

GCC**GWYNEDD CORPORATE CENTER****1120-1180 WELSH ROAD, NORTH WALES, PA****CLASS 'A' OFFICE****IN SUBURBAN PHILADELPHIA**

Premier 13-acre office park consisting of three two-story buildings that offer excellent corporate amenities and superior access to major transportation arteries

**SUITES FOR
LEASE FROM
1,553 to
15,540 SF**



**LEASE RATE
\$19.00 PSF + UTILITIES**

NAIMertz

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CURRENT AVAILABILITIES

GWYNEDD CORPORATE CENTER

1120-1180 WELSH ROAD | NORTH WALES, PA

1120 WELSH ROAD

SF

SUITE 170 6,583

SUITE 210 9,650

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1140 WELSH ROAD

SF

SUITE 110 3,219

SUITE 140 3,555

SUITE 200 4,775

SUITE 210 2,399

SUITE 260 2,000

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1180 WELSH ROAD

SF

SUITE 100 2,878

SUITE 110 1,625

SUITE 130 1,553

SUITE 160 4,443

SUITE 180 1,482

SUITE 190 4,053

SUITE 200 2,007

SUITE 220 3,404

SUITE 250 7,242

SUITE 260 2,887

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ABOUT GWYNEDD CORPORATE CENTER

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 with suites that range from 2,000-14,000 square feet. Features in the center include 24-hour key card access, efficient HVAC systems, and fire alarm and smoke detection panels. Other amenities include Comcast and Verizon Fios cabling and prime exposure from a signalized intersection in front of the center. Conveniently located on Route 63 (Welsh Road) at North Wales Road, the site is minutes from the center of Lansdale, only one mile from Route 202, and just 4.5 miles from the Lansdale interchange of the Pennsylvania Turnpike. Shops and services abound the vicinity, as do a wide array of restaurants, lodging options, and recreational opportunities. Additionally, the expanding residential communities surrounding the park allow tenants to draw from a highly qualified labor pool.



**SUITE
100**
BLDG 1180



**SUITE
250**
BLDG 1180



**SUITE
170**
BLDG 1120

LEASE RATE
\$19.00 PSF + UTILITIES

**INCREDIBLE RATE FOR
CLASS 'A' SUBURBAN
OFFICE SPACE!**



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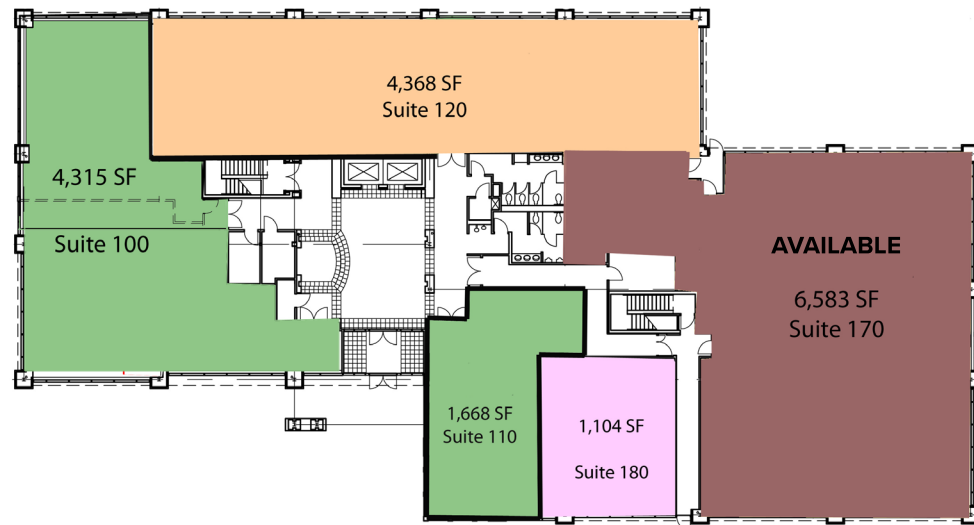
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FLOORPLANS

