

OFFICE SPACE FOR LEASE



790 PENLLYN BLUE BELL PIKE • BLUE BELL, PA

PROPERTY HIGHLIGHTS:

- **RENOVATIONS COMPLETE!** New lobby, bathrooms and common areas
- 35,172 SF Class "A" Office building situated on 2.21 acres
- Onsite ownership
- Continuous window line provides tremendous natural light
- 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

First Floor Medical Space

3,528 SF

\$24.50/SF + electric

Second Floor Office Space

266 SF

\$24.50/SF + electric

Gene McHale gmchale@beaconcre.com | **Colin McHale** cmchale@beaconcre.com | **610.828.0100**

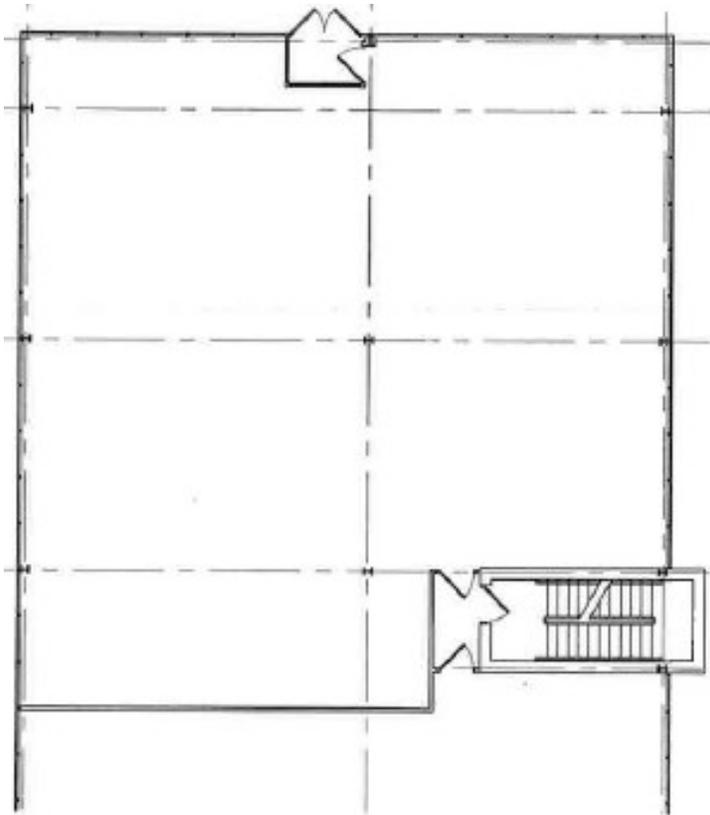
290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | www.beaconcre.com

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OFFICE & MEDICAL SPACE FOR LEASE 790 PENLLYN BLUE BELL PIKE • BLUE BELL, PA

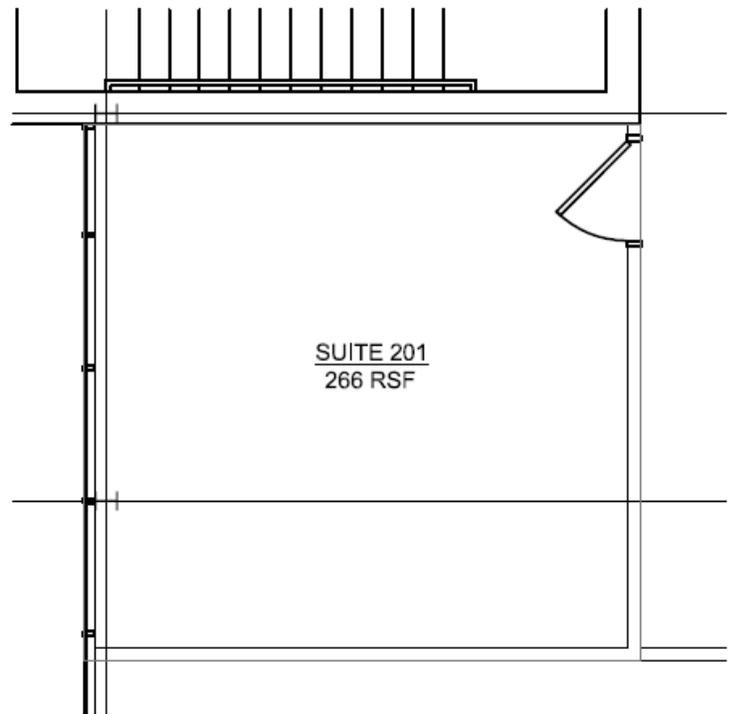
SUITE 101
3,528 RSF

Build to suit per medical office space specs



SUITE 201
266 RSF

Single office



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