



FOR SALE | \$1.34M

900

LENMAR DRIVE
BLUE BELL, PA

PROPERTY DETAILS

- **2 Buildings**
Building A: ± 4,260 RSF
Building B: ± 770 RSF
- **Uses:** Ideal for small businesses or professional services.
- **Fully leased:** 4.5 years of remaining term
- **Well-Maintained Property:** Modernized office space
- **Flexible Investment Opportunity:** stable, long-term lease with strong tenant retention potential.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

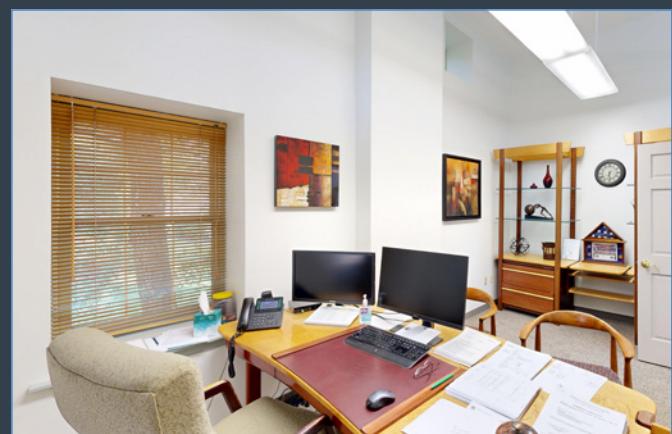
Michael Sweeney | 610.724.1941
Joe O'Donnell | 610.616.4604

OMEGA RE
OMEGA Commercial Real Estate, Inc.

900

LENMAR DRIVE
BLUE BELL, PA

BUILDING A
±4,260 SF | 3 STORIES



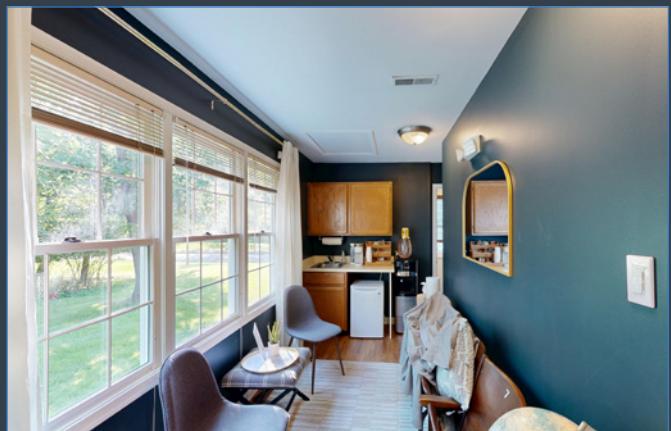
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BUILDING B
±770 SF | SINGLE STORY



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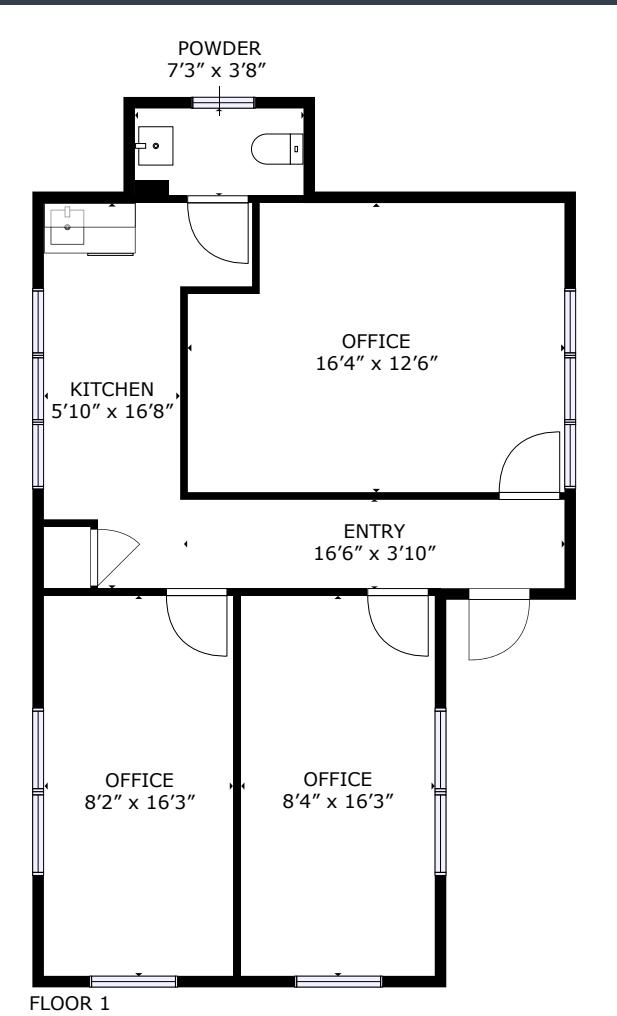
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LENMAR DRIVE
BLUE BELL, PA

