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ONE SENTRY PARK  
BLUEBELL, PENNSYLVANIA

Beacon  
Commercial Real Estate, LLC

The  
Flynn  
Company

Introducing the New One Sentry Park



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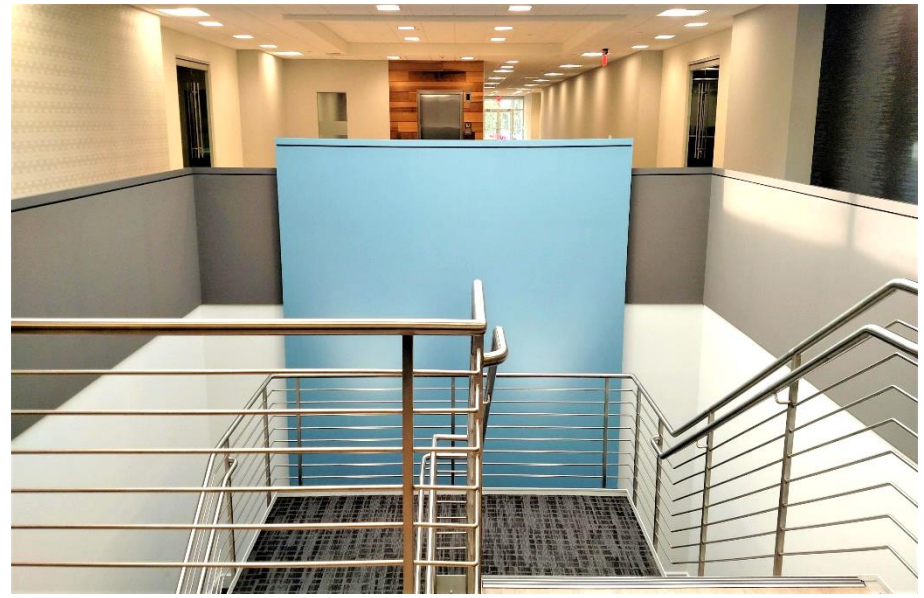