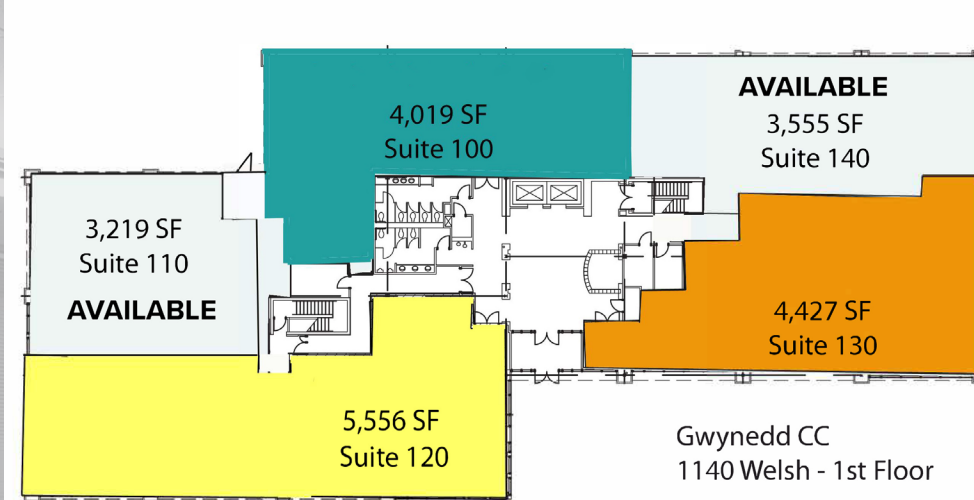
GWYNEDD CORPORATE CENTER

1120-1180 WELSH ROAD | NORTH WALES, PA

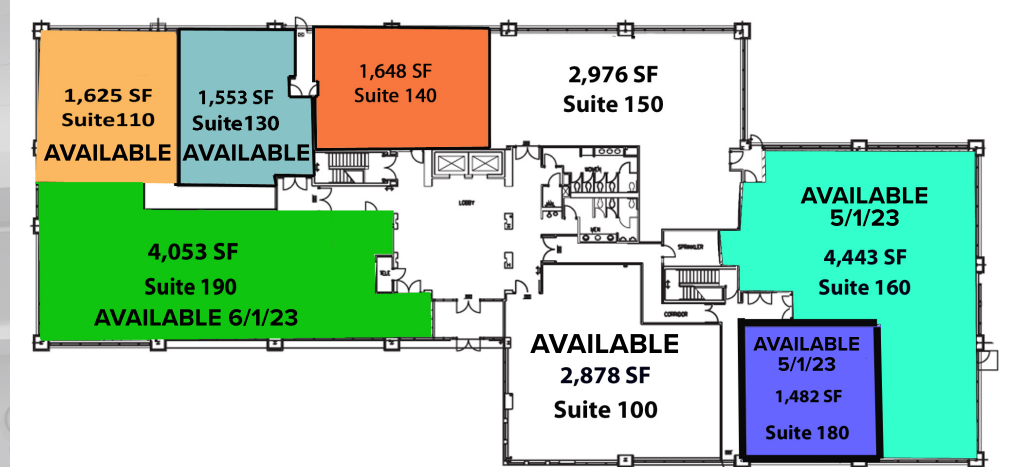
1120 WELSH ROAD



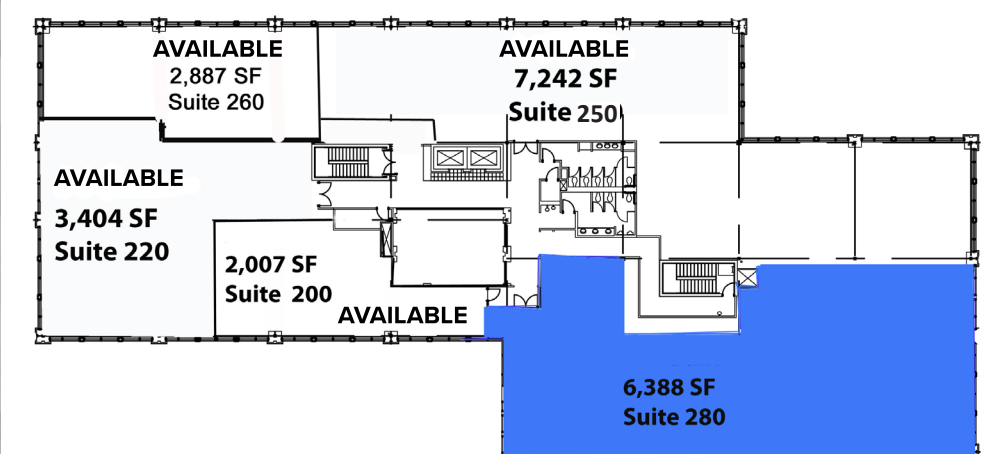
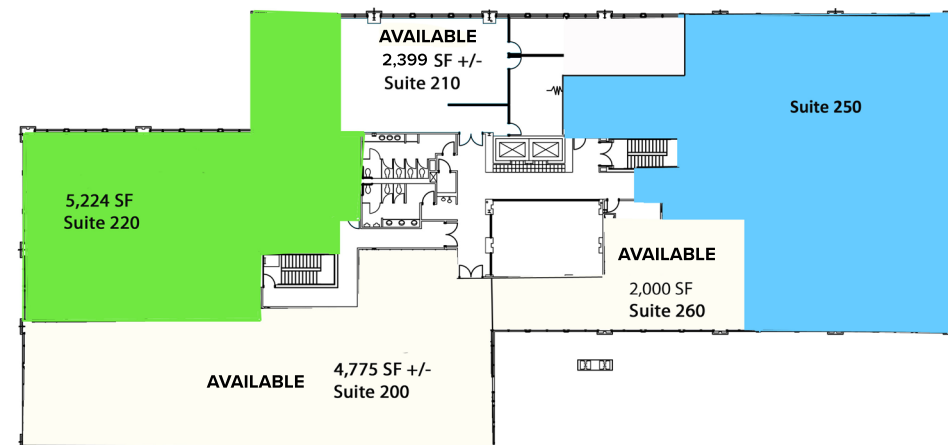
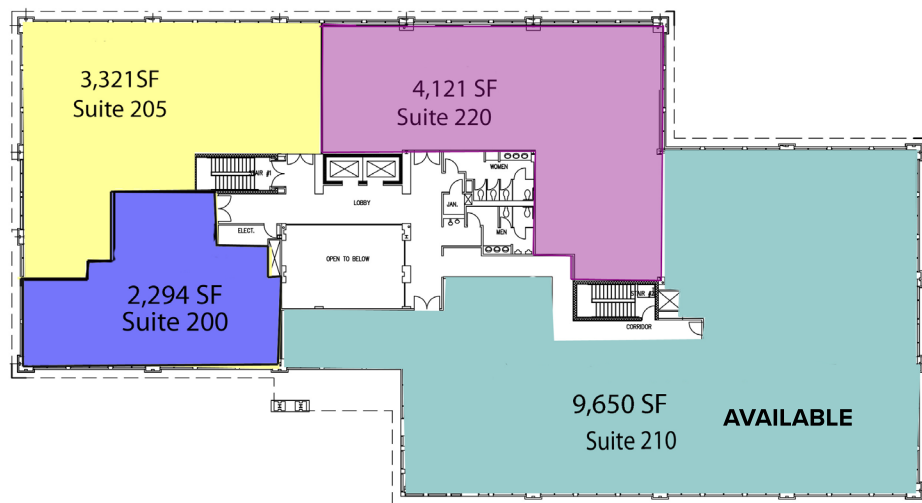
1140 WELSH ROAD



