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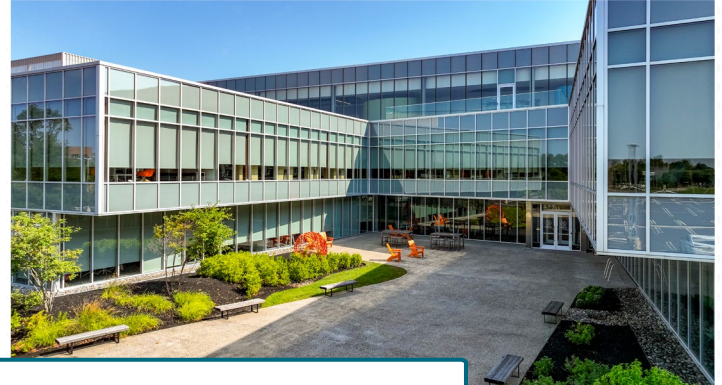
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Stunning Sublease Opportunity in the Heart of the Philadelphia Suburbs

Ignite your Company's Workspace at the Arborcrest Corporate Campus

785 ARBOR WAY, BLUE BELL, PA (WOODLANDS 1)





BUILDING SPECIFICATIONS



202,962 SF Class A Office Building



Available Space is on the First Floor - Totaling 37,763 SF

- Can be demised
- Section B: 19,797 SF (Leased – March 2025)
- Section C + D: 37,763 SF



Lease Expires January 2033



Existing FF&E is Available and in Excellent Condition



Radiant Lobby with Coffee Bar and Staircase for Townhall Meetings



6/1000 SF Parking Ratio



On-Site Amenities Include: State-of-the-Art Fitness Center with Locker Rooms, Outdoor Basketball and Pickleball Court with Workout Area, Conference Center, and Outdoor Seating Areas

INTERIOR IMAGES



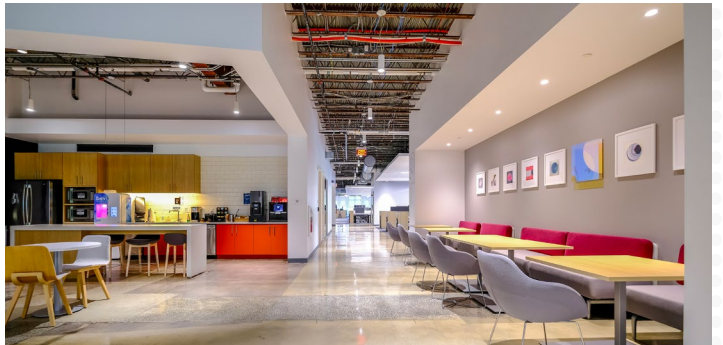
Expansive Lobby with Coffee Bar



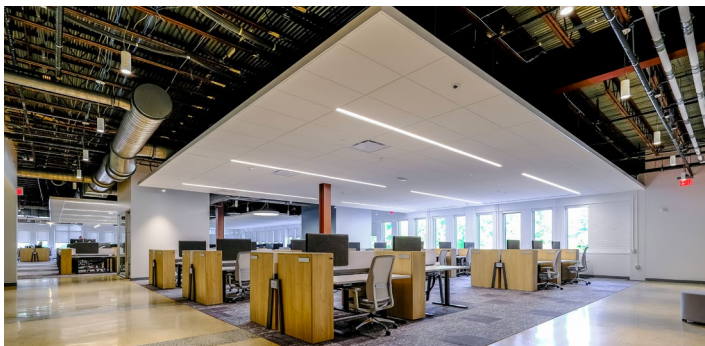
Grand Stairway for Townhall Meetings



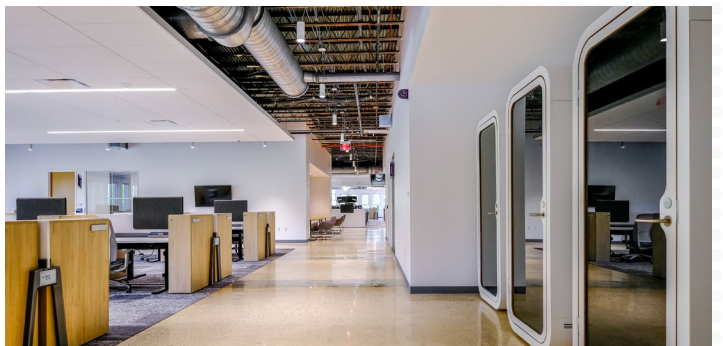
Polished Concrete Floors and Open Ceilings



