

**SALE/LEASE**

# MODERN MEDICAL OFFICE BUILDING



**1000 E. WELSH ROAD (ROUTE 63), HORSHAM, PA**



**EXAM  
ROOM**



**NURSES  
STATION**

- Approximately 3,600 sf plus partial basement situated on 1.3 acres.
- Parking for twenty-seven (27) cars.
- Ambulance loading area.
- Excellent visibility with exterior lawn mounted signage.
- Easy access via Welsh Road (Route 63) minutes from Route 309 to the west connecting to the Pennsylvania Turnpike (Route 276) and Old York Road (Route 611) to the east providing access throughout the Philadelphia metropolitan area.

# 1000 E. WELSH ROAD (ROUTE 63), HORSHAM, PA

**WAITING ROOM**

## MAIN FLOOR

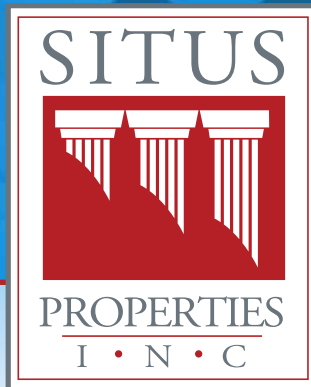


## BASEMENT



**SITE**

**FLOOR PLAN**  
NOT-TO-SCALE



## Commercial Real Estate Services

275 Commerce Drive | Suite 104 | Fort Washington, PA 19034

**215-886-9400** | [www.situsproperties.com](http://www.situsproperties.com)