1180 WELSH ROAD



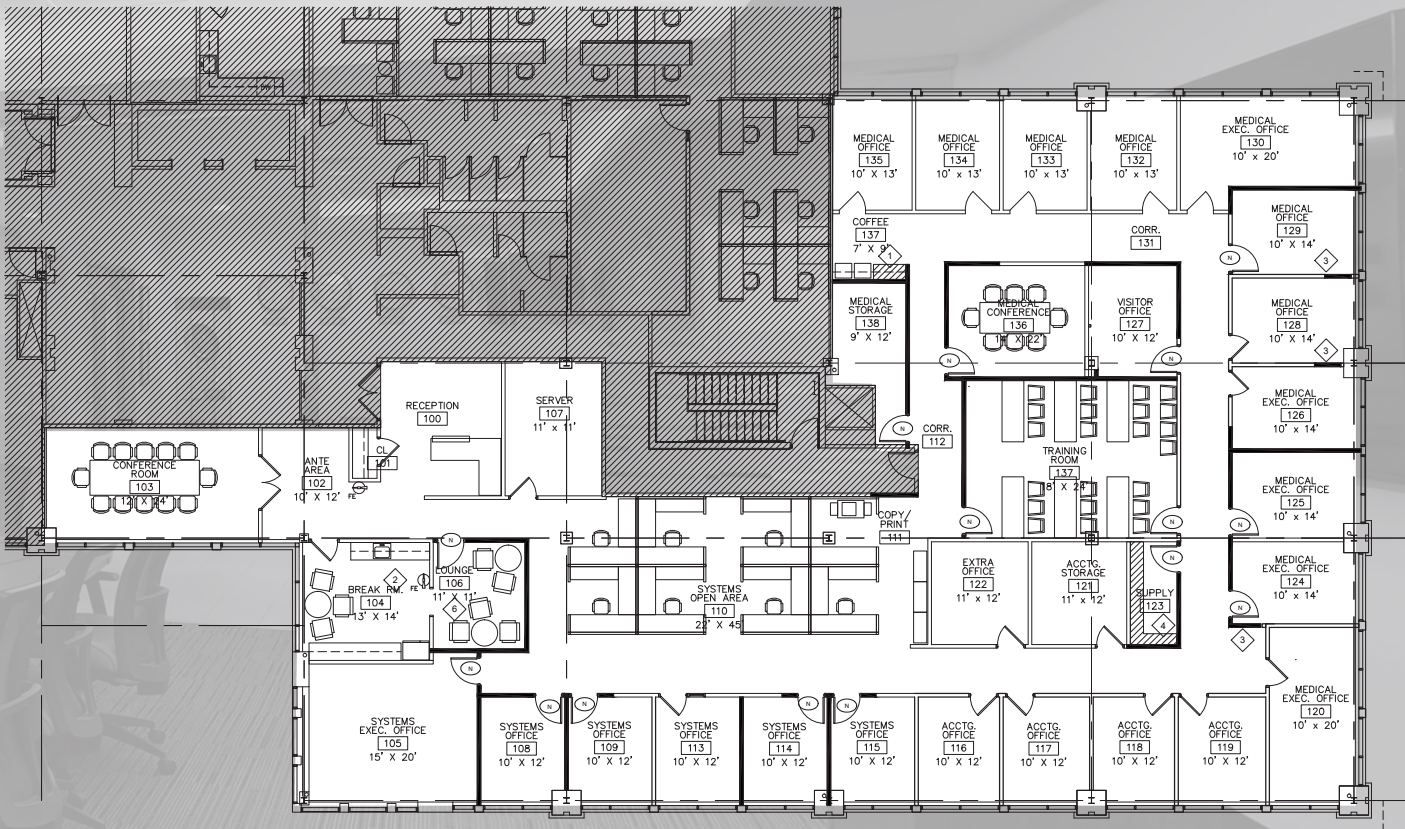
Gwynedd Corporate Center, 1180 Welsh Rd, 1st Floor



1120 WELSH ROAD - SUITE 170 | 6,583 SF

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1120 WELSH ROAD - SUITE 210 | 9,650 SF