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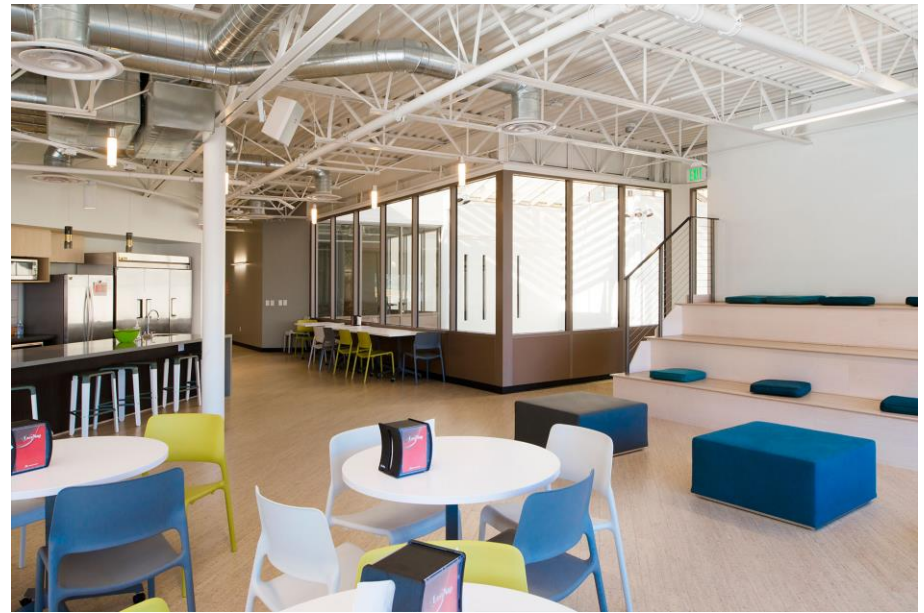
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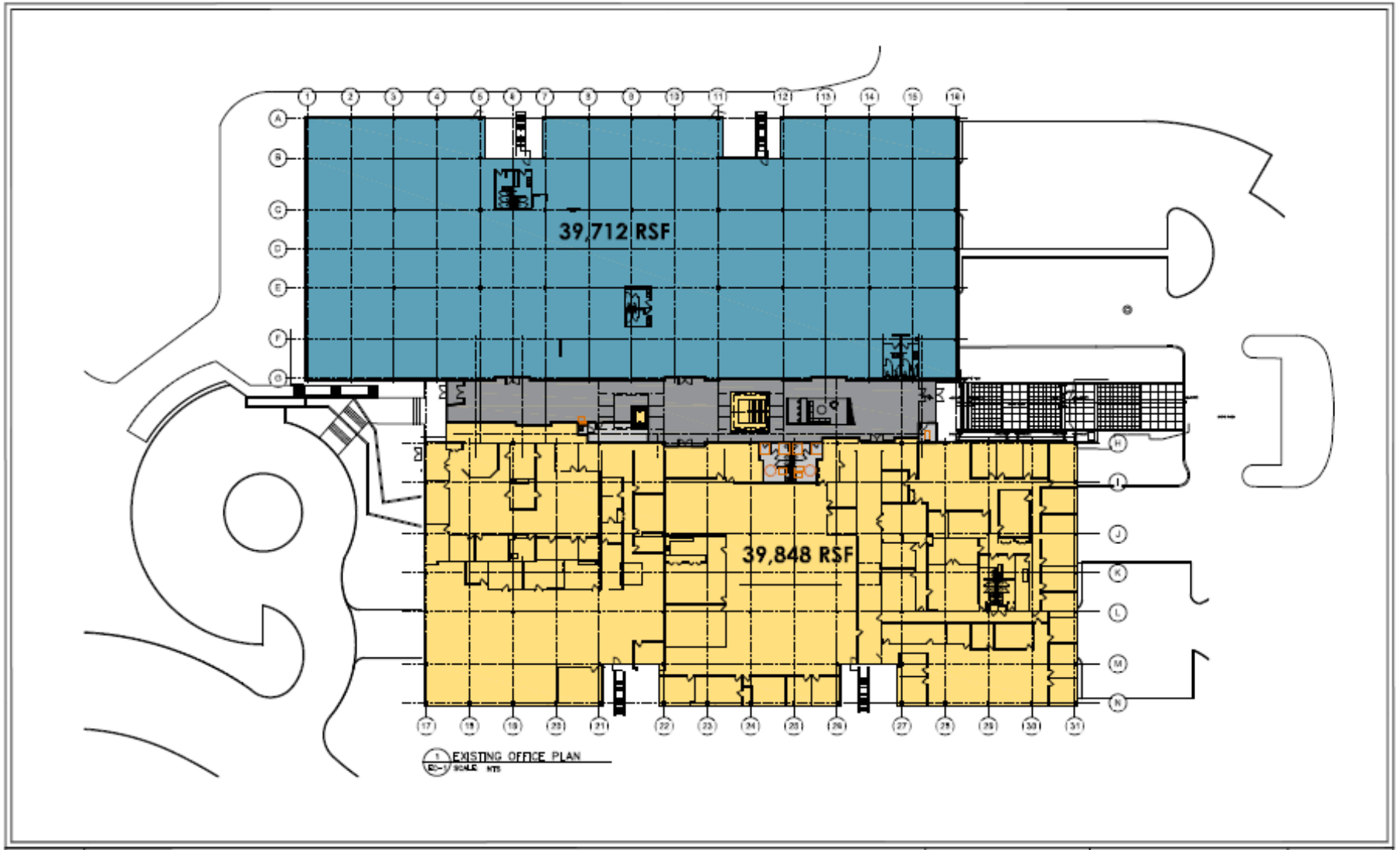
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Before Renovation



