

# 510 E Township Line Road

**FOR LEASE | 89,500 SF | CLASS A MEDICAL OFFICE BUILDING**

Blue Bell, PA

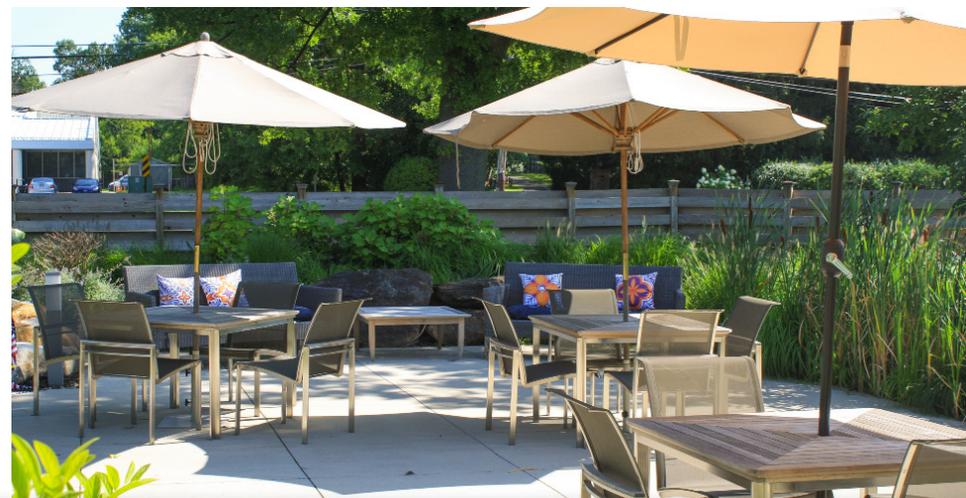


# Property overview

## Established Medical Campus with Modern Amenities

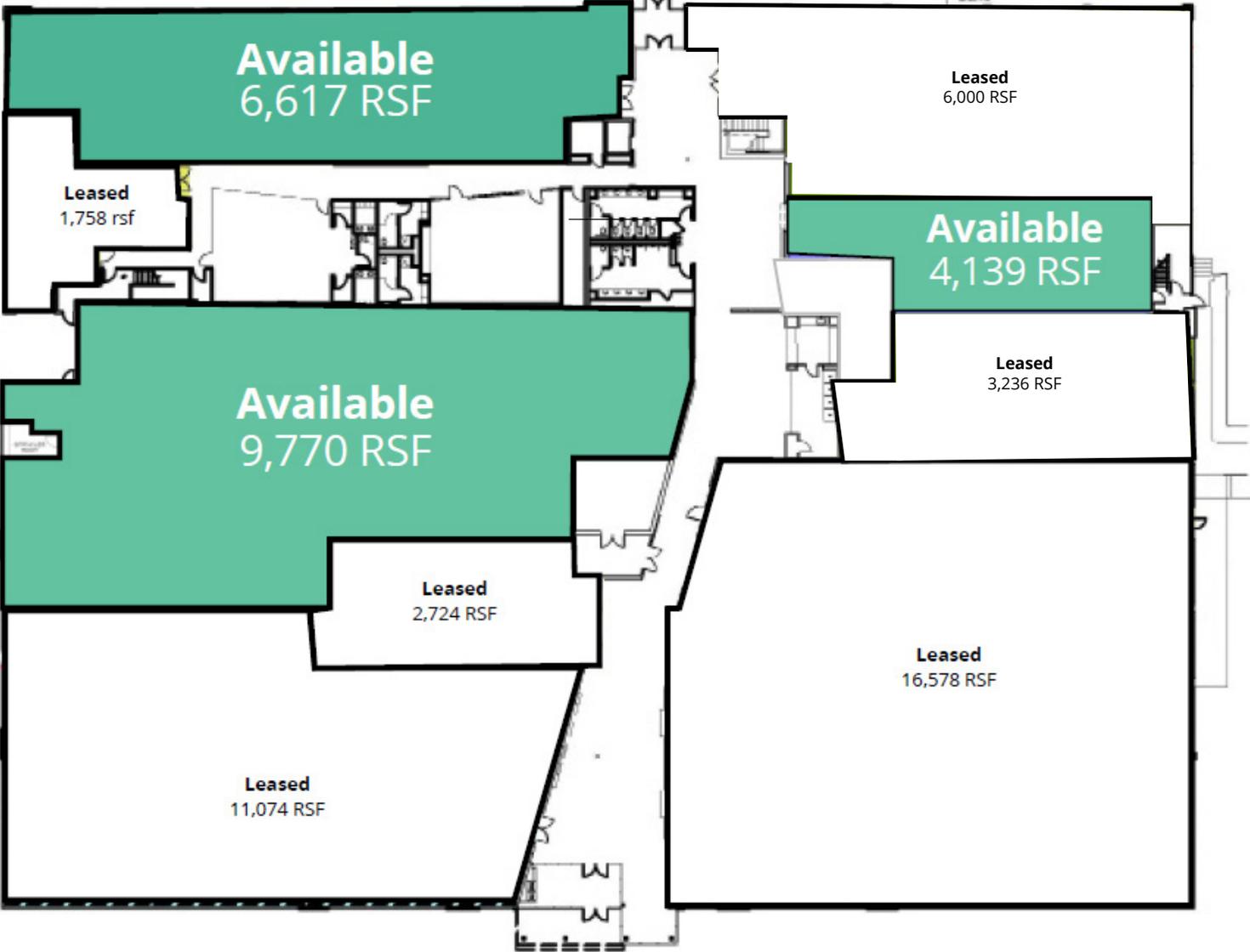
Located in Blue Bell, 510 E Township Line Road offers a premier healthcare leasing opportunity within a Class A medical office environment designed to enhance both patient experience and provider operations. The property features fully upgraded lobbies and common areas and highly accessible first-floor suites positioned steps from exterior entrances for seamless patient flow. With new HVAC systems, abundant parking, and premium onsite amenities, the building supports modern healthcare delivery in a highly visible, signalized location.

