

930

# HARVEST POINT



*930  
Harvest  
Drive*

*Blue Bell  
Pennsylvania  
19422*



**BALASHINE  
PROPERTIES**



## *Fully Renovated Cafe*

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

# BLUE BELL | PENNSYLVANIA

## +/- 7,260 RSF AVAILABLE FOR LEASE

Fourth Floor Available: +/- 7,260 RSF (Divisible)

### Building Amenities

- ▶ Four-Story Class A office building totaling 118,004 SF
- ▶ Newly renovated restrooms, common areas, and lobby directory
- ▶ Vending area available 24/7
- ▶ Tenant only conference center
- ▶ Full time on-site day porter, building engineer and on-site management & ownership
- ▶ Two "Type 1" SLA fiber providers servicing building
- ▶ Back up generator
- ▶ Plug and play suites available - seamless no hassle tenant build-out process
- ▶ Parking ratio of 4/1000 sf with additional parking available on the adjacent lot
- ▶ Easy access from major highways I-476, PA Turnpike and Plymouth Meeting Interchange

### Area Amenities

Conveniently located, 930 Harvest Drive is within close proximity of hotels, health clubs, over 34 restaurants, banks and retail.

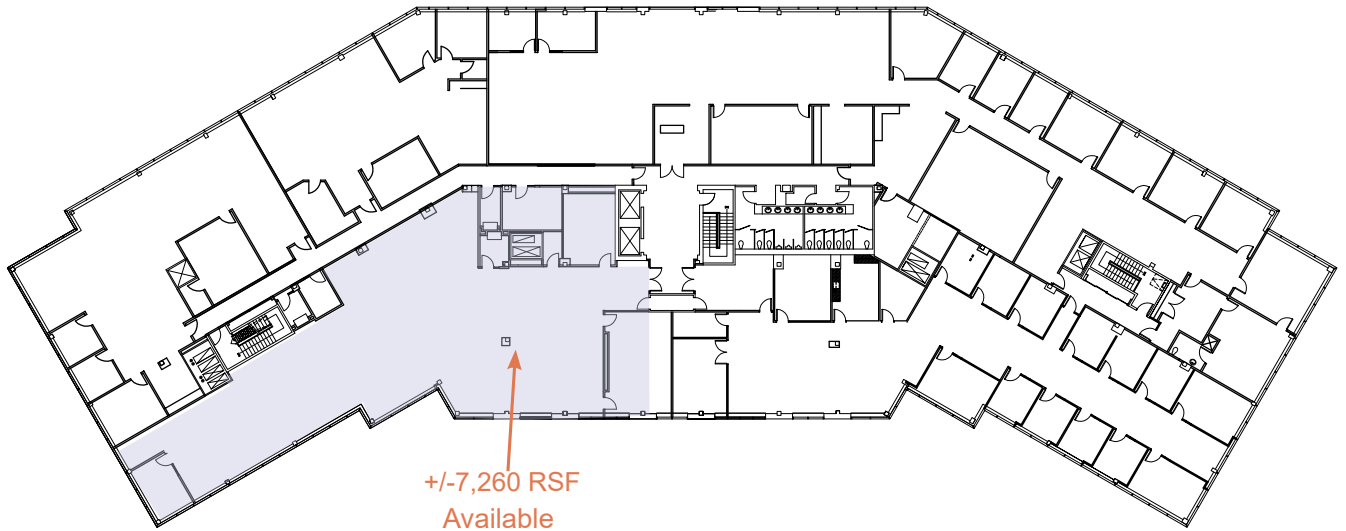


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# SPACE AVAILABLE

## Fourth Floor



+/-7,260 RSF  
Available

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# TENANT SATISFACTION

**TENANT SATISFACTION IS OUR #1 PRIORITY**  
*930 Harvest Drive, Blue Bell, PA*

- Responsive, on-site ownership and management*
- Seamless no hassle tenant build-out process*
- Newly renovated building cafe in addition to a 24/7 vending area*
- Wifi available throughout the building*
- Newly renovated common areas, lobby directory and restrooms*
- On-site day porter to immediately address Tenant maintenance requests*
- Beautiful Class A building in a park-like setting with abundant parking and exceptional glass lines*

**follow us:**    

# AREA AMENITIES WITHIN 3 MILE RADIUS

## HOTELS AND CORPORATE HOUSING

Courtyard by Marriott  
Extended Stay America  
Hilton Doubletree Guest Suites  
Hyatt Summerfield Suites  
Korman Communities  
Marriott Spring Hill Suites

## CHILD CARE FACILITIES

Chesterbrook Academy  
Flanagan's Pre-School  
Goddard School  
KinderCare

## HEALTH CLUBS

Ambler Area YMCA  
LA Fitness  
Plymouth Meeting Community Center  
Retro Fitness

## RESTAURANTS

Benihana  
Blue Bell Inn  
Blue Fin  
Broad Axe Tavern  
California Pizza Kitchen Capone's Restaurant Carmine's  
Italian Grille Chick Fil-A  
Chipotle Mexican Grill  
Dave and Buster's  
Dunkin Donuts  
El Sarape Mexican Restaurant Houlihan's  
Lai Lai Garden  
L'Angolo Blue  
Lee's Hoagie House Manhattan Bagel McDonald's  
Mirna's Café  
Olympia Pizzeria & Restaurant P.F. Chang China Bistro  
Palermo Pizza  
Phil's Tavern  
Plaza Azteca  
PJ Whelihans Pub  
Radice  
Redstone American Grill Reed's Blue Bell  
Ristorante Castello Starbuck's  
Subway  
Thai Orchid  
Wawa  
Whole Foods Market & Cafe