FLOORPLANS

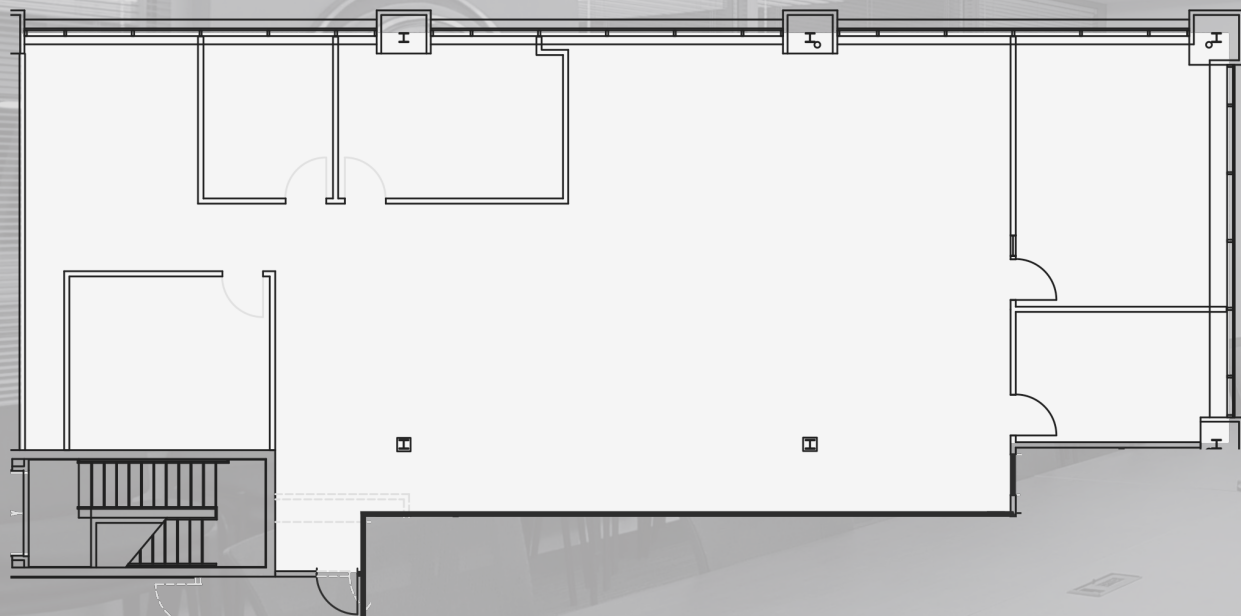
GWYNEDD CORPORATE CENTER

1120-1180 WELSH ROAD | NORTH WALES, PA

1140 WELSH ROAD - SUITE 140 | 3,555 SF

1140 WELSH ROAD - SUITE 200 | 4,775 SF

