND FLOOR OPTIONS

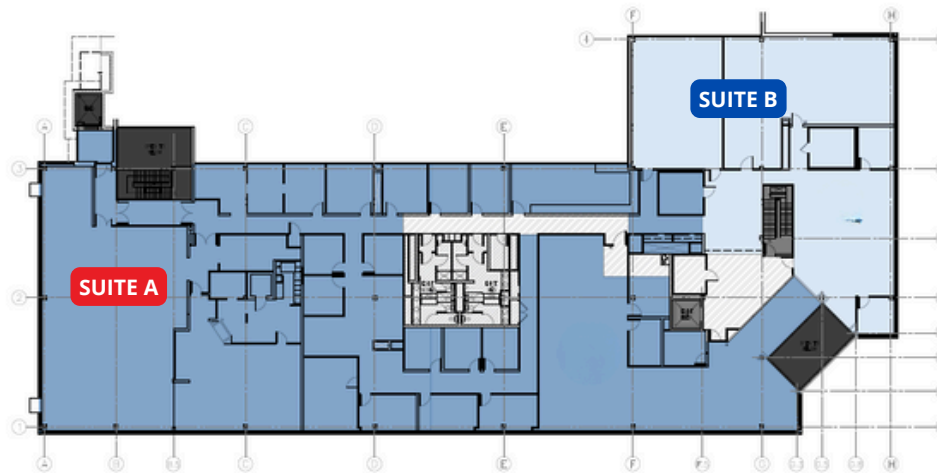
CONCEPT ONE
SUITE A - 8,551 RSF
SUITE B - 10,506 RSF



CONCEPT TWO
SUITE A - 4,101 RSF
SUITE B - 13,812 RSF



CONCEPT THREE
SUITE A - 13,701 RS
SUITE B - 4,580 RSF





PROPERTY PHOTOS

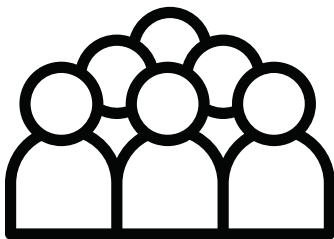




LOCATION

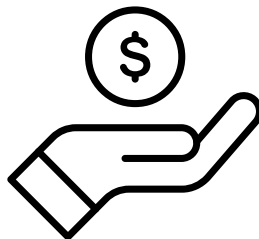


Horsham Demographics



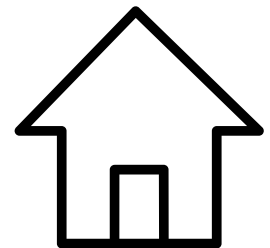
Total Population

1 Mile: 5,569
 3 Mile: 76,756
 5 Mile: 200,051



Median Household Income

1 Mile: \$125,527
 3 Mile: \$91,629
 5 Mile: \$93,718



Total Households

1 Mile: 2,090
 3 Mile: 29,875
 5 Mile: 77,145