



790 PENNLYN BLUE BELL PIKE • BLUE BELL, PA 19422

FEATURES:

- **RENOVATIONS COMPLETE!** New Lobby, bathrooms and common areas.
- 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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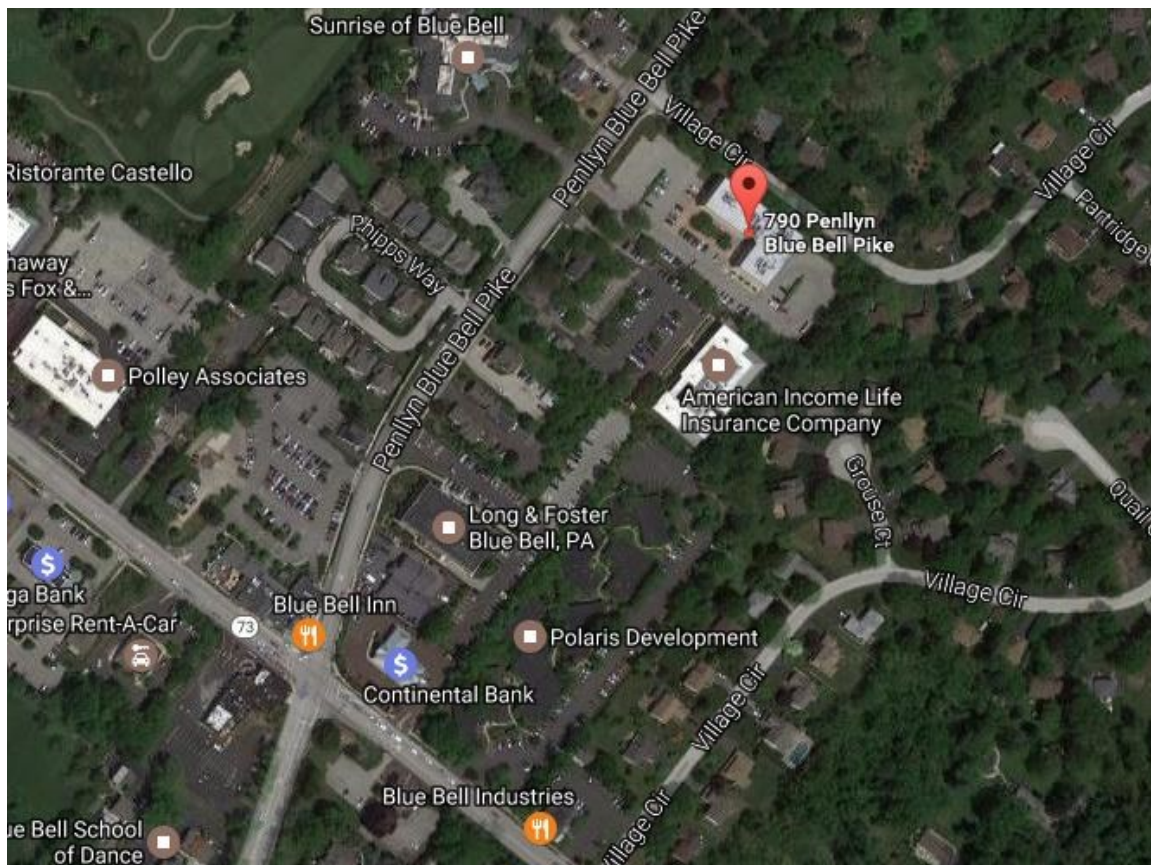
610.828.0100

Beacon

Commercial Real Estate, LLC

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SUITE	SQ. FT.	AVAILABLE SPACES
305	1,543 RSF	5 Offices, Reception Area
101	3,528 RSF	Build To Suit per medical office space specs



FOR MORE INFORMATION,
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