## GOLF COURSES AND COUNTRY CLUBS

Blue Bell Country Club  
Cedarbrook Country Club  
Meadowlands Country Club  
Mermaid Lake  
Plymouth Country Club

## TRANSPORTATION

Dave's Best Limousine  
King Limousine Service  
Main Line Taxi and Limousine Maxwell Taxi  
Philadelphia International Airport  
SEPTA - Route 98  
Wings Field (Private Airport)

## PUBLIC LIBRARY

Wissahickon Valley Public Library - Blue Bell  
Wissahickon Valley Public Library - Ambler

## POST OFFICES

US Post Office - Blue Bell  
US Post Office - Ambler

## BANKS

Bank of America  
Citizen's Bank  
Conestoga Bank  
First Niagara  
PNC Bank  
Sovereign Bank  
StoneBridge Bank  
TD Bank  
Vist Bank  
Wells Fargo Bank

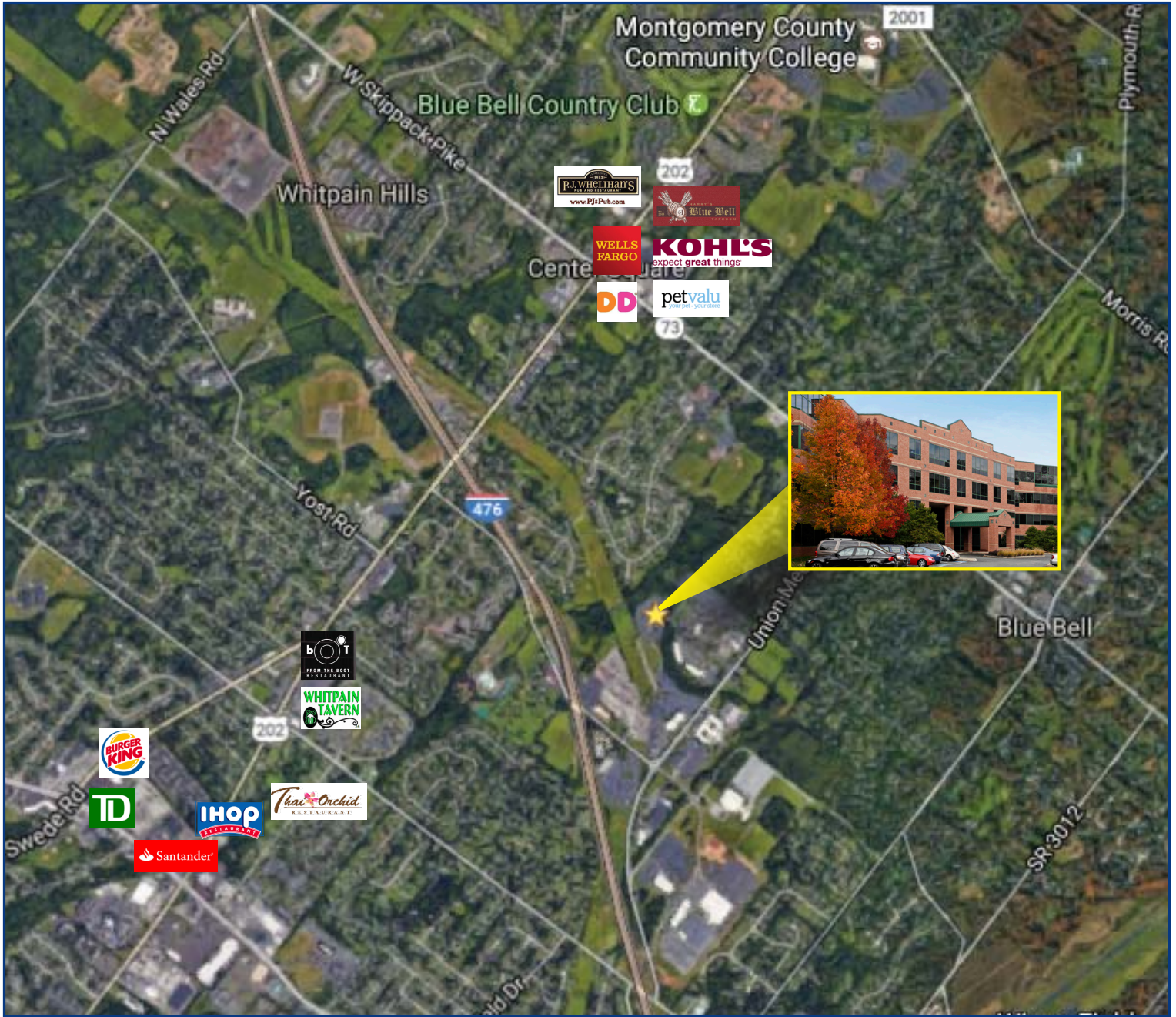
## GAS STATIONS

Sunoco  
Lukoil

## OTHERS

Fed Ex Kinko's  
Grace Cleaners  
Penn Bell Cleaners  
Whitpain Cleaners  
Whitpain Township Building

# PROPERTY LOCATION



## Contact Us

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