



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:

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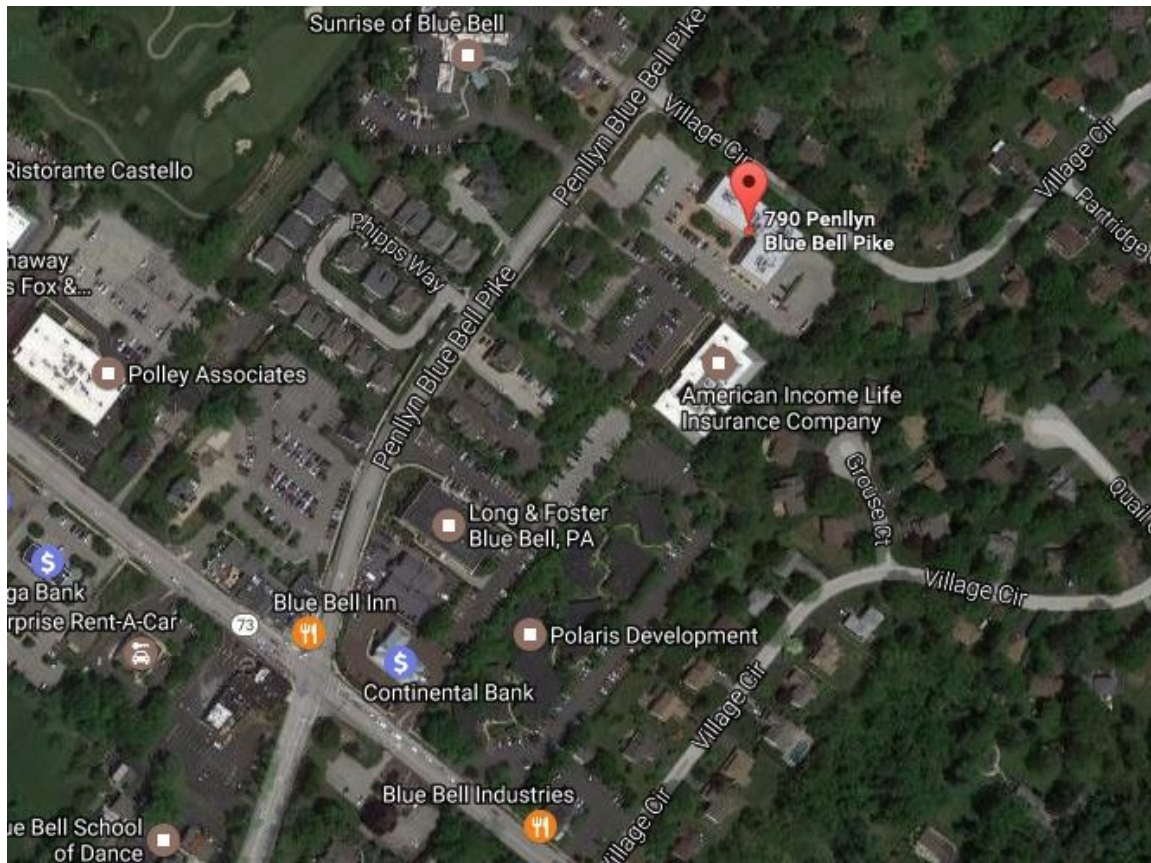
610.828.0100

Beacon

Commercial Real Estate, LLC

790 PENLLYN BLUE BELL PIKE BLUE BELL, PA 19422

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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