



FOR SALE | \$1.34M

900

LENMAR DRIVE
BLUE BELL, PA

PROPERTY DETAILS

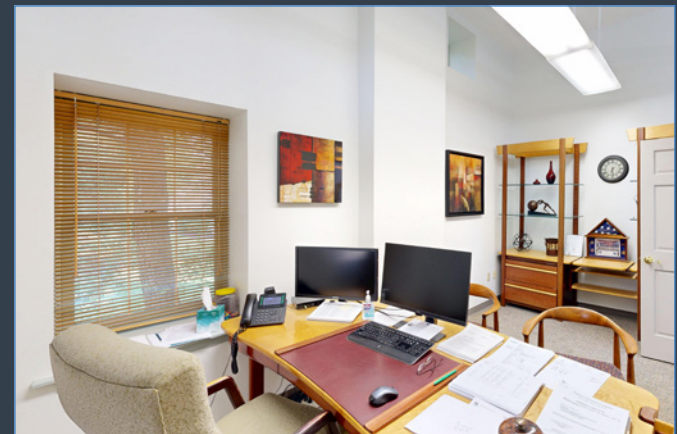
- **2 Buildings**
Building A: ± 4,260 RSF
Building B: ± 770 RSF
- **Uses:** Ideal for small businesses or professional services.
- **Fully leased:** 4.5 years of remaining term
- **Well-Maintained Property:** Modernized office space
- **Flexible Investment Opportunity:** stable, long-term lease with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

900

LENMAR DRIVE
BLUE BELL, PA

BUILDING A

±4,260 SF | 3 STORIES



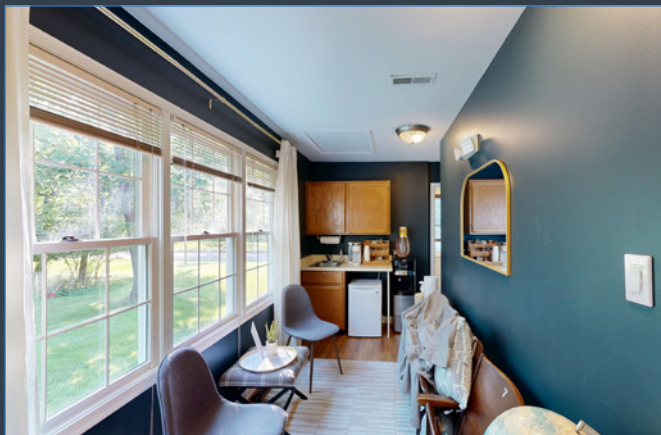
Michael Sweeney | 610.724.1941
Joe O'Donnell | 610.616.4604

OMEGA RE
OMEGA Commercial Real Estate, Inc.

