

**AVISON  
YOUNG**

# Medical/Office Building

510 E. Township Line Road  
Blue Bell, PA



**510** E. TOWNSHIP  
LINE ROAD

SUITES AVAILABLE FROM  
**4,139 - 9,770 SF**

DIRECT ACCESS TO



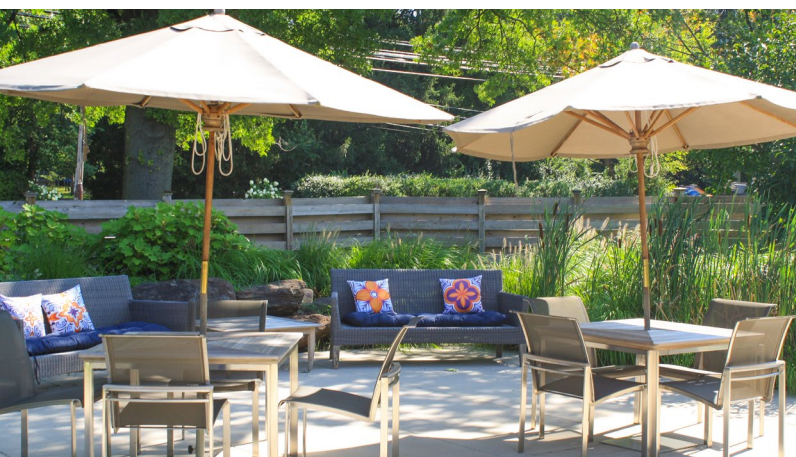
**Get more  
information**

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# Blue Bell's Premier Option

- Fully upgraded lobbies and common areas with Class A finishes
- Strong mix of medical tenants, including Rothman Orthopaedics, Cardiology Consultants of Philadelphia, ENT & Allergy Specialists and more
- High-end grab-and-go food area with comfortable seating
- 1st Floor Suites located just steps from exterior building entries providing employees and clients with **immediate access**
- New HVAC units throughout the building
- Complimentary conferencing facility accommodating +/- 40 people
- 4.7/1,000 sf parking ratio
- Accessibility to both Township Line and Walton Roads with signalized intersection onto Township Line Road
- Modern tenant-only fitness area with new locker rooms and showers
- Beautifully hardscaped outdoor patio area for **open-air work environment** along with internet access