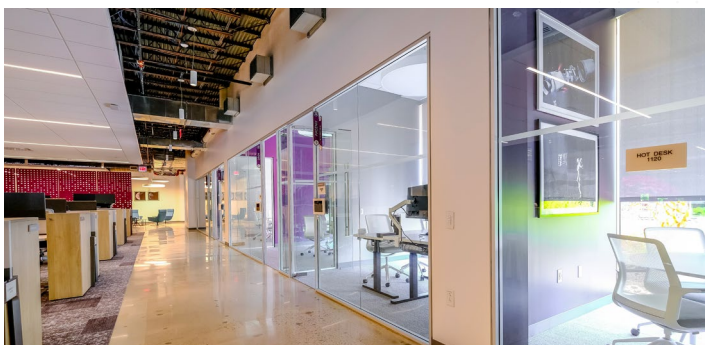
Full Kitchen and Seating Area



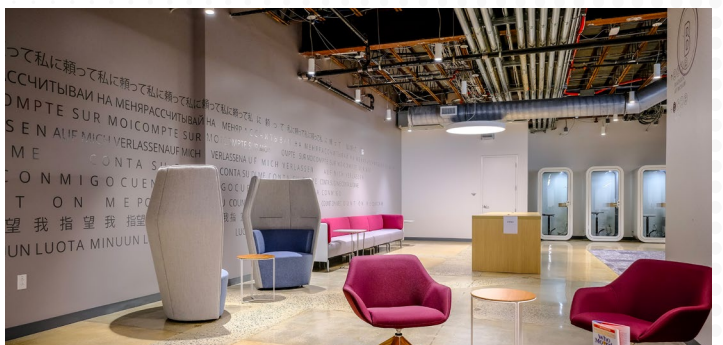
Open Workspace with Modern Furniture



Breakout Booths for Privacy



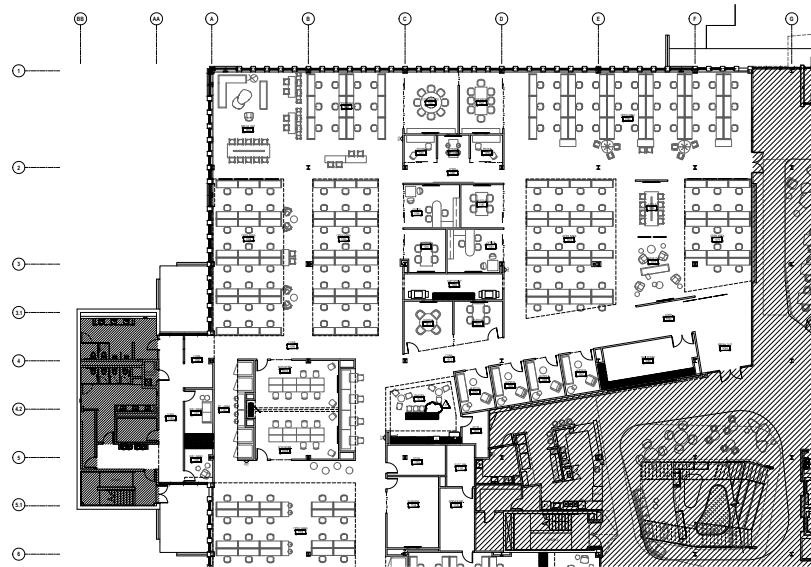
Private Offices with Natural Light



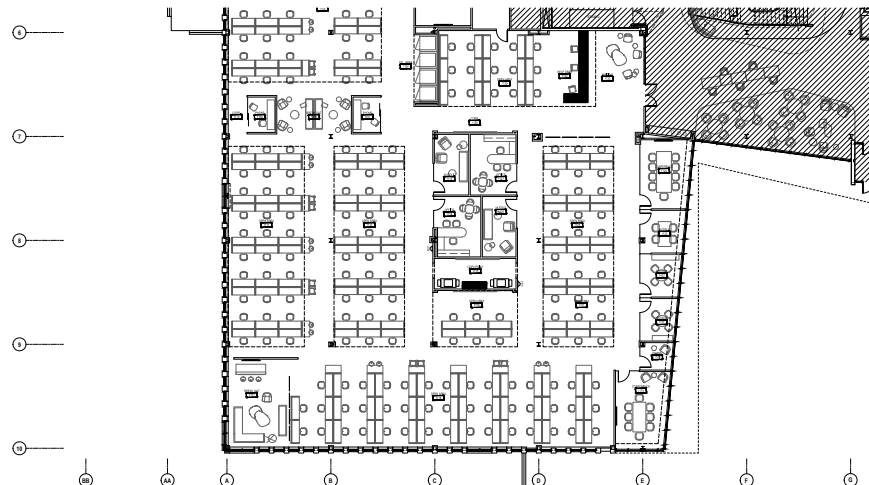
Touchdown Space with Private Booths

FLOOR PLANS

SECTION C:



SECTION D:



CONTACT INFORMATION



Douglas Kelly
Vice President



610.278.1270



dkelly@binswanger.com

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