

A photograph of a modern, multi-story office building at dusk. The building features large glass windows and a prominent entrance with a wooden slat canopy supported by white columns. The interior lights are on, and the sky is a deep blue.

# 980

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SQUARE FEET OF PRIME  
CLASS A OFFICE SPACE IN  
BLUE BELL, PENNSYLVANIA

AT BLUE BELL

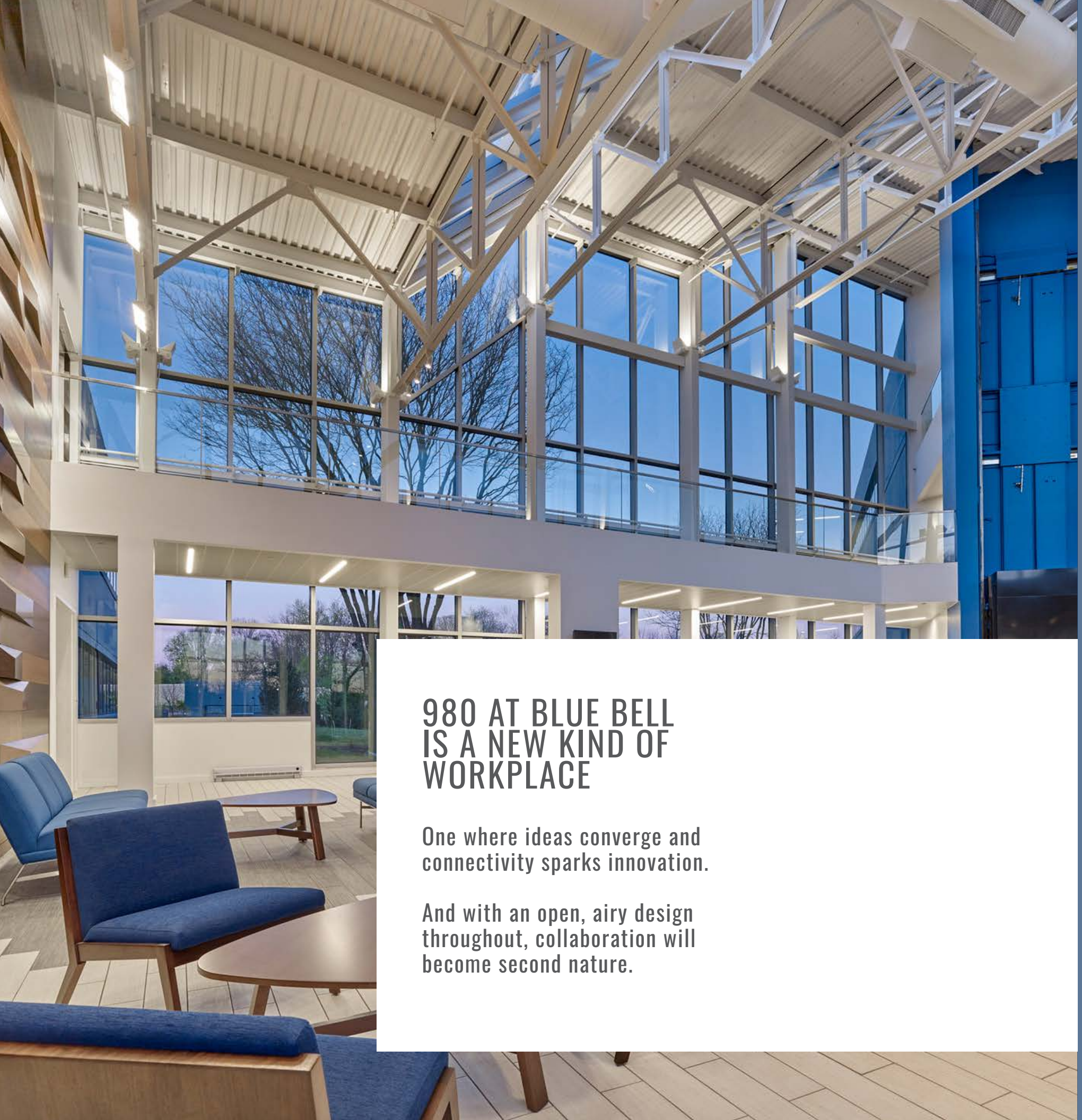
**NEWMARK**



**JLAM**  
*Investment | Development*

980JOLLYROAD.COM





## 980 AT BLUE BELL IS A NEW KIND OF WORKPLACE

One where ideas converge and  
connectivity sparks innovation.