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FLOORPLANS

GWYNEDD CORPORATE CENTER

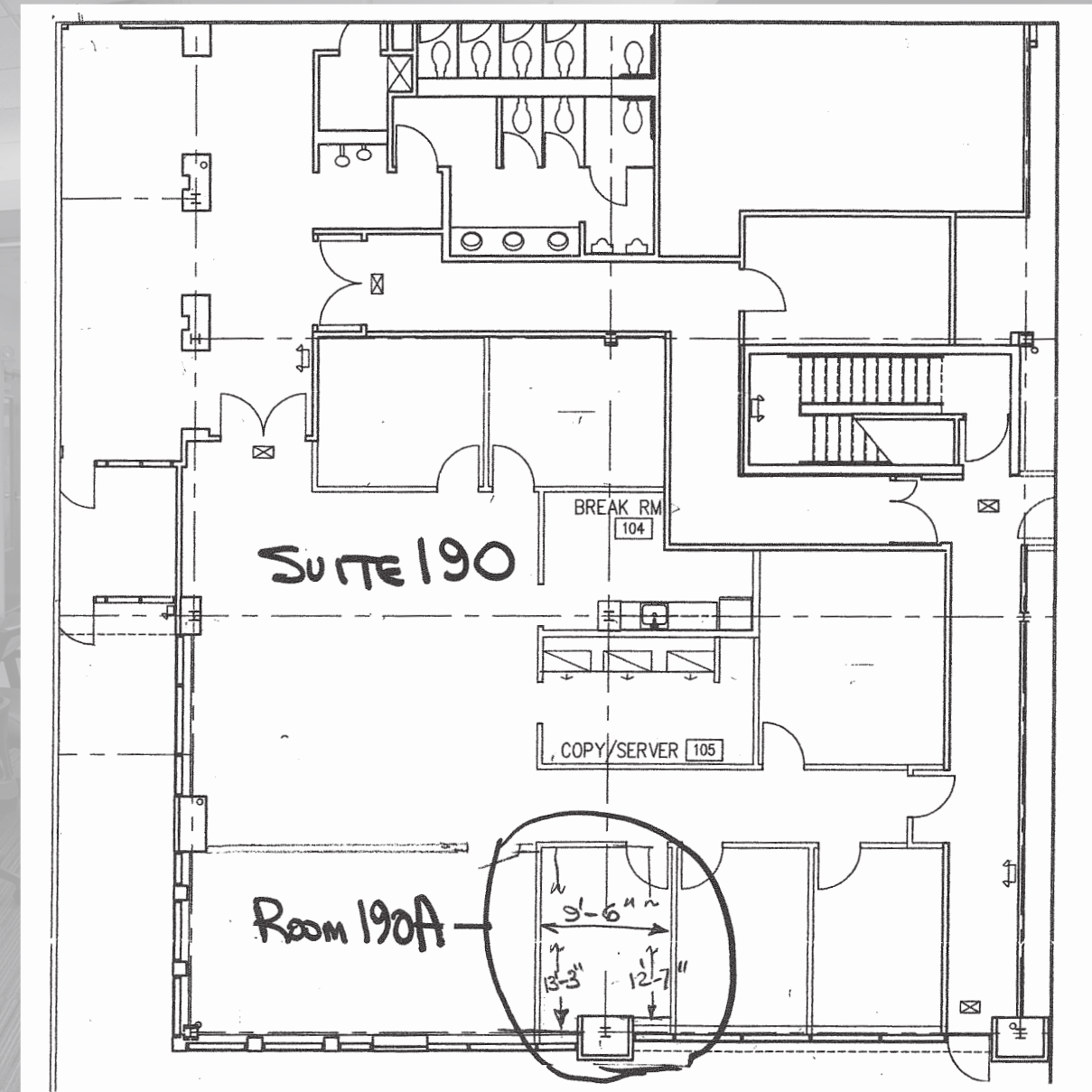
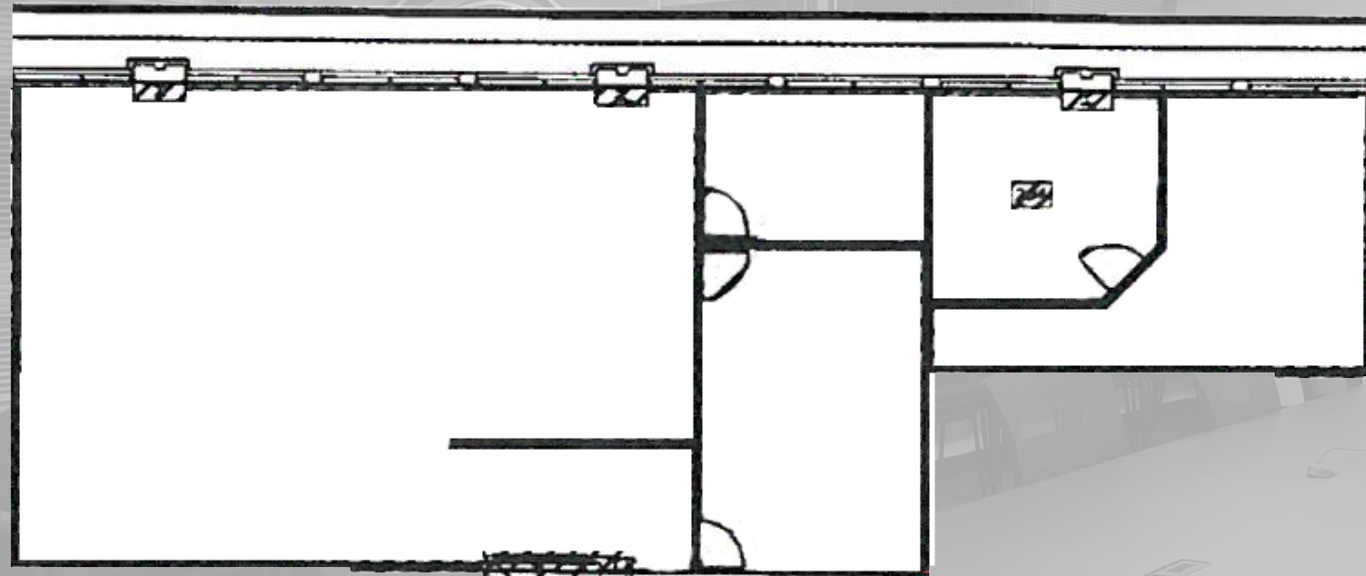
1120-1180 WELSH ROAD | NORTH WALES, PA

