



## Gwynedd Corporate Center

1120, 1140, 1180 Welsh Road  
North Wales, PA

**For Lease**  
**2,000–14,000 SF**  
**Prime Office Space**

Premier 13-acre office park offering excellent corporate amenities and superior access to major transportation arteries

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# Gwynedd Corporate Center



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Gwynedd Corporate Center is a premier 13-acre office park offering excellent corporate amenities and superior access to the area's major transportation arteries. The center consists of three, two-story buildings offering available suites from 2,000-14,000 SF.

24-hour key card access is offered, along with efficient HVAC systems, fire alarm and smoke detection panels. Other amenities include Comcast Cable internet and Verizon Fios.

### PROPERTY DETAILS

BUILDING SIZE	Address	SF
	1120 Welsh Road	37,615 SF
	1140 Welsh Road	42,600 SF
	1180 Welsh Road	42,597 SF

**ACREAGE** 13.0± acres

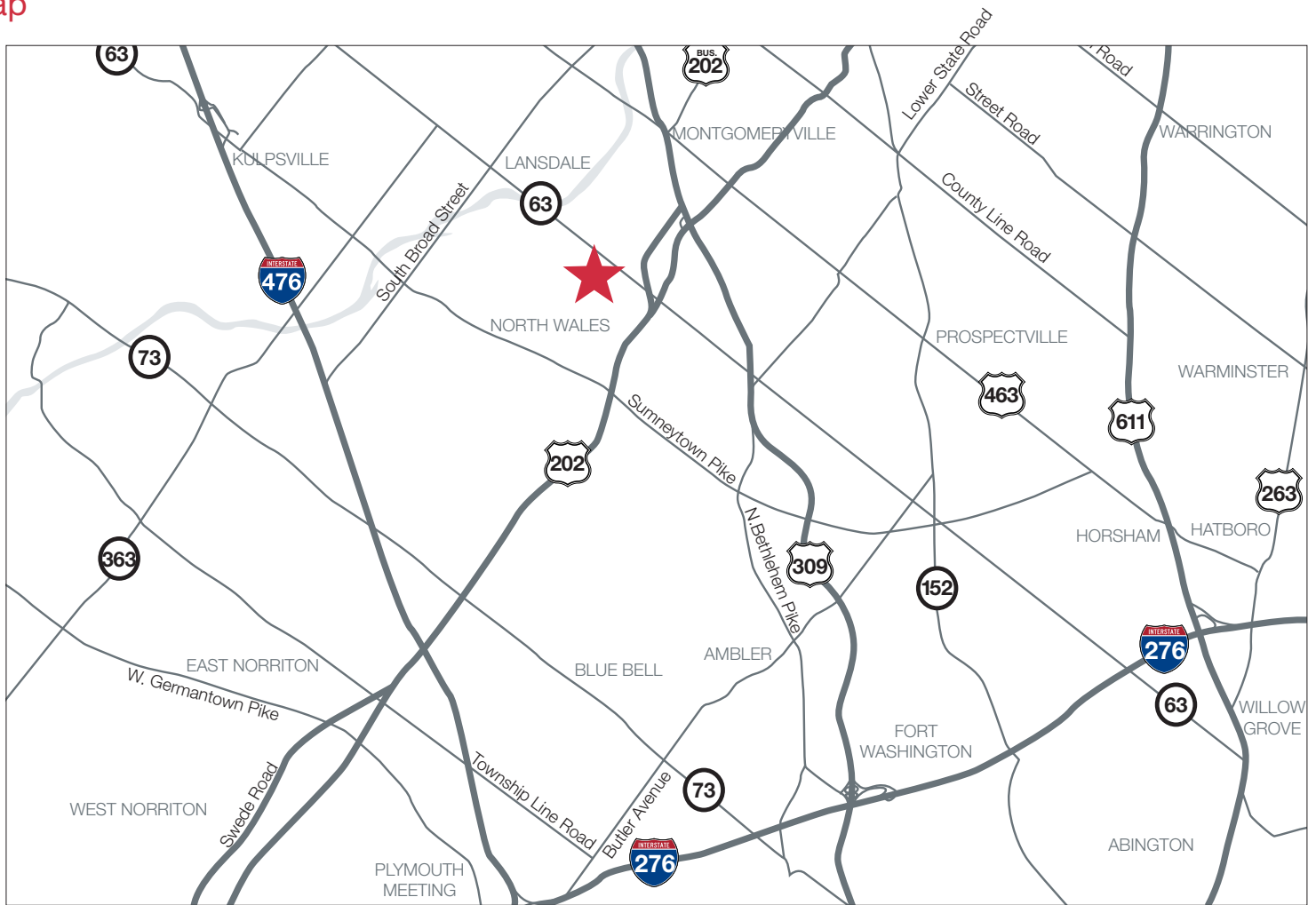
**PARKING** 5/1,000 SF

YEAR BUILT	Address	Year
	1120 Welsh Road	1998
	1140 Welsh Road	1999
	1180 Welsh Road	2000

AVAILABILITIES	1120 Welsh Road			
	Floor	Suite	SF Available	
	1st	100	4,315 SF	
		170	6,583 SF	
	2nd	220	4,121 SF	
	1140 Welsh Road			
	Floor	Suite	SF Available	
	1st	110	3,219 SF	
		140	3,555 SF	
	2nd	200	12,000 SF	
		220	2,000 SF	
	Suite 200 and 220 can be combined or divided from 2,000 -14,000 SF			
	1180 Welsh Road			
	Floor	Suite	SF Available	
	1st	100	2,878 SF LEASED	
	2nd	220	3,404 SF	
		250	2,887 SF	

**BUILDING SIGNAGE** Building signage is available at 1140 Welsh Road with a lease of greater than 10,000 SF

# Map



## LOCATION

Conveniently located on Route 63 (Welsh Road) at North Wales Road, the site is minutes from the center of Lansdale, only 1 mile from Route 202, and 4 ½ miles from the Lansdale interchange of the Pennsylvania Turnpike.

8 miles from the Fort Washington Exit of the PA Turnpike using the Fort Washington Expressway (Route 309)

Bus stop at corner of Welsh Rd & N Wales Rd within walking distance to all 3 buildings  
1.5 mi to Pennbrook train station

## AMENITIES

Many restaurants, services and lodging options nearby. Fitness center across the street offers half priced membership for Tenant's in the park.