



OFFICE SPACE FOR LEASE

350 Sentry Pkwy Building 640

Blue Bell, PA 19422

Five available office suites | 1,484-9,179 SF



PROPERTY OVERVIEW

Professional office opportunities in an established Blue Bell business park



A CORPORATE SETTING WITH REGIONAL ACCESS

Located within an established professional business park, the property offers five available office suites. The building provides a professional corporate setting with elevator service and a high parking ratio, making it convenient for employees, clients, and visitors. The property also benefits from proximity to the airport and excellent regional accessibility, with convenient connections to the Pennsylvania Turnpike and Route 309.

PROPERTY HIGHLIGHTS

- 5 office suites available
- Elevator-served building
- High parking ratio
- Professional business park setting
- Adjacent to the airport
- Convenient access to the Pennsylvania Turnpike

AVAILABLE SUITES

SUITE	SIZE	ASKING RENT	LEASE STRUCTURE
100	1,739 SF	\$18.50/SF	Plus utilities
101	5,043 SF	\$16.00/SF	Plus utilities
102	1,484 SF	\$18.50/SF	Plus utilities
200	8,960 SF	\$16.00/SF	Plus utilities
300	9,179 SF	\$16.00/SF	Plus utilities

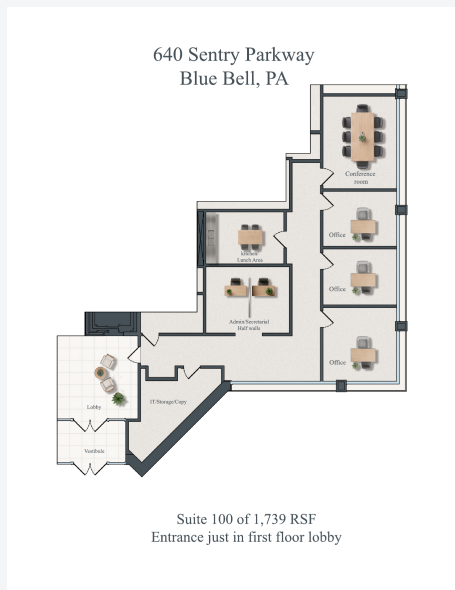
Rental rates are quoted per square foot. All suites are plus utilities.

FIRST FLOOR OPPORTUNITIES

Efficient suites with direct first-floor access

SUITE 100

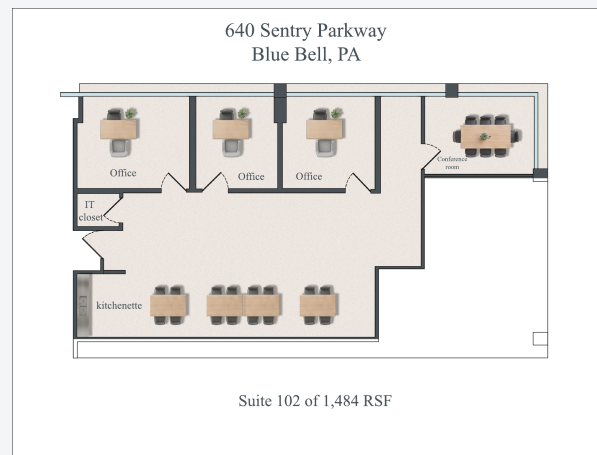
1,739 SF | \$18.50/SF + utilities



Floor plan: entrance just inside the first-floor lobby.

SUITE 102

1,484 SF | \$18.50/SF + utilities



Floor plan includes offices, conference room and kitchenette.



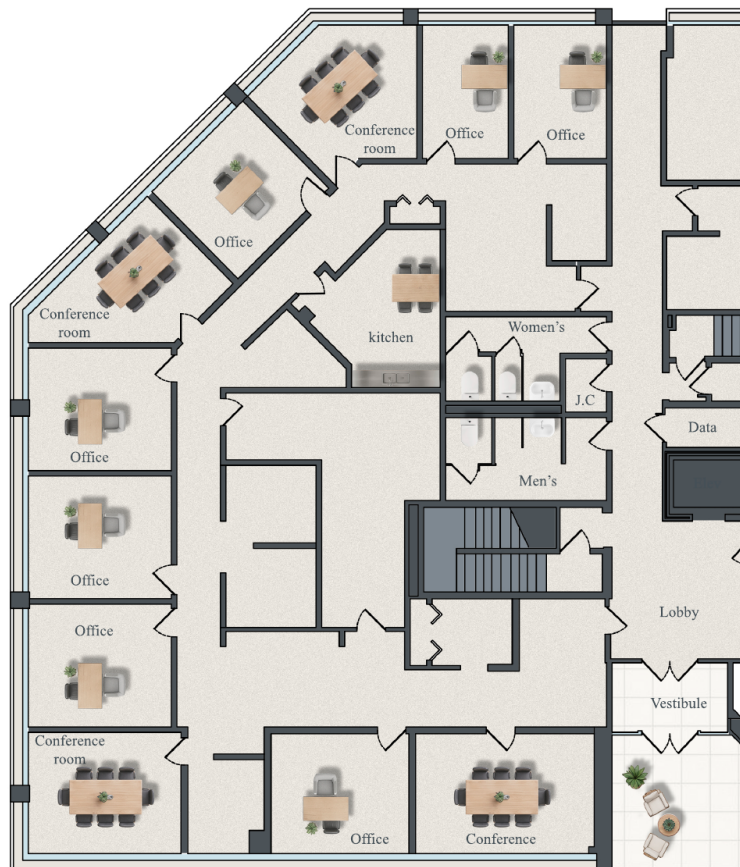
BUILDING 640

Professional image, landscaped setting and convenient surface parking

SUITE 101

5,043 SF | \$16.00/SF + utilities

640 Sentry Parkway
Blue Bell, PA



Suite 101 of 5,043 RSF
Entrance just in first floor lobby.
Unusual to have 3 sides of glass for
this sized suite.

Three sides of glass provide exceptional perimeter exposure for a suite of this size.

SUITE 200

8,960 SF | \$16.00/SF + utilities

Single-tenant floor with four sides of glass and two balconies

640 Sentry Parkway
Blue Bell, PA



Suite 200 of 8,960 RSF
Single tenant floor with four sides of
glass and two balconies.

SUITE 300

9,179 SF | \$16.00/SF + utilities

640 Sentry Parkway
Blue Bell, PA



Suite 300 of 9,179 RSF
Single tenant floor with four sides of
glass and two balconies.

Single-tenant floor with four sides of glass and two balconies

MARKETED BY

Elite Realty Group

Ilya Vorobey

267-767-8293 | ilyavor@gmail.com

1456 County Line Rd, Huntingdon Valley, PA 19006

350 Sentry Pkwy, Bldg 640 | Blue Bell, PA 19422

Information is subject to change and should be independently verified.