900

LENMAR DRIVE
BLUE BELL, PA

BUILDING B
±770 SF | SINGLE STORY



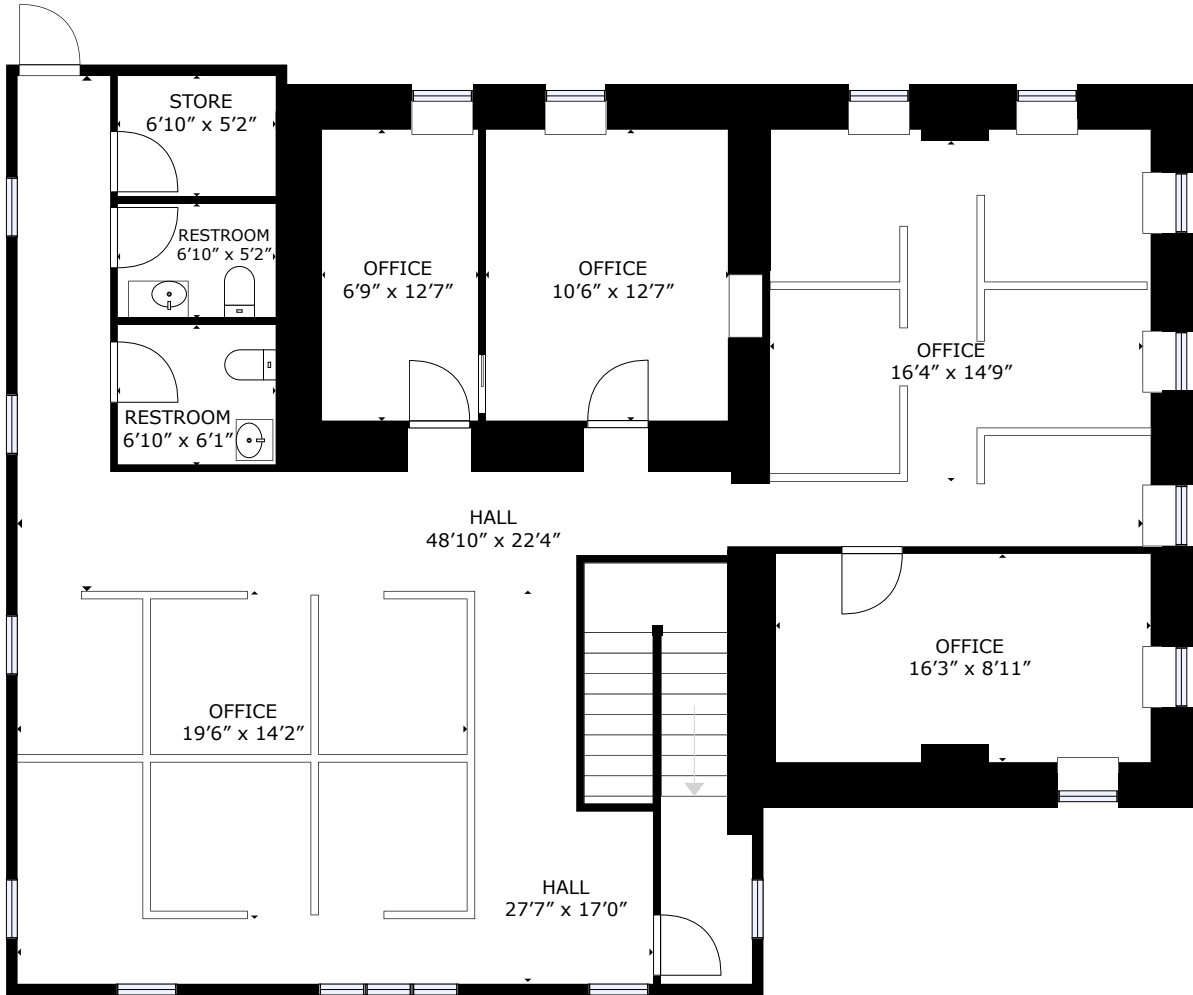
Michael Sweeney | 610.724.1941
Joe O'Donnell | 610.616.4604

OMEGA RE
OMEGA Commercial Real Estate, Inc.