FLOOR PLANS



BUILDING A | FLOOR 2
±1,690 SF

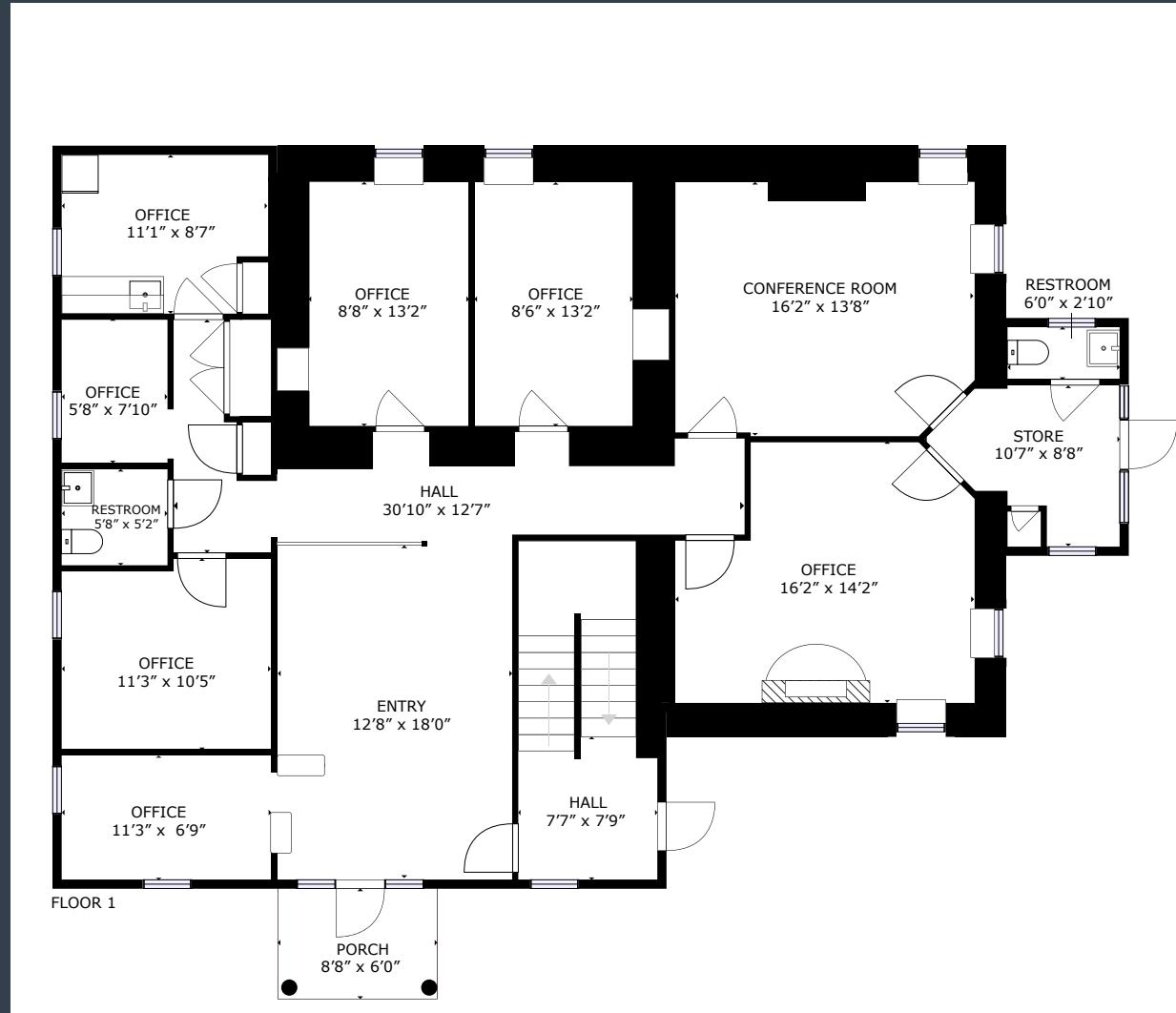
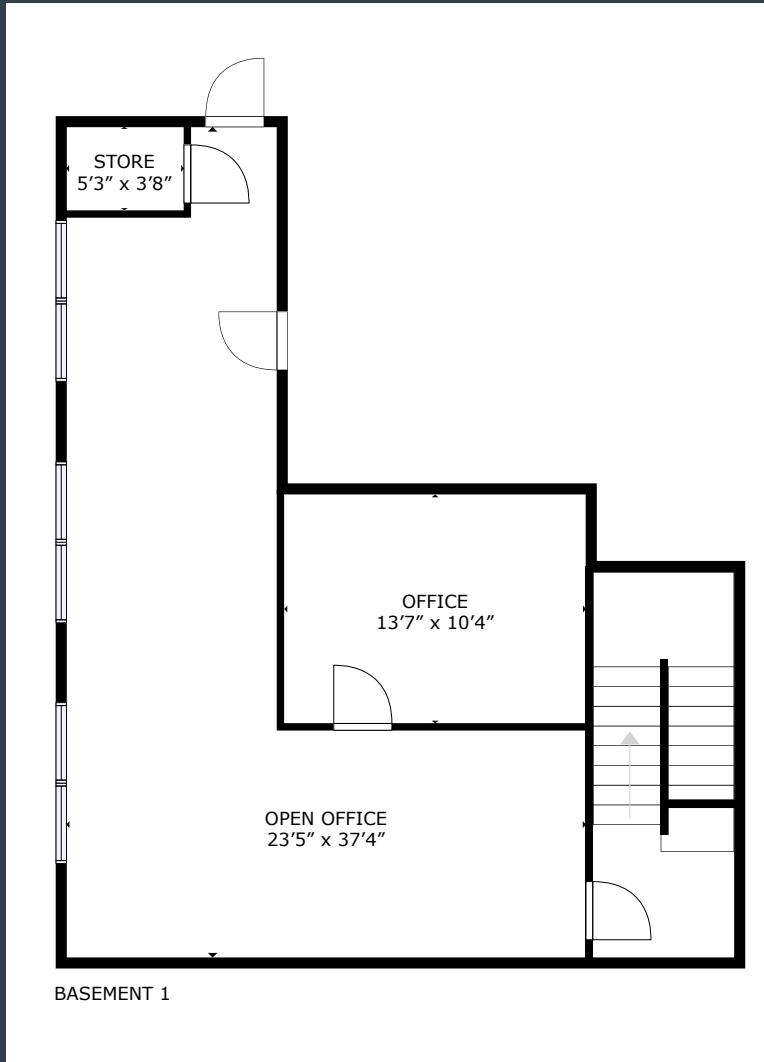


BUILDING B | FLOOR 1
±770 SF

900

LENMAR DRIVE
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FLOOR PLANS



BUILDING A | BASEMENT
± 764 SF

BUILDING A | FLOOR 1
±1,806 SF

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LOCATION INFORMATION



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