- Fully upgraded lobbies & common areas with Class A finishes
- Strong complementary medical tenant mix
- 1st floor suites with immediate exterior access
- New HVAC systems throughout
- 4.7/1,000 SF parking ratio
- High-end grab-and-go café with seating
- Complimentary conferencing facility (±40 people)
- Tenant-only fitness center with new locker rooms & showers
- Hardscaped outdoor patio with WiFi
- Signalized access to Township Line & Walton Roads



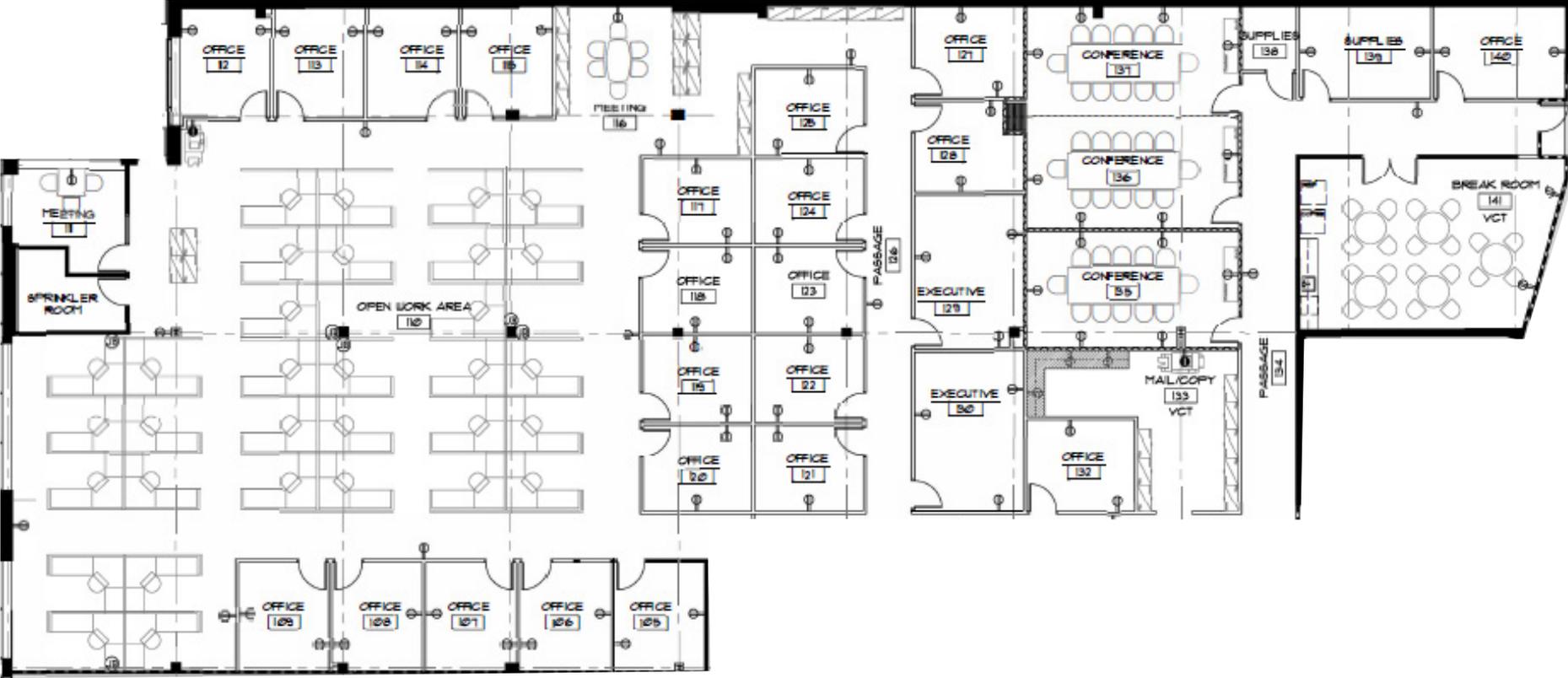
# Floor plans

1st Floor | 89,500 SF



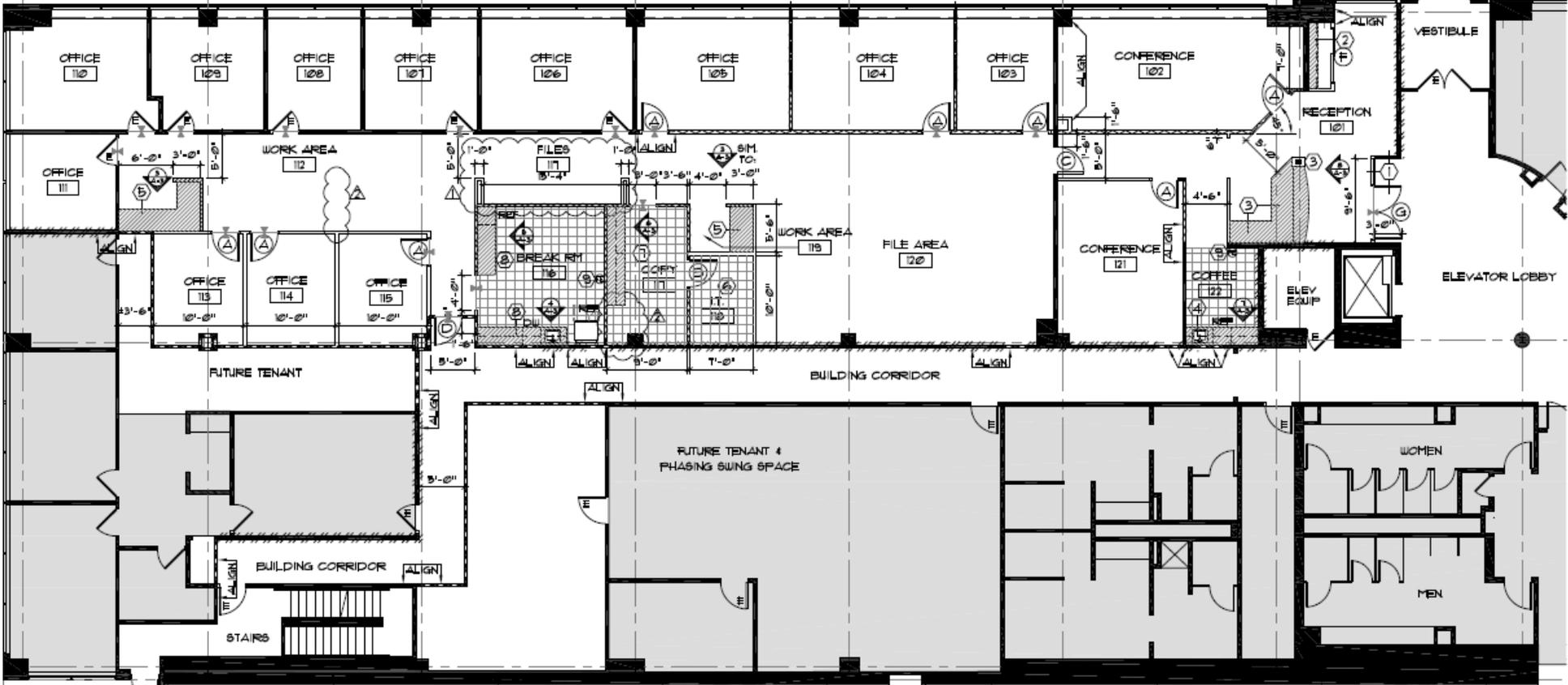
# Floor plans

1st Floor | 9,770 SF



# Floor plans

1st Floor | 6,617 SF



# Location overview

## Steps from Township Line & Walton Roads

Located in the sought-after Blue Bell submarket, 510 E Township Line Road offers high visibility and direct access at the signalized intersection of Township Line and Walton Roads. The property is well-connected to I-476 (Blue Route) for easy regional travel and is surrounded by a dense, growing population with strong demand for medical services, supported by nearby retail, dining, and lifestyle amenities.



