



## SUBLEASE AVAILABLE IN HORSHAM

# 7 Walnut Grove Drive *Horsham, PA*

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### AREA

40,000 SF – 3<sup>rd</sup> Floor

### RENTAL RATE

Negotiable

### POSSESSION

Immediate

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### PROPERTY HIGHLIGHTS

- Three story building available with high end finishes, glass atrium lobby with wooded view.
- Warehouse space available with loading dock.
- Backup power capabilities.
- Energy Star certified building.
- Abundant natural light.
- 10' ceilings and long window lines.
- Outdoor terrace.
- On-site cafeteria with seating.
- Numerous shopping centers, hotels, dining options, banking, big box retail, daycares and fitness centers.
- Proximate access to PA Turnpike, Routes 611 and 309, SEPTA Routes 80 & 310 with multiple stops throughout the Pennsylvania Business Campus.

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[nmrk.com](http://nmrk.com)

Licensed in Pennsylvania as Newmark Real Estate

## FULL BUILDING SUBLEASE AVAILABLE IN HORSHAM

# 7 Walnut Grove Drive, Horsham, PA

## THIRD FLOOR





FULL BUILDING SUBLEASE AVAILABLE IN HORSHAM

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EXECUTIVE OFFICE



SECURE LOBBY

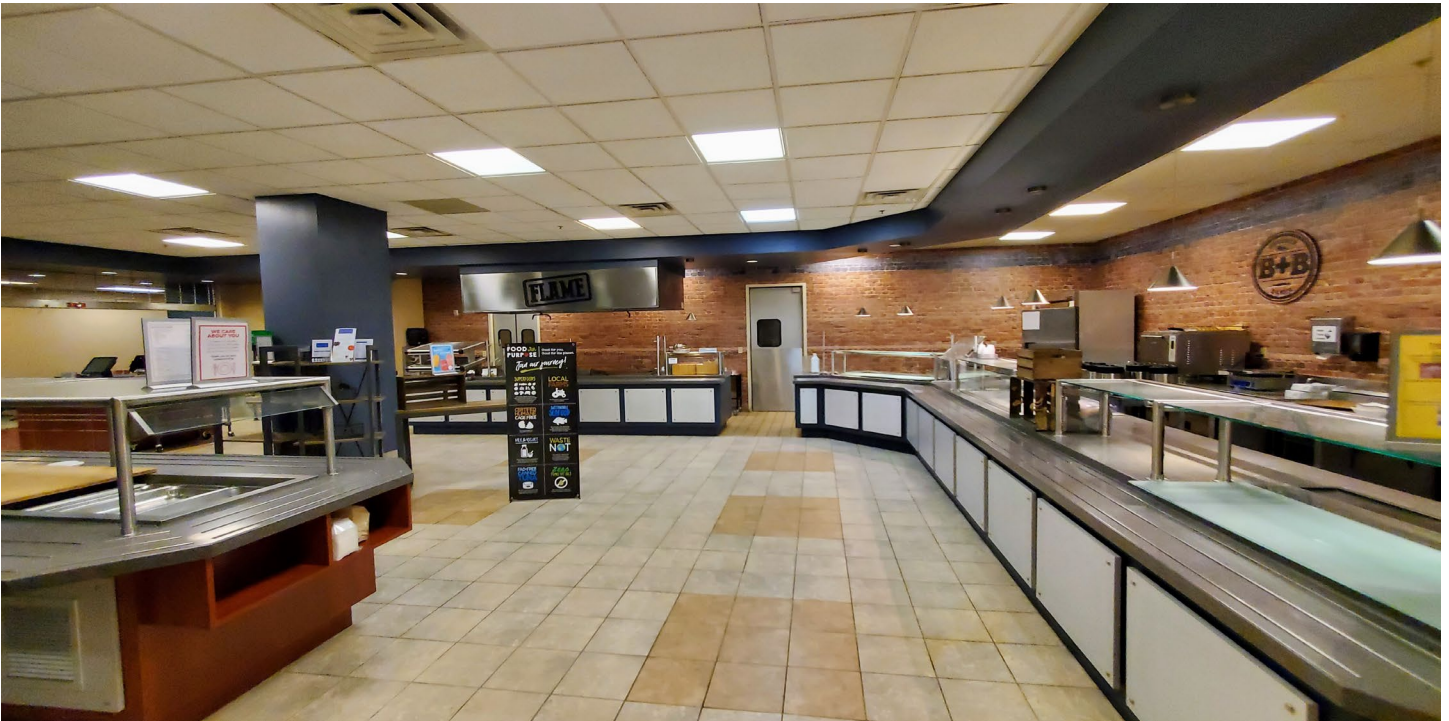


FULL BUILDING SUBLEASE AVAILABLE IN HORSHAM

7 Walnut Grove Drive, Horsham, PA



TOWN HALL TRAINING ROOM



FULL SERVICE CAFE



FULL BUILDING SUBLEASE AVAILABLE IN HORSHAM

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WAREHOUSE



LOADING DOCK



FULL BUILDING SUBLEASE AVAILABLE IN HORSHAM

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BACKUP GENERATOR



EXTERIOR SIGNAGE



## FULL BUILDING SUBLEASE AVAILABLE IN HORSHAM

### 7 Walnut Grove Drive, Horsham, PA

#### AMENITIES MAP