And with an open, airy design  
throughout, collaboration will  
become second nature.

## ABOUT 980

Thoroughly updated in 2019, 980 at Blue Bell offers stunning spaces and modern amenities in a desirable suburban location.

980 at Blue Bell is built to engage, boasting amenities such as a fitness center, food service, central grand atrium lobby with a dramatic feature wall and meeting areas.

It's the type of environment that fosters a happier, more successful workforce, which in turn fosters stronger, more successful companies.

Here, every workday will feel as comfortable as it does stimulating.

980 at Blue Bell provides an atmosphere that cultivates growth, where people and ideas can come together and thrive.

YOUR  
WORKDAY,  
ENERGIZED.



# 980

## FEATURES + AMENITIES

Ground floor lounge with TV

High-quality headquarters building with recently completed upgrades

New, best-in-class amenities including Conference and Training Center, 24/7 Grab N' Go, 980 Café & Lounge, 980 Fitness Center with spin studio, and collaborative outdoor seating on landscaped terrace

Grand atrium lobby enveloped in natural light

5/1,000 parking ratio

Two PECO power feeds and three backup generators totaling 1,375 KW

Loading dock

Exceptional highway visibility and accessibility

## CONFERENCE + TRAINING FACILITY



## CAFÉ + LOUNGE



## FITNESS CENTER





# LOCAL AMENITIES

Centrally located between Conshohocken, King of Prussia, and Plymouth Meeting, 980 at Blue Bell is the ideal place to set up shop.

Minutes from various retail, restaurant, and entertainment amenities and 30 minutes from Center City Philadelphia, everything you need is just a short drive away.

980 at Blue Bell also features two major highways nearby. Travel to client offices, off-site meetings, or back home will be easier than ever.

980  
AT BLUE BELL

## EAT/DRINK



Blue Bell Inn  
Bluefin Restaurant  
Redstone American Grill  
Arugula Ristorante  
P.F. Chang's

Bertucci's  
Sarku Japan  
Plaza Azteca  
Dave & Buster's  
Mission BBQ

## SHOP



Plymouth Meeting Mall  
Metroplex Shopping Center  
Whole Foods  
Target  
Marshall's

## STAY



Best Buy  
J. Crew  
ShopRite  
GIANT

AVE Blue Bell  
Courtyard Marriott  
Doubletree Suites by Hilton  
Springhill Suites  
Extended Stay America