# Suites for lease

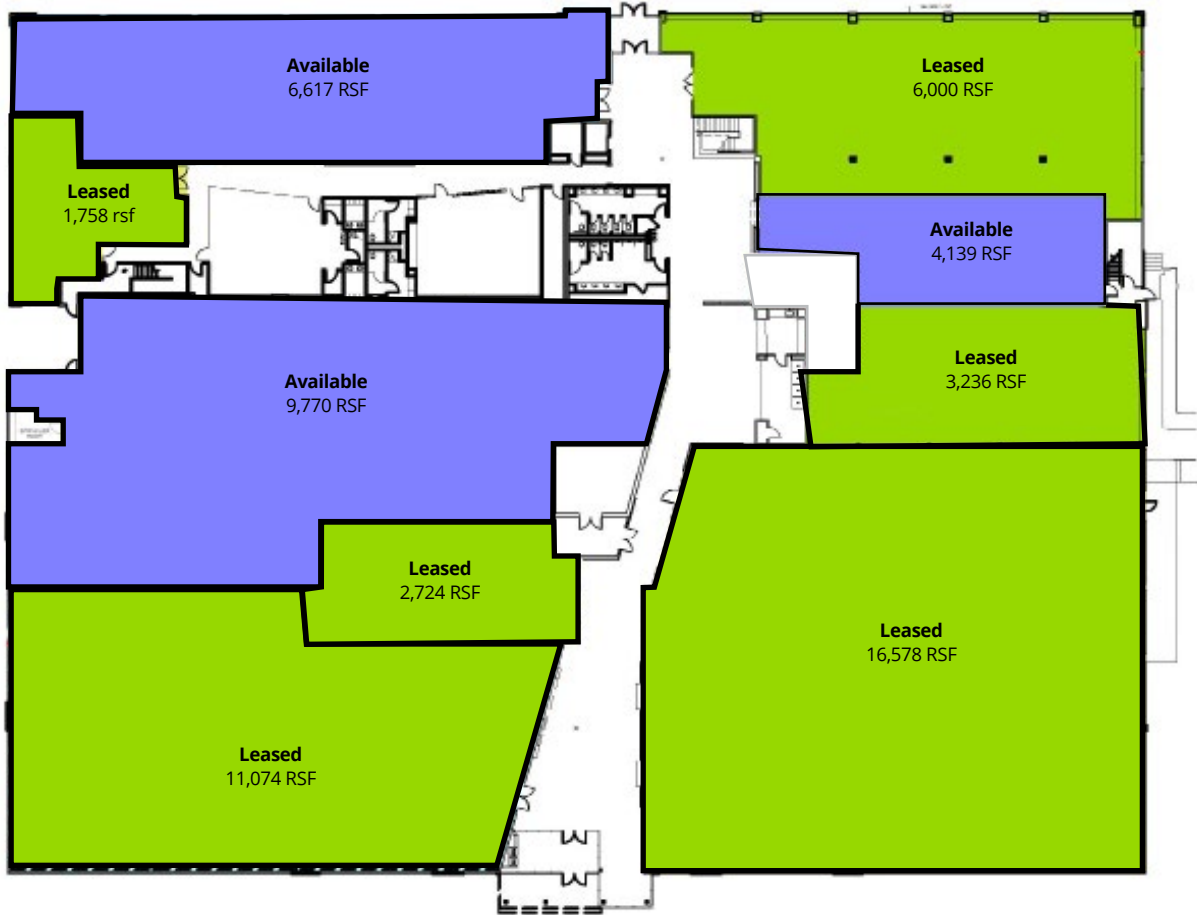
Floor

Size

First

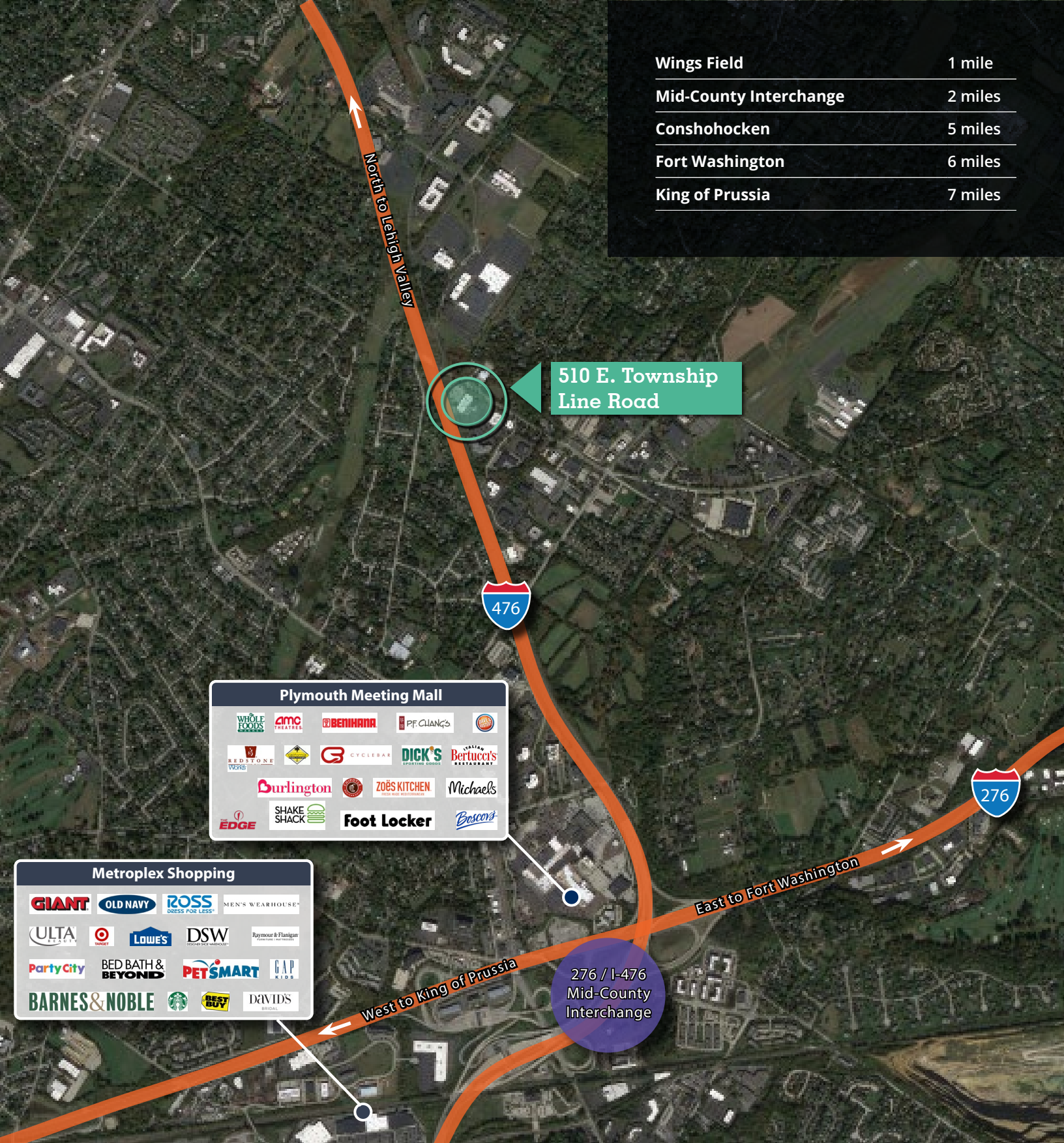
+/- 20,526 Rentable Square Feet

## First Floor



## Second Floor





Wings Field	1 mile
Mid-County Interchange	2 miles
Conshohocken	5 miles
Fort Washington	6 miles
King of Prussia	7 miles

510 E. Township Line Road

**Plymouth Meeting Mall**

WHOLE FOODS MARKET, AMC THEATRES, BENIHANA, PF CHANG'S, Dunkin',  
 RED STONE VINTAGE, CYCLERAK, DICK'S SPORTING GOODS, Bertucci's RESTAURANT,  
 Burlington, ZOE'S KITCHEN, Michaels,  
 THE EDGE, SHAKE SHACK, Foot Locker, Brisco's

**Metroplex Shopping**

GIANT, OLD NAVY, ROSS DRESS FOR LESS, MEN'S WEARHOUSE,  
 ULTA, Target, Lowe's, DSW, Raymour & Flanigan,  
 Party City, BED BATH & BEYOND, PETSMART, GAP KIDS,  
 BARNES & NOBLE, Starbucks, BEST BUY, DAVID'S BRIDAL

276 / I-476  
Mid-County Interchange

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