1140 WELSH ROAD - SUITE 210 | 2,399 SF

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1180 WELSH ROAD - SUITE 100 | 2,878 SF

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FLOORPLANS

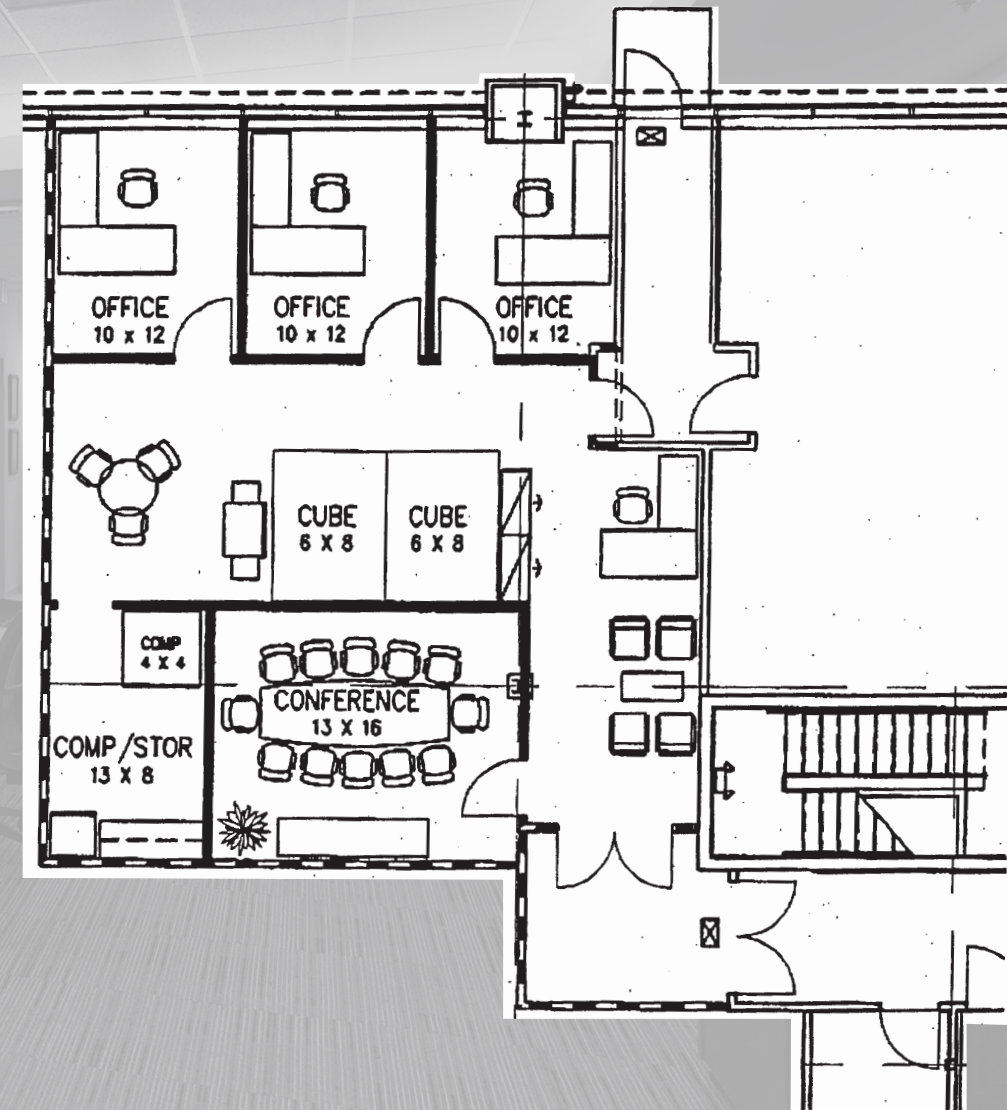
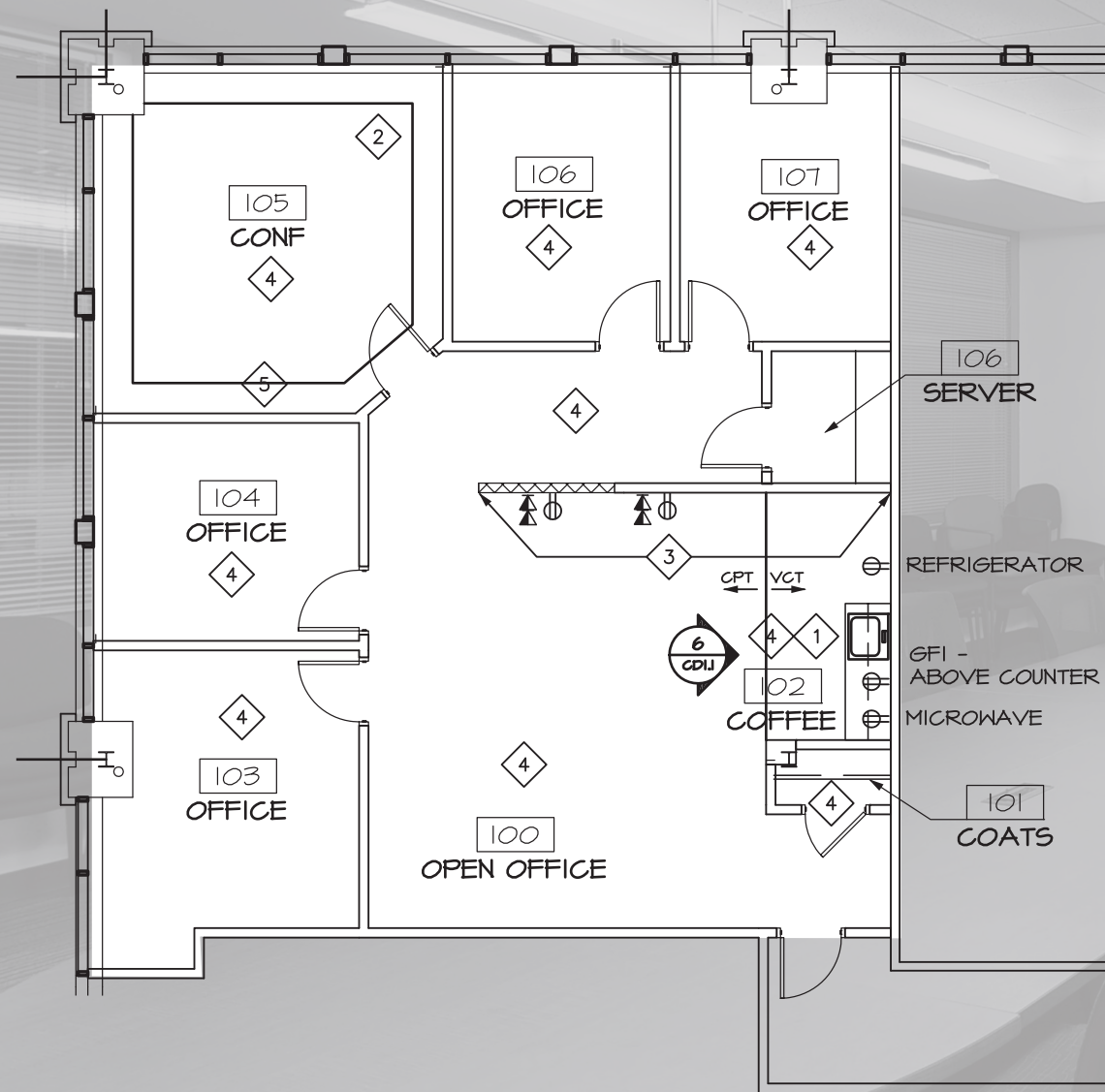
GWYNEDD CORPORATE CENTER