Homewood Suites  
Residence Inn



# CURRENT AVAILABILITIES

## GROUND FLOOR

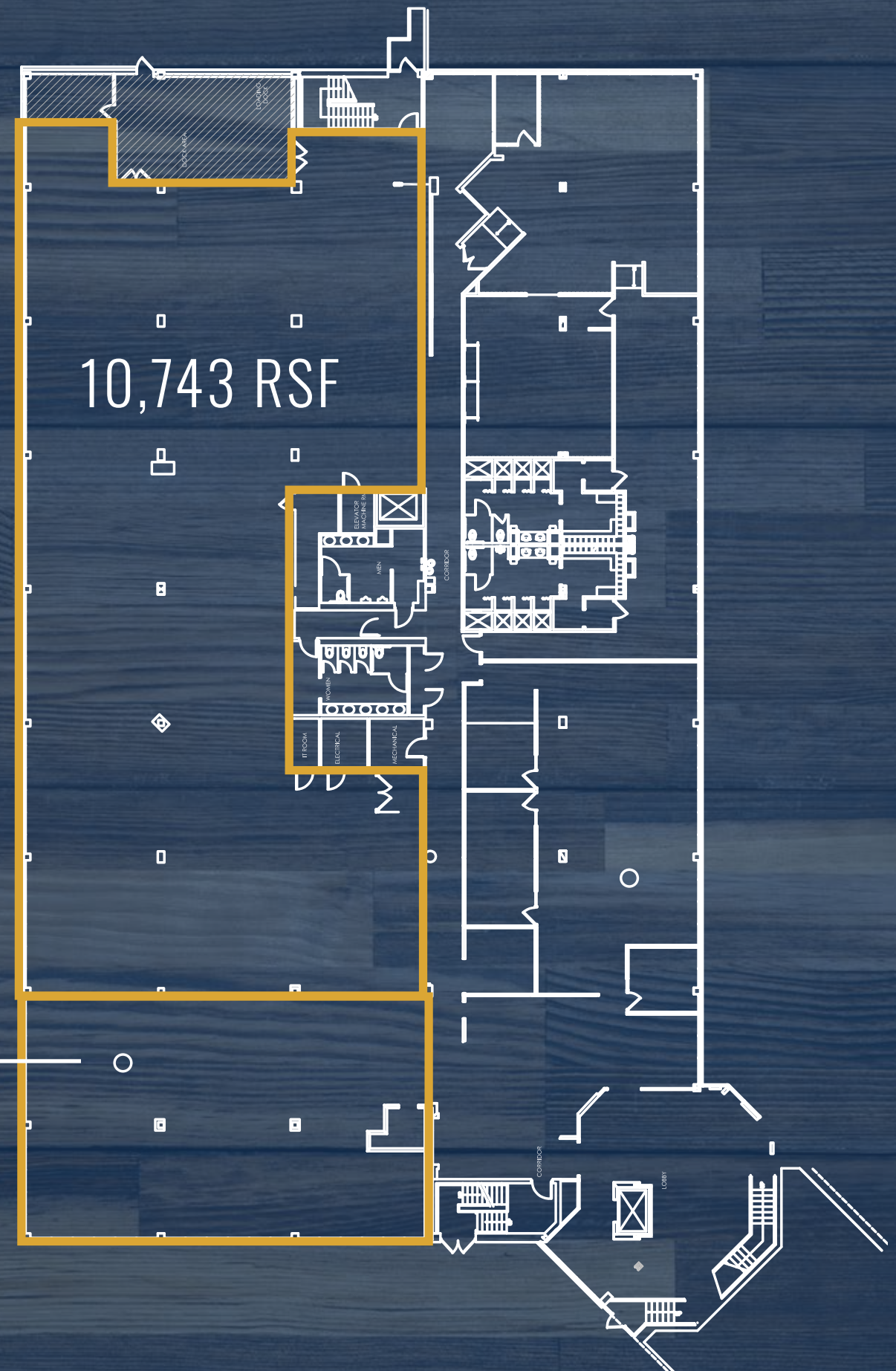
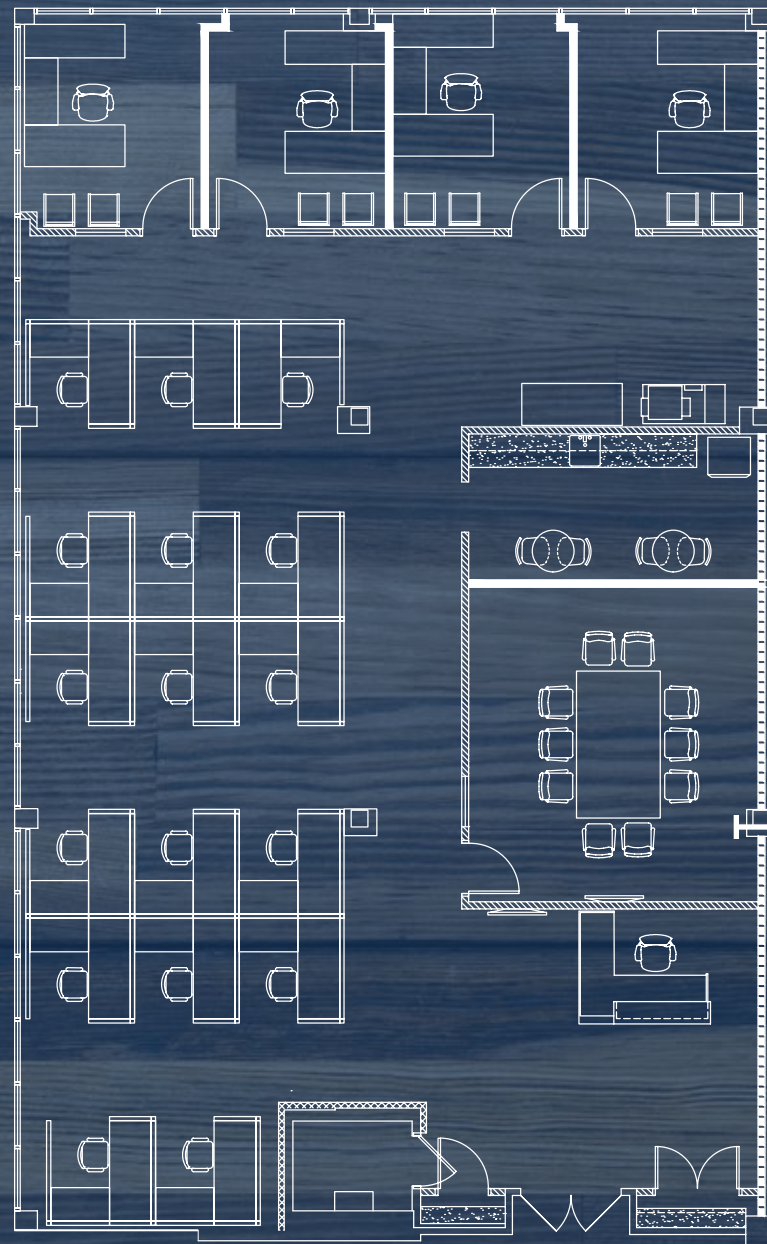
10,743 RSF

