



FOR LEASE | **IMMEDIATE OCCUPANCY**

**300**

WELSH RD  
BUILDING **FIVE**  
HORSHAM, PA

#### PROPERTY DETAILS

- **Accessible Space:** ±7,382 SF of customizable space on the ground level, ideal for client-facing operations with easy entry and flow.
- **Modern and Flexible Layout:** Blend of private offices, open bullpens, and meeting rooms which adapt to your workflow, with 8'4" ceiling heights and energy-efficient design.
- **Abundant Parking:** 4.5/1000
- **Strategic Location:** superior access to major highways (PA Turnpike, Routes 611 & 309), various hotels, SEPTA bus routes, and shuttle services—perfect for commuting teams and visiting clients.
- **Ready for Immediate Occupancy:** Available now, with options for "A La Carte" furniture packages and IT setup to minimize downtime.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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Joe O'Donnell | 610.616.4604

**OMEGA RE**  
OMEGA Commercial Real Estate, Inc.

# 300

WELSH RD  
BUILDING FIVE  
WAYNE, PA

# AVAILABLE ±7,382 SF | FOR LEASE



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# 300

WELSH RD  
BUILDING FIVE  
WAYNE, PA

# LOCATION

## 300 WELSH ROAD | BUILDING 5



**Prime Location:** Nestled in Horsham Business Campus with superior access to major highways (PA Turnpike, Routes 611 & 309), various hotels, SEPTA bus routes, and shuttle services—perfect for commuting teams and visiting clients.



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