

# Beacon

Commercial Real Estate, LLC



## 1 BALA AVENUE • BALA CYNWYD, PA

### PROPERTY HIGHLIGHTS:

- 43,840 SF, five-story, Class “A” office building
- \$30.00 per SF + utilities
- Parking ratio: 3.5 spaces per 1,000 SF
- Minutes from Route 1 & I-76
- Ownership on-site
- Immediate proximity to SEPTA train station & bus service
- On-site security guard

### Availabilities

**750SF**  
1st floor

**480 SF**  
3rd floor



For more information contact: **Gene McHale** gmchale@beaconcre.com | **610.828.0100**

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