900

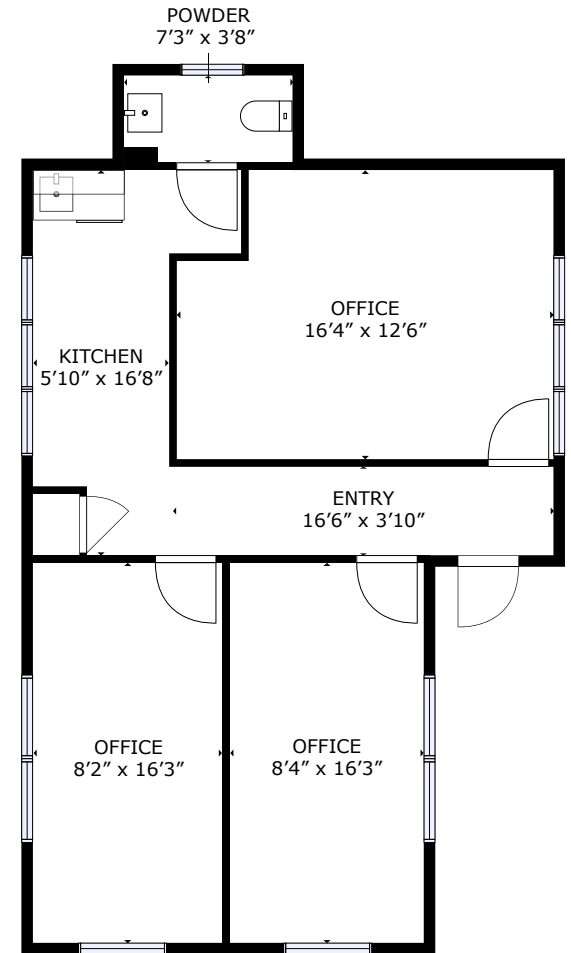
LENMAR DRIVE
BLUE BELL, PA

FLOOR PLANS



FLOOR 2

BUILDING A | FLOOR 2
± 1,690 SF



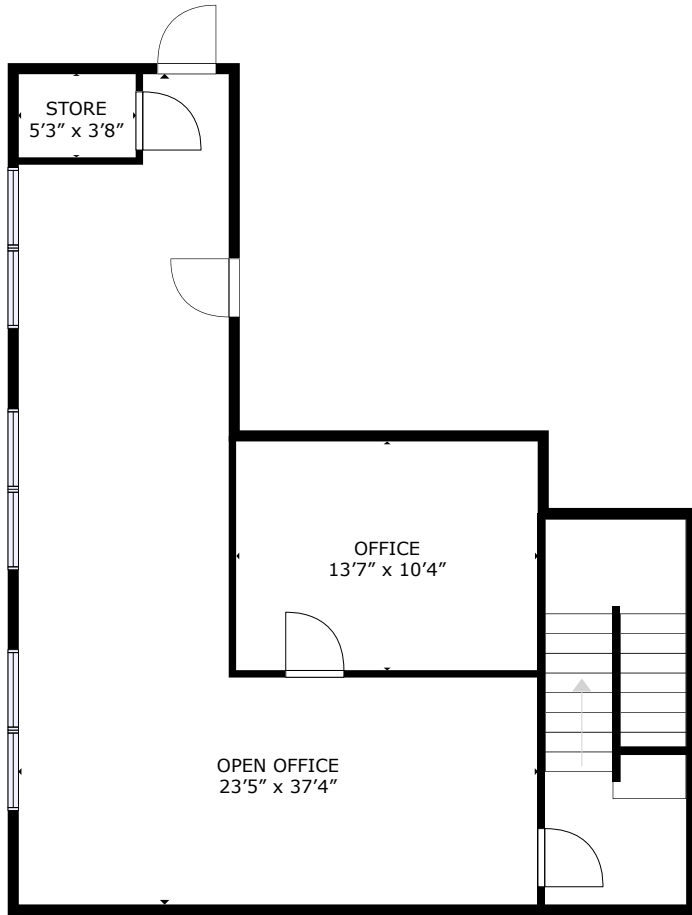
FLOOR 1

BUILDING B | FLOOR 1
± 770 SF

900

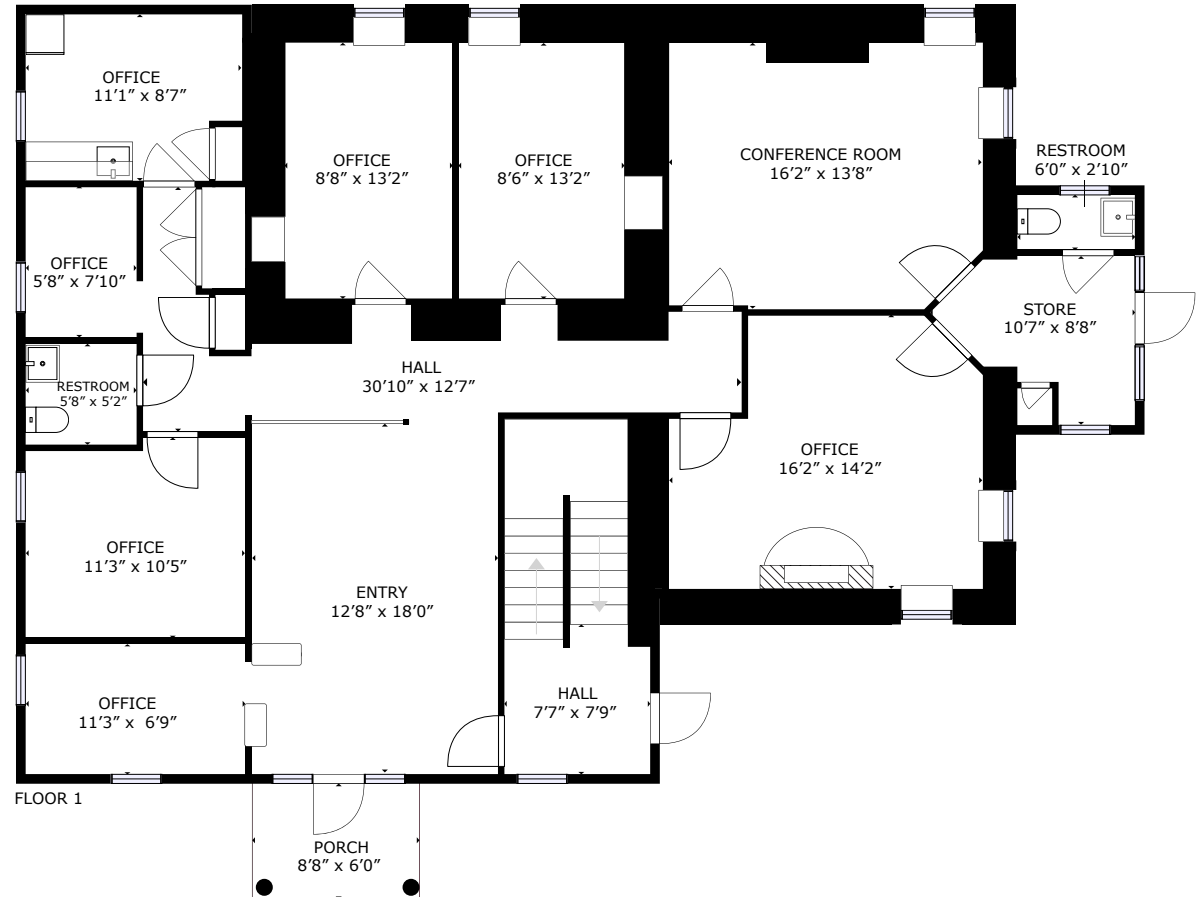
LENMAR DRIVE
BLUE BELL, PA

FLOOR PLANS



BASEMENT 1

BUILDING A | BASEMENT
± 764 SF



FLOOR 1

BUILDING A | FLOOR 1
±1,806 SF

900

LENMAR DRIVE
BLUE BELL, PA

LOCATION INFORMATION



900 LENMAR DRIVE

- **Prime Location:** Situated in the heart of Blue Bell, PA, near the iconic Blue Bell Inn, offering high visibility and easy access to major highways (I-476, PA Turnpike).
- **Desirable Market:** Located close to thriving commercial hubs
- **Convenient Amenities:** Close to dining, retail, and public transit



Michael Sweeney | 610.724.1941
Joe O'Donnell | 610.616.4604

OMEGA RE
OMEGA Commercial Real Estate, Inc.