Highly visible, prestigious medical office submarket in Montgomery County



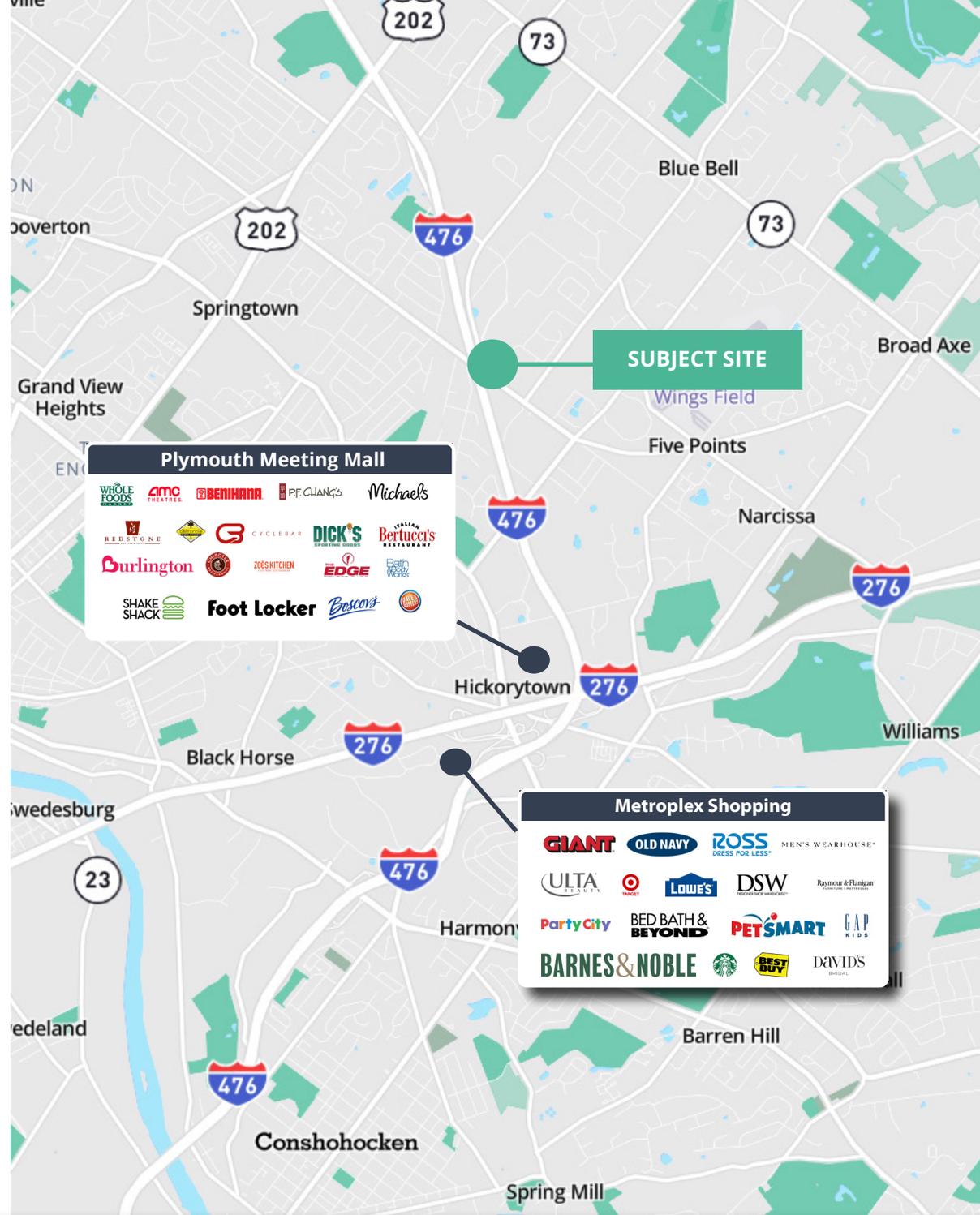
Immediate proximity to I-476 (Blue Route) for regional connectivity



Nearby retail, dining, and lifestyle amenities for employees and patients



Dense, growing residential population supporting healthcare demand





**ROTHMAN**  
ORTHOPAEDICS

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