OFFICE SPACE FOR LEASE

Beacon

Commercial Real Estate,LLC



790 Penllyn Blue Bell Pike • Blue Bell, PA 19422

FEATURES:

- **UNDER RENOVATION!** Lobby, bathrooms and common areas to be completed by 2Q 2018
- 35,172 SF Class "A" Medical/Office building situated on 2.21 acres
- Onsite Ownership!
- Tremendous natural light provided by continuous window line
- Parking ratio of 4.0/1,000 SF
- Strategic location near the PA Turnpike (I-276), Blue Route (I-476) and Skippack Pike (Route 73)
- Nearby amenities include Plymouth Meeting Mall, Blue Bell Inn, Panache Restaurant and Wings Field Airport
- Lease rate: \$21.50/SF + Electric (Office)
- Lease rate: \$23.50/SF + Electric (1st Fl. Medical Space)

For information, Contact:

GENE MCHALE gmchale@beaconcre.com

COLIN MCHALE cmchale@beaconcre.com

610.828.0100

290 King of Prussia Road | Building 1, Suite 200 | Radnor, PA 19087 610.828.0100 Tel | 610.828.3873 Fax | www.beaconcre.com No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



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Suite	SQ. FT.	AVAILABLE SPACES
300	1,887 RSF	4 offices, reception and storage
202	1,916 RSF	Build To Suit for office use
101	3,449 RSF	Build To Suit per medical office space specs
304	3,012 RSF	Build To Suit per Tenant specs



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