



# 470 Norristown Road – 8,929± SF Sublease

Blue Bell, PA



- Class "A" Office Space
- 8,929± RSF
- Price PSF: \$18.50/SF
- Term Expires 11/30/2028
- Fully Wired for Plug and Play
- Furniture/Fixtures Available
- On-site Conference Center/Courtyard
- Accessible by SEPTA.
- Situated at the corner of Narcissa Road and Norristown Road, the office park borders Wings Field, a county airport, and is only minutes away from the junction of the Pennsylvania Turnpike (I-276) and the Blue Route (I-476).

## LEASING INFORMATION:

**Dave Butera**  
267.767.1100  
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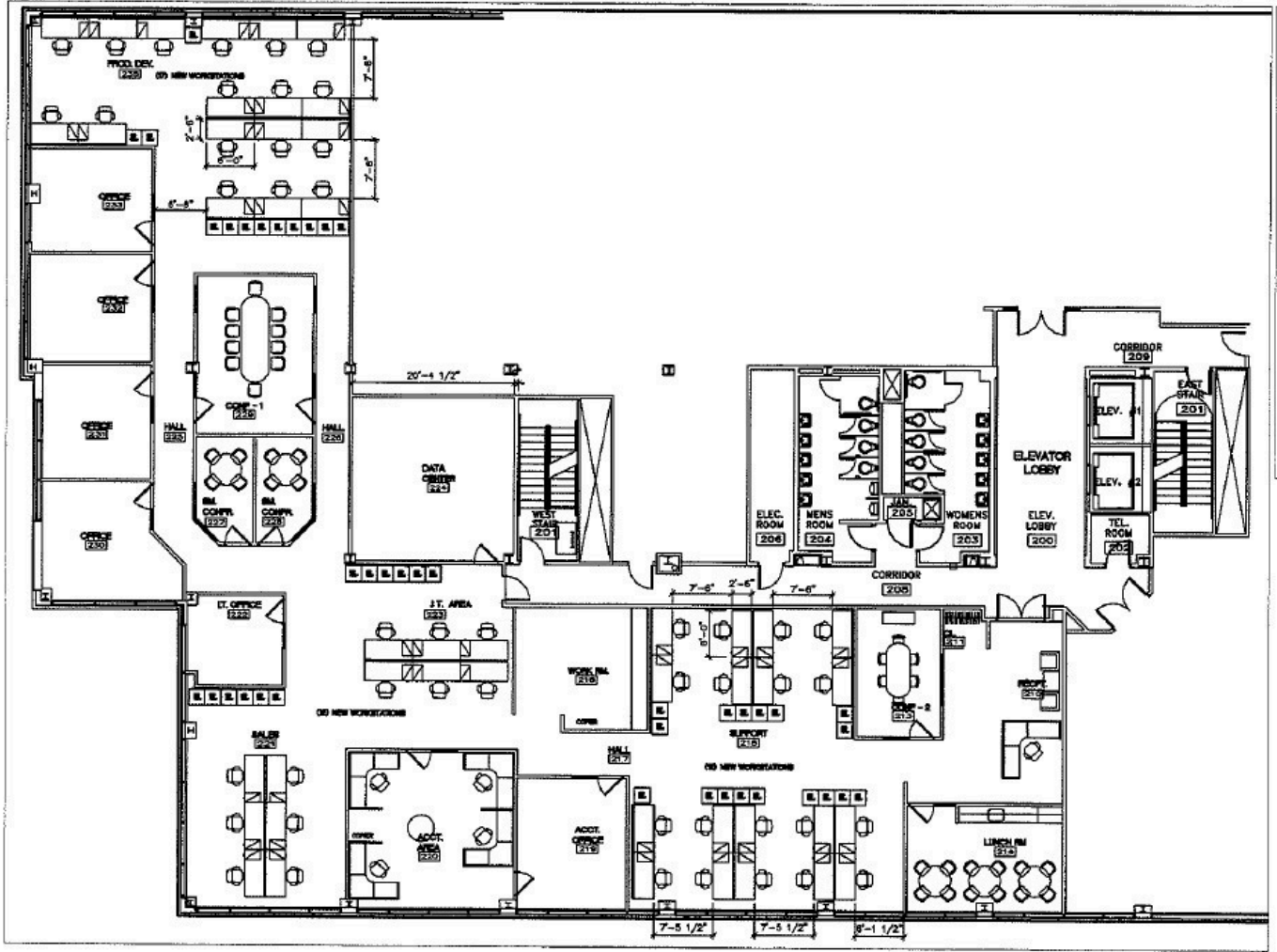
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**GOLA CORPORATE REAL ESTATE, INC.**  
2490 Boulevard Of The Generals, Suite 100  
Norristown, PA 19403



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