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The reimagined collaborative spaces and amenities will allow employees to fully engage and increase productivity.

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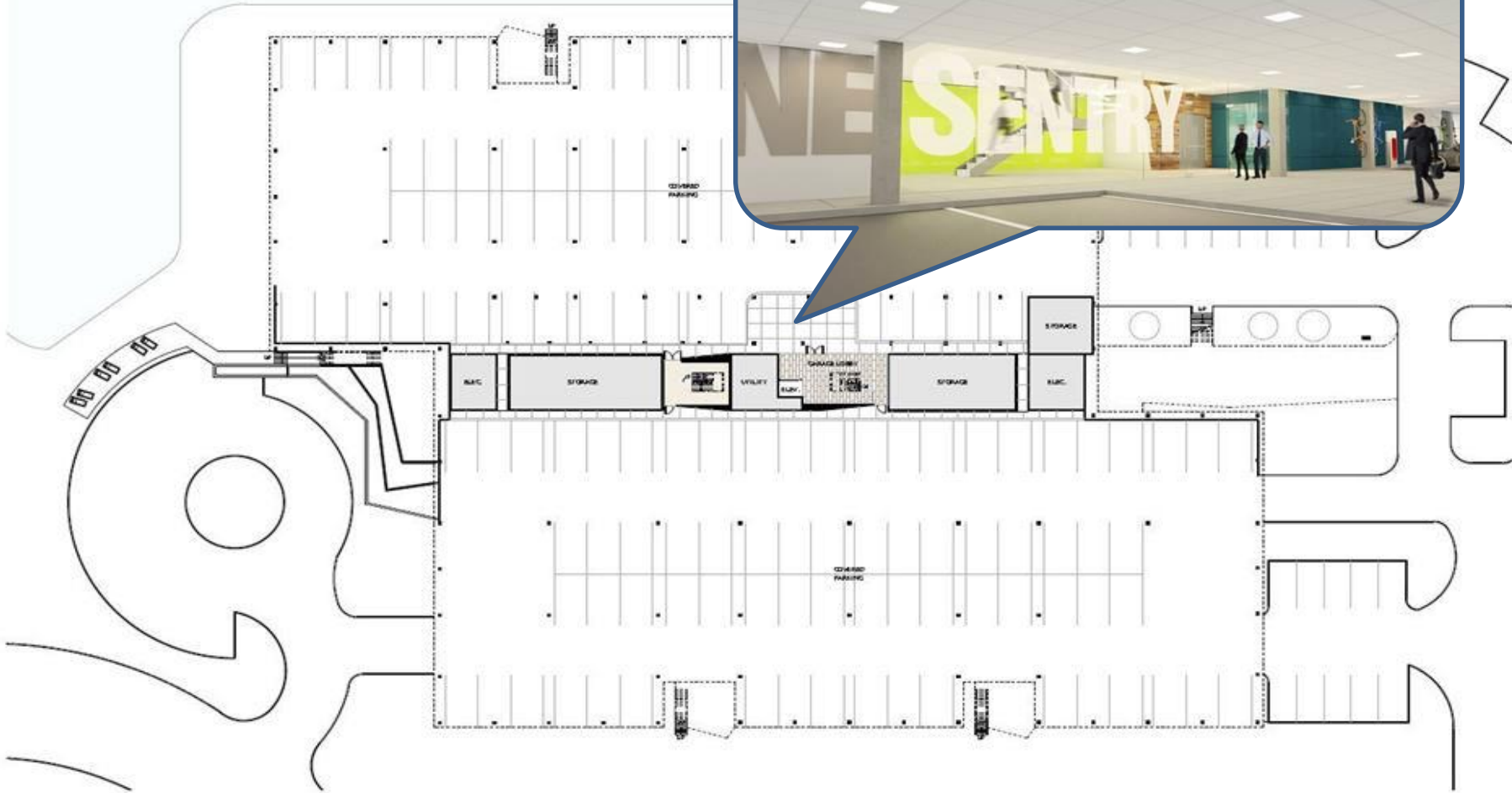
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One Sentry is unique in the market with 219 parking spaces protected from the weather and will include elevator access into building.

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# ONE SENTRY PARK

ONE Sentry is a 79,560 SF unique one story office building.

- Built above ground in the middle of the expansive and picturesque Sentry Park
- Offers unrivaled 219 covered parking spaces, as well as 74 uncovered
- Water views and signage opportunities
- Immediate access to renowned Wings Field
- Tremendous visibility on Walton Road.
- **NO GROSS RECEIPTS TAXES!**

We are offering a **\$40.00 PSF** tenant improvement allowance. The rental rate is **\$21.00/SF + Utilities**. Our goal to launch this superstructure with a **30,000+ SF** tenant followed by 10-20k SF tenants. We will be working expeditiously over the next several months to unveil our creation.



**For More Information, Contact:**

**Colin McHale**  
**610-828-0100**  
**cmchale@beaconcre.com**

**Kevin Flynn, Jr.**  
**215-561-6565**  
**kflynnjr@flynnco.com**

**Gene McHale**  
**610-828-0100**  
**gmchale@beaconcre.com**