

An aerial photograph of a modern, multi-story office building with a flat roof and large glass windows. The building is surrounded by lush green trees and a well-maintained parking lot with several cars. The sky is blue with scattered white clouds.

Colliers

Witmer Plaza | 601 Dresher Road, Horsham, PA

Class A office spaces in thriving Horsham business corridor **for lease**

601 Dresher Road delivers contemporary workspaces with flexible layouts, upgraded amenities, and convenient access to major highways and public transit - all within the beautifully landscaped corporate setting of the Penn Business Campus.

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Property Overview

Address: 601 Dresher Road, Horsham, PA

Property Size: 46,653 SF

Availabilities: 2,095 - 6,717 SF

Parking Ratio: 3.24/1,000 SF

Parking Spaces: 151 surface spaces

Public Transit: SEPTA bus stop (Route 22)

Key Highlights



Strong Local Leadership

Strong local ownership and building management



Tailored to You

Fit-out and updates to be completed to tenant's specifications



Signage Opportunities

Opportunity for signage on the building and/or monument sign



Close to Nature

Conveniently close to Horsham Township Park System (17 miles of interconnected trails)



Convenient Connectivity

Easy access to the PA Turnpike (I-276), Route 63, and Route 309

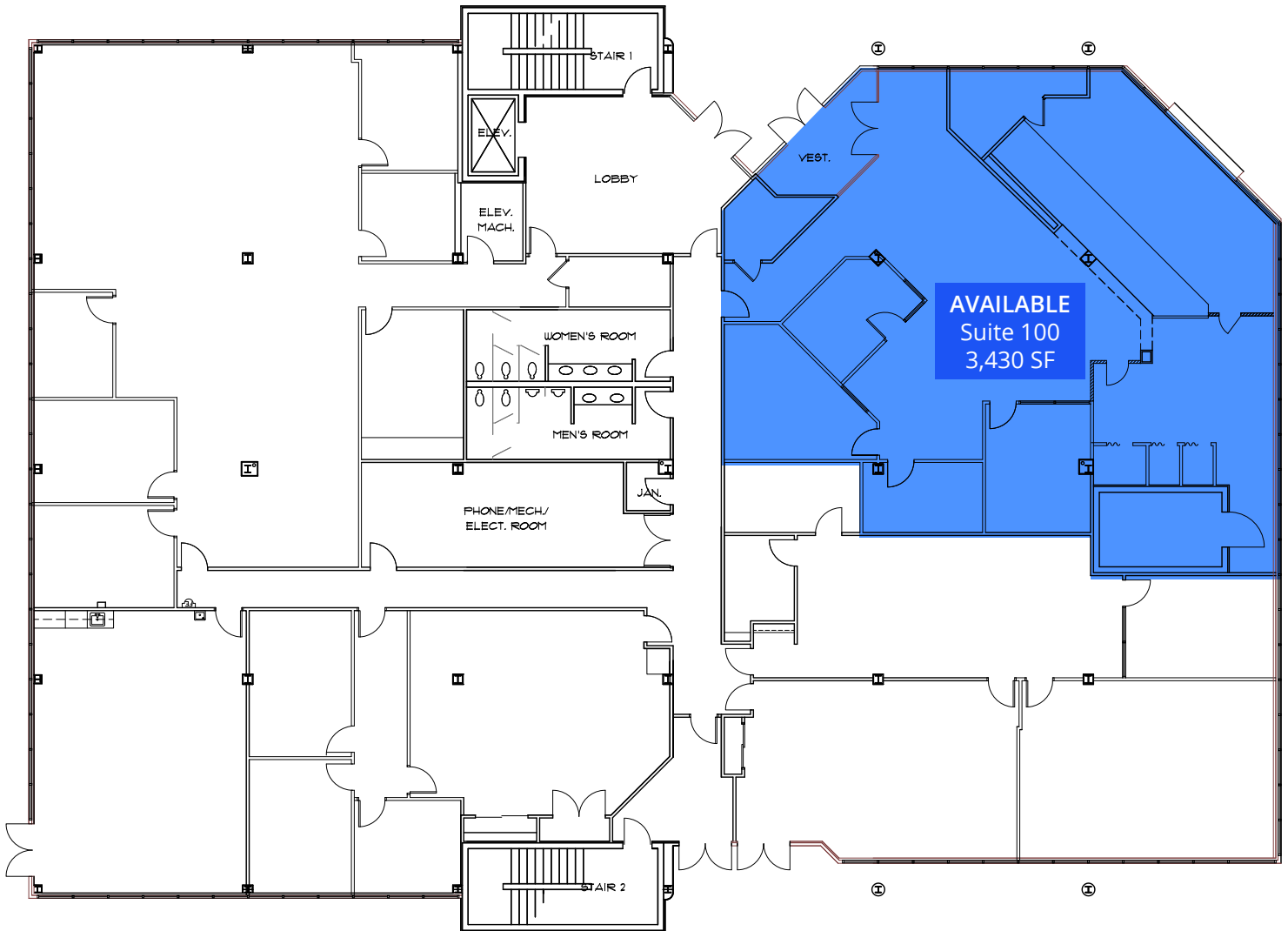


Property Photos



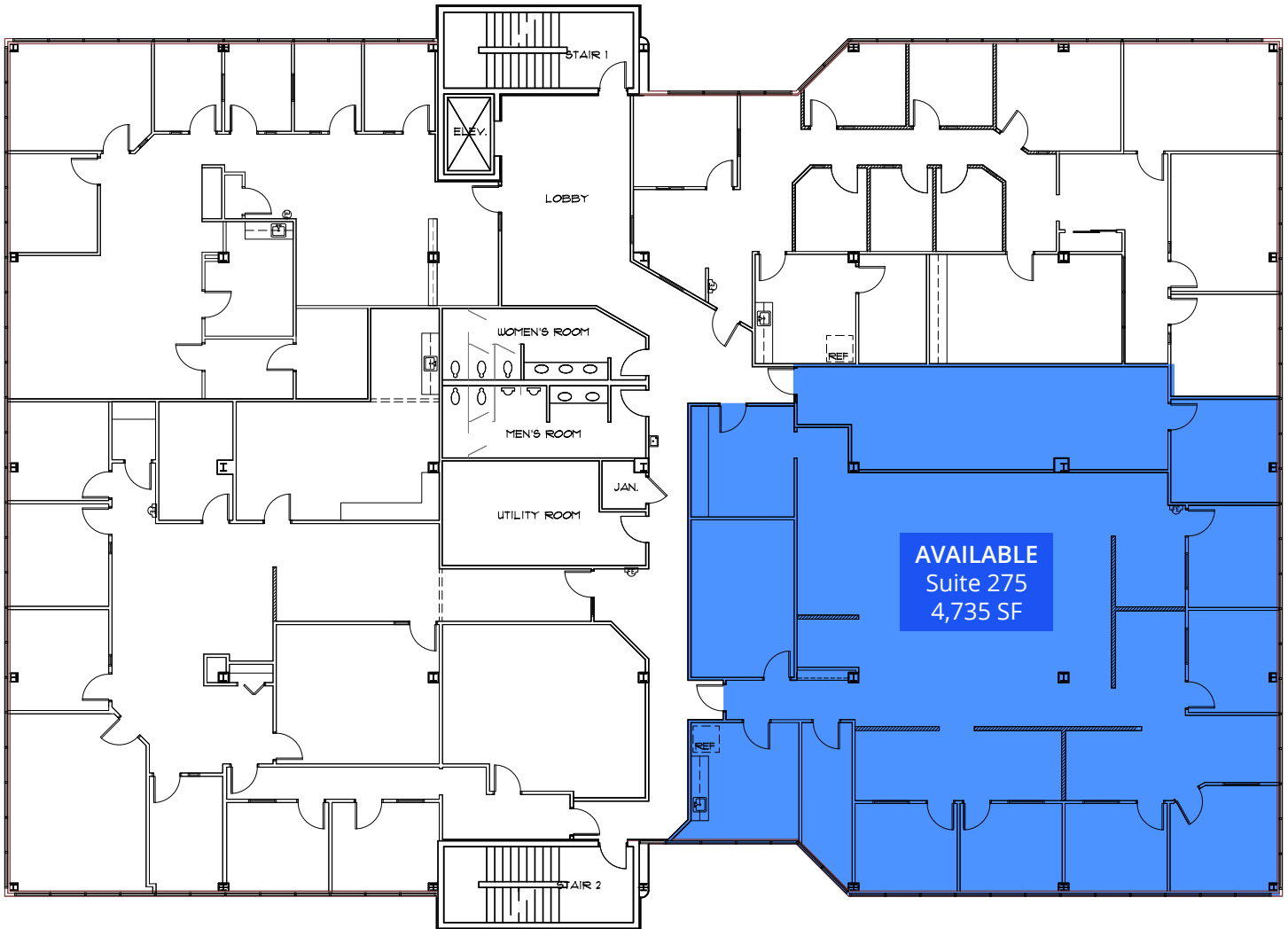
Availabilities

FIRST FLOOR
Suite 100 | 3,430 SF



Availabilities

SECOND FLOOR
Suite 275 | 4,735 SF

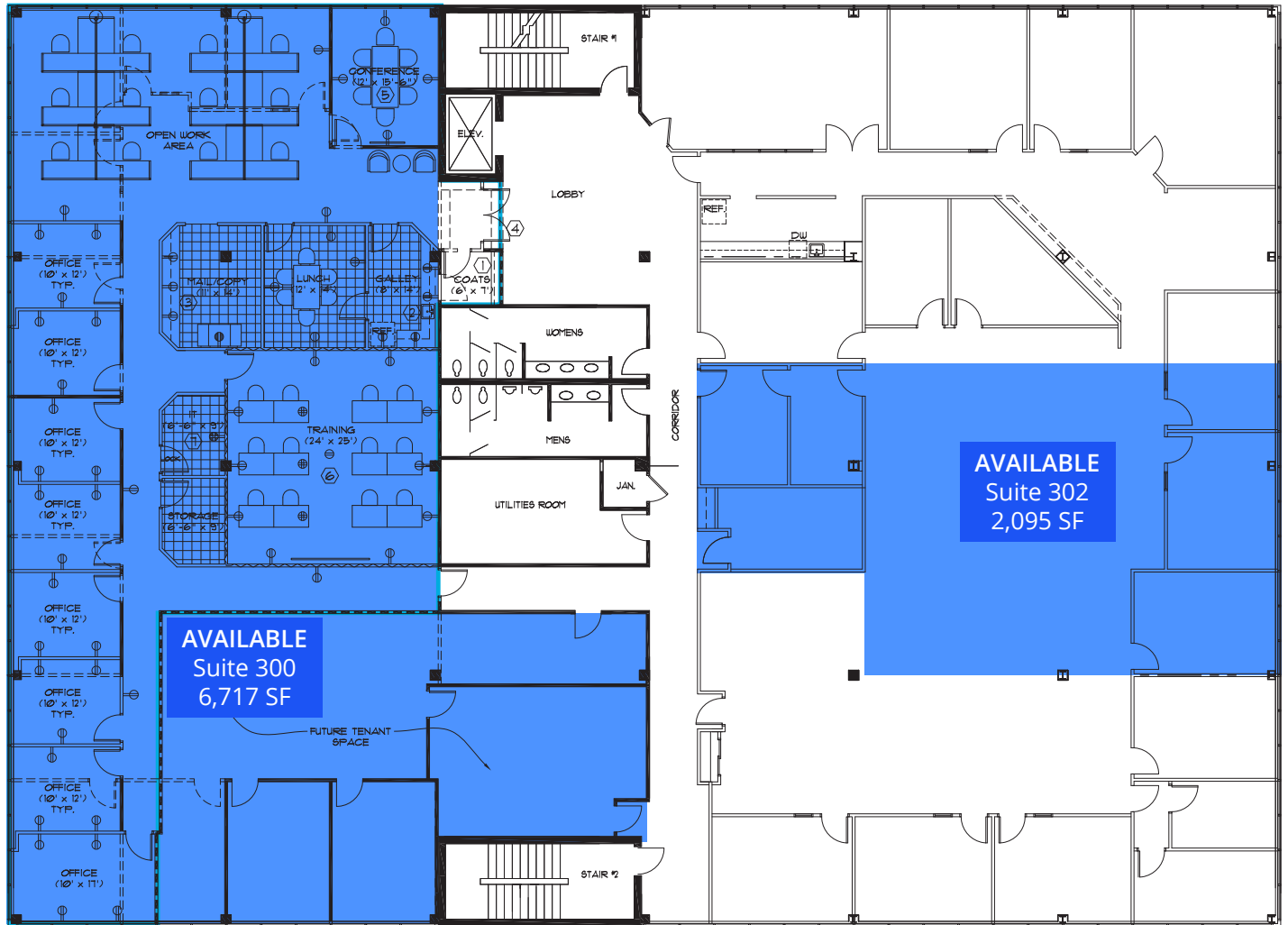


Availabilities

THIRD FLOOR

Suite 300 | 6,717 SF

Suite 302 | 2,095 SF



Location & Amenities

Ideally located with direct access to the PA Turnpike (I-276), Route 63, and Route 309, **Witmer Plaza** offers outstanding regional connectivity. Its proximity to Welsh Road's retail corridor and leading medical facilities creates a convenient, well-rounded environment for tenants.





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