1120-1180 WELSH ROAD | NORTH WALES, PA

1180 WELSH ROAD - SUITE 110 | 1,625 SF

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1180 WELSH ROAD - SUITE 130 | 1,553 SF



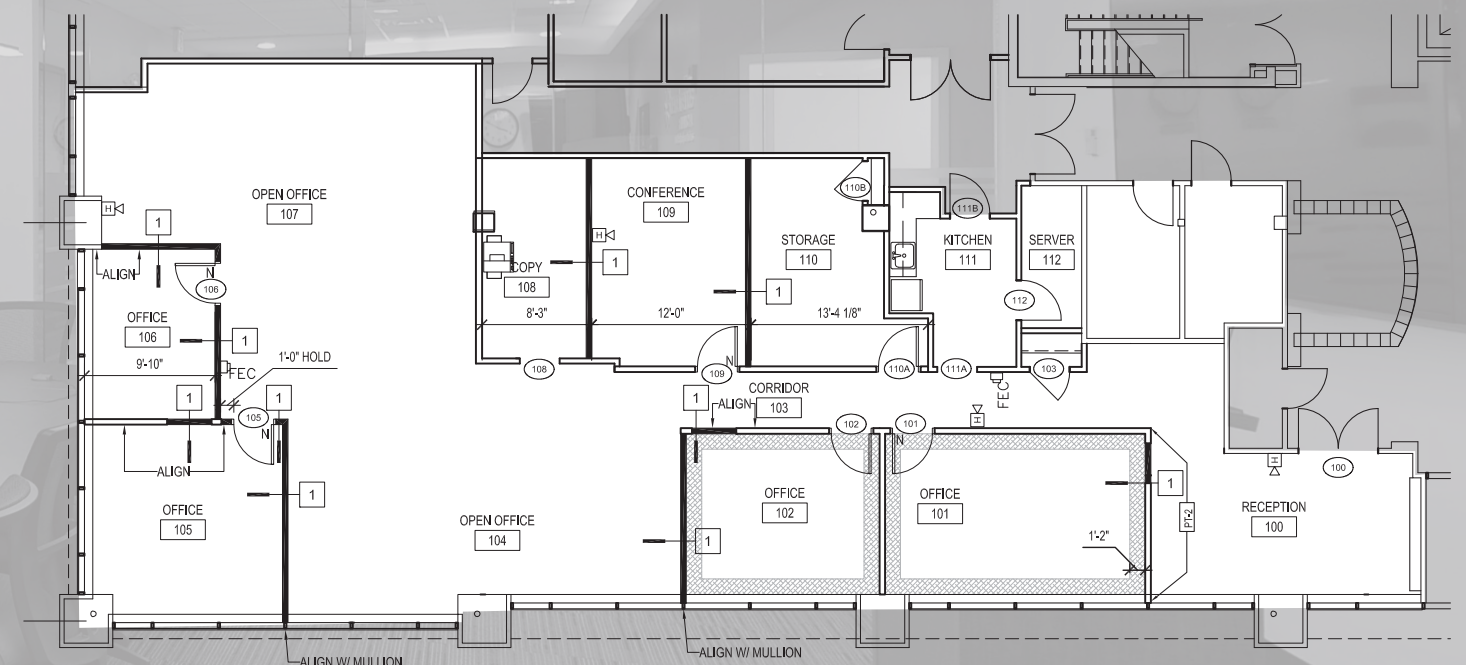
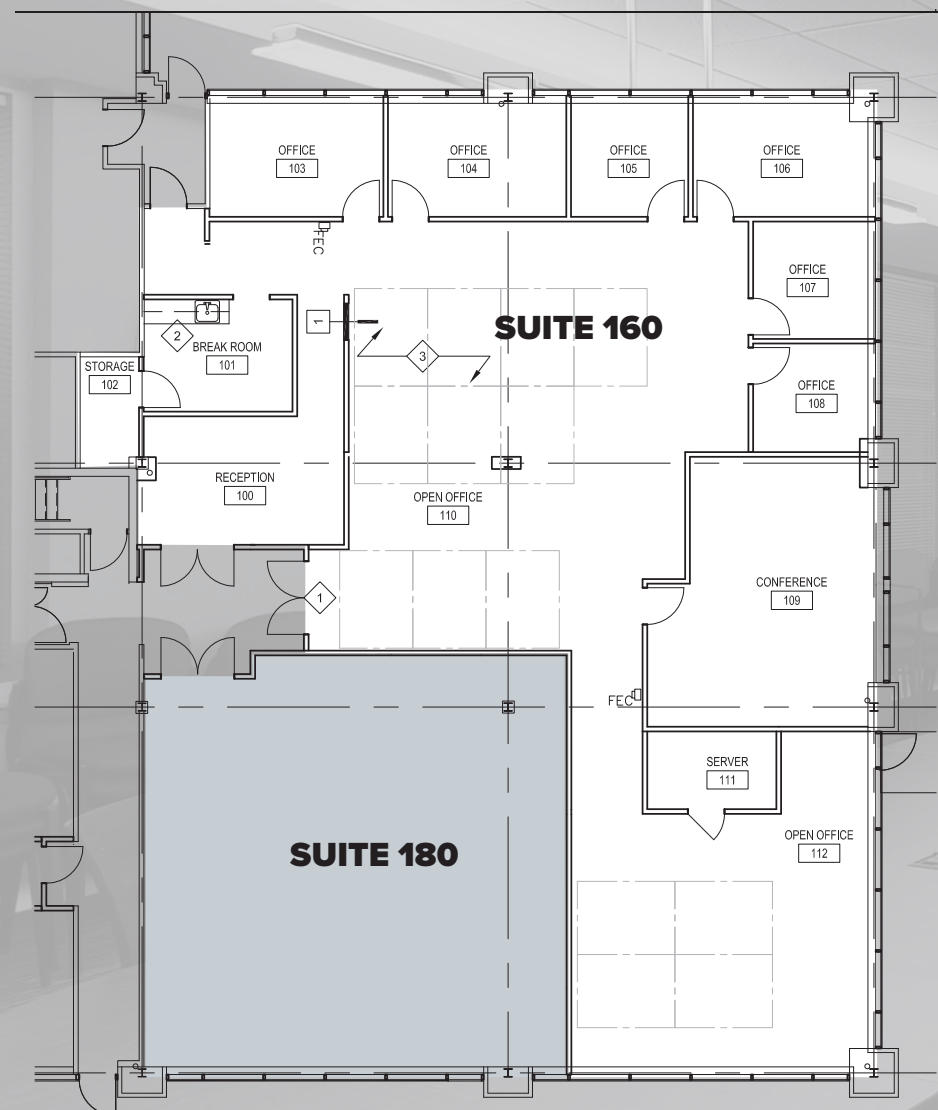
FLOORPLANS