3,632 RSF (Spec Suite)

## GROUND FLOOR

3,632 RSF  
SPEC SUITE

10,743 RSF



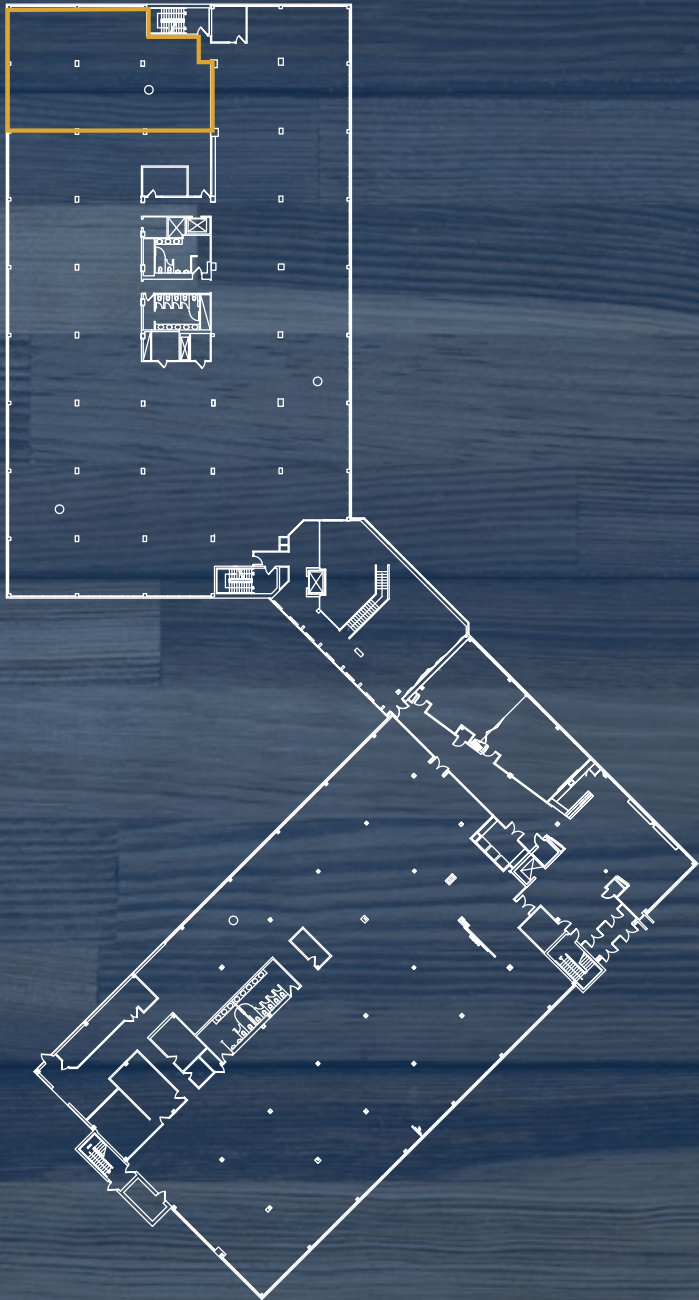




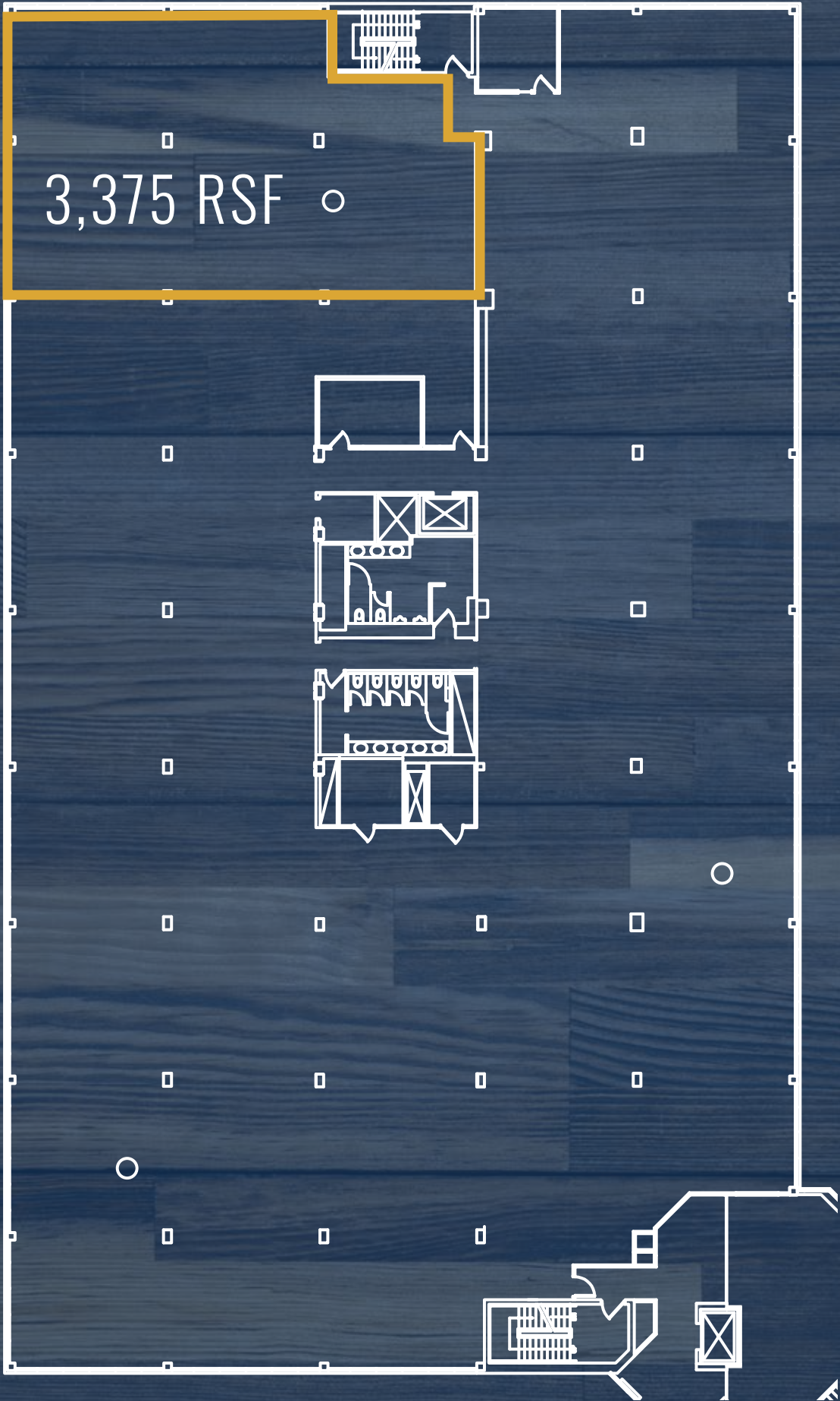
# CURRENT AVAILABILITIES

FIRST FLOOR

3,375 RSF



## FIRST FLOOR





# 980

AT BLUE BELL

## NEWMARK

### CONTACT OUR EXCLUSIVE BROKERS FOR MORE INFORMATION

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