GWYNEDD CORPORATE CENTER

1120-1180 WELSH ROAD | NORTH WALES, PA

1180 WELSH ROAD - SUITE 160 | 4,443 SF & SUITE 180 | 1,482 SF

1180 WELSH ROAD - SUITE 190 | 4,053 SF



FLOORPLANS

GWYNEDD CORPORATE CENTER

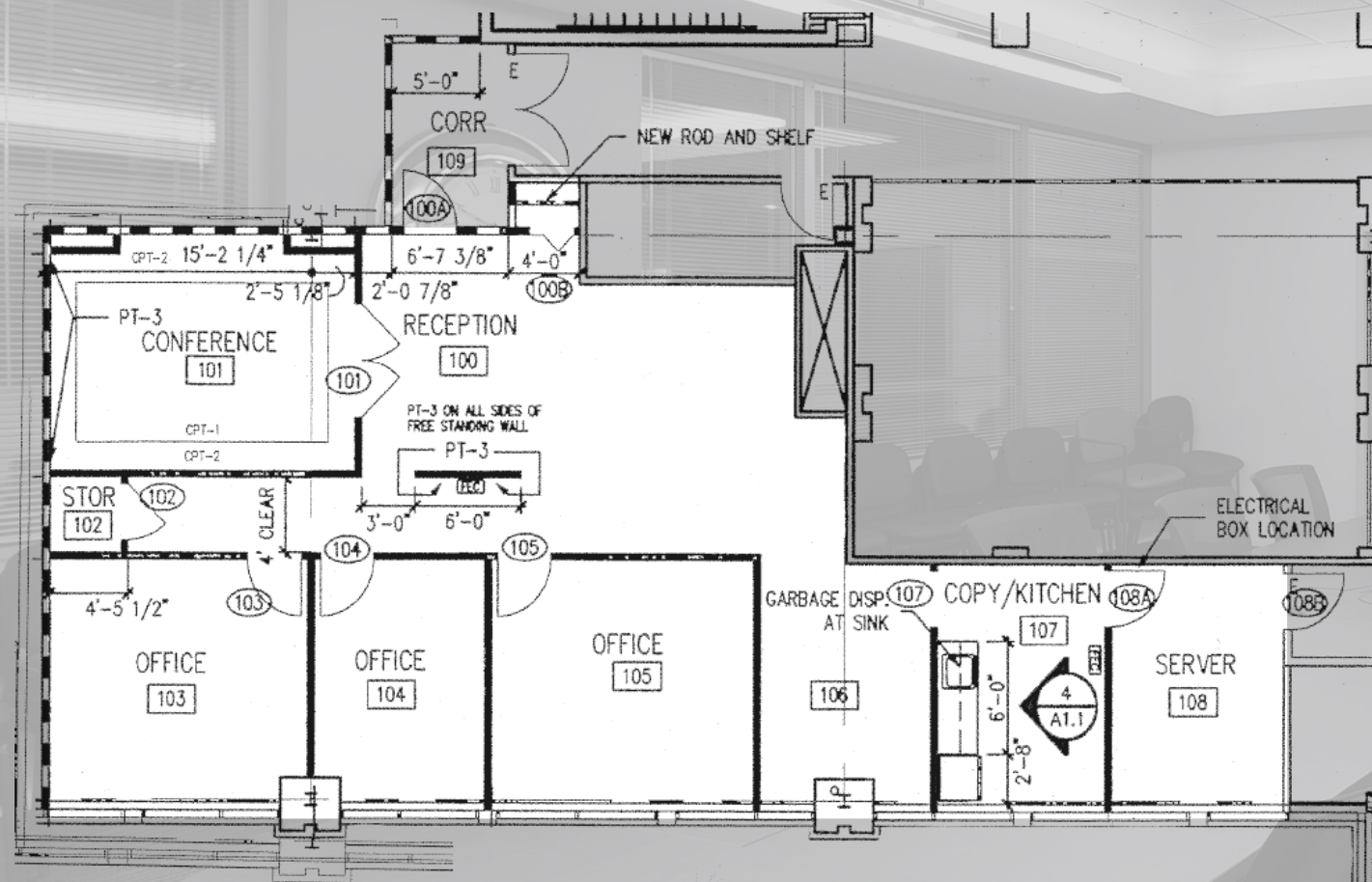
1120-1180 WELSH ROAD | NORTH WALES, PA

1180 WELSH ROAD - SUITE 200 | 2,007 SF

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1180 WELSH ROAD - SUITE 220 | 3,404 SF

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FLOORPLANS

GWYNEDD CORPORATE CENTER

1120-1180 WELSH ROAD | NORTH WALES, PA

1180 WELSH ROAD - SUITE 250 | 7,242 SF

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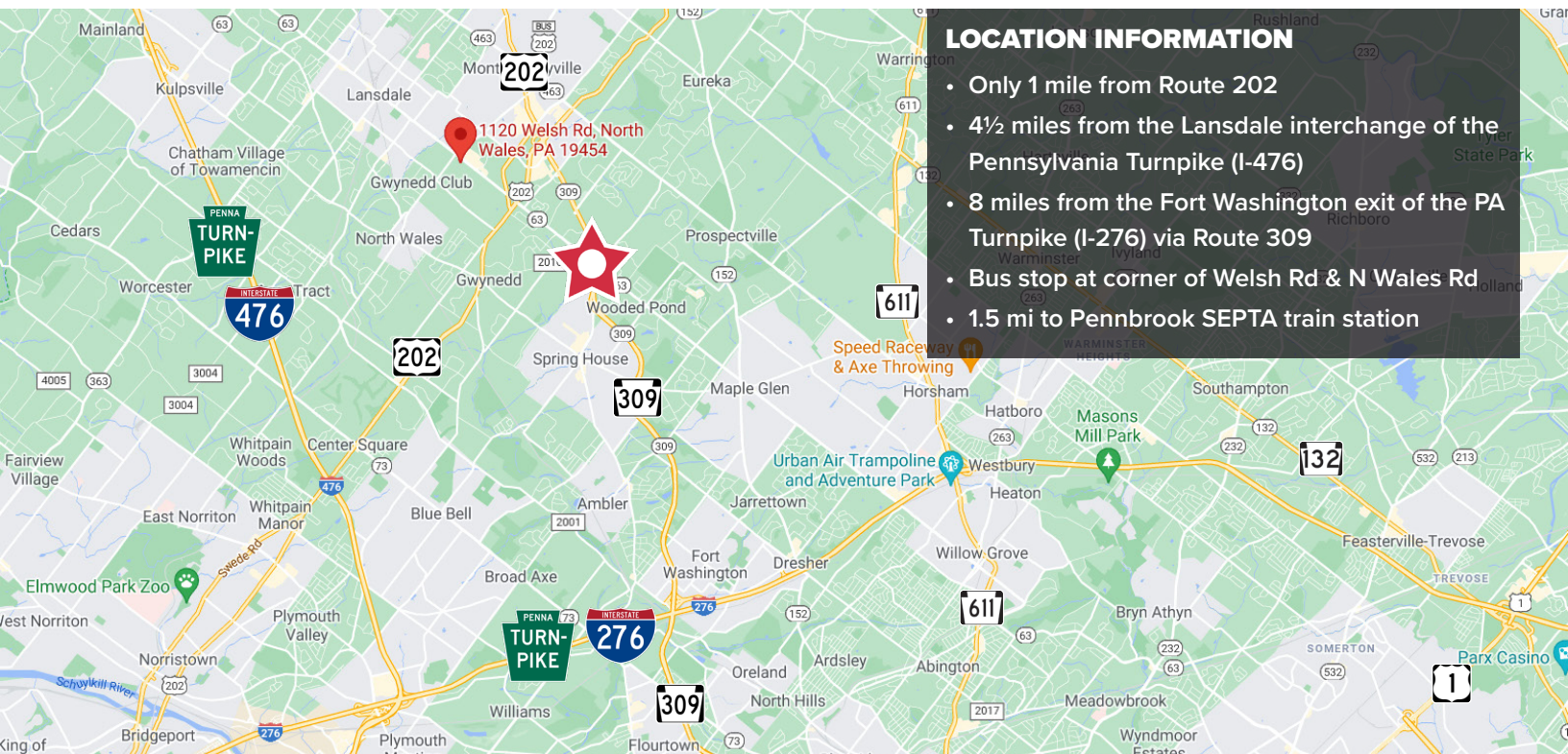
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LOCATION INFORMATION

- Only 1 mile from Route 202
- 4½ miles from the Lansdale interchange of the Pennsylvania Turnpike (I-476)
- 8 miles from the Fort Washington exit of the PA Turnpike (I-276) via Route 309
- Bus stop at corner of Welsh Rd & N Wales Rd
- 1.5 mi to Pennbrook SEPTA train station



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