



9800

150,000

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.

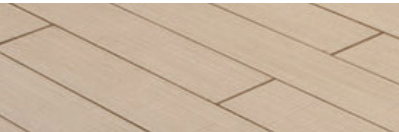
980 at Blue Bell is built to engage, boasting amenities such as a fitness center, food service, central grand atrium lobby with a dramatic feature wall and meeting areas.

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.**



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



FITNESS CENTER

CAFÉ + LOUNGE



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.

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

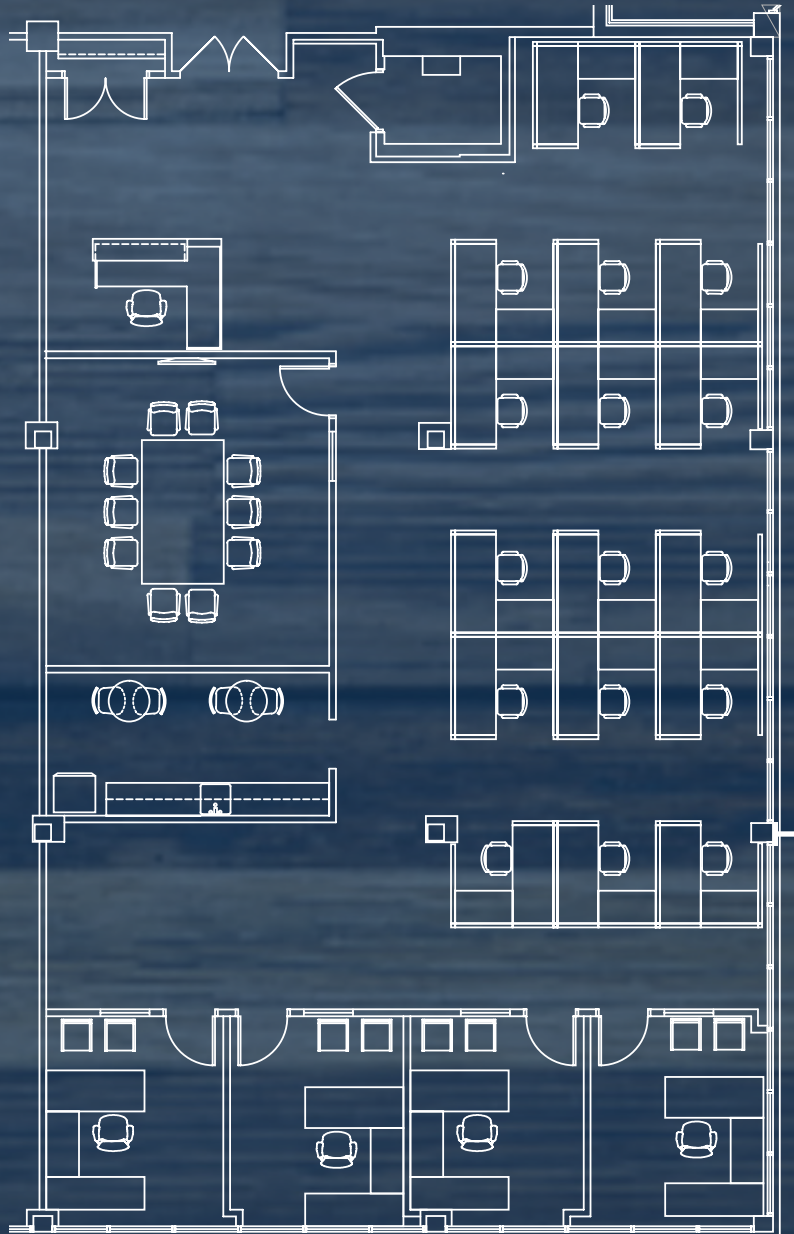
GROUND FLOOR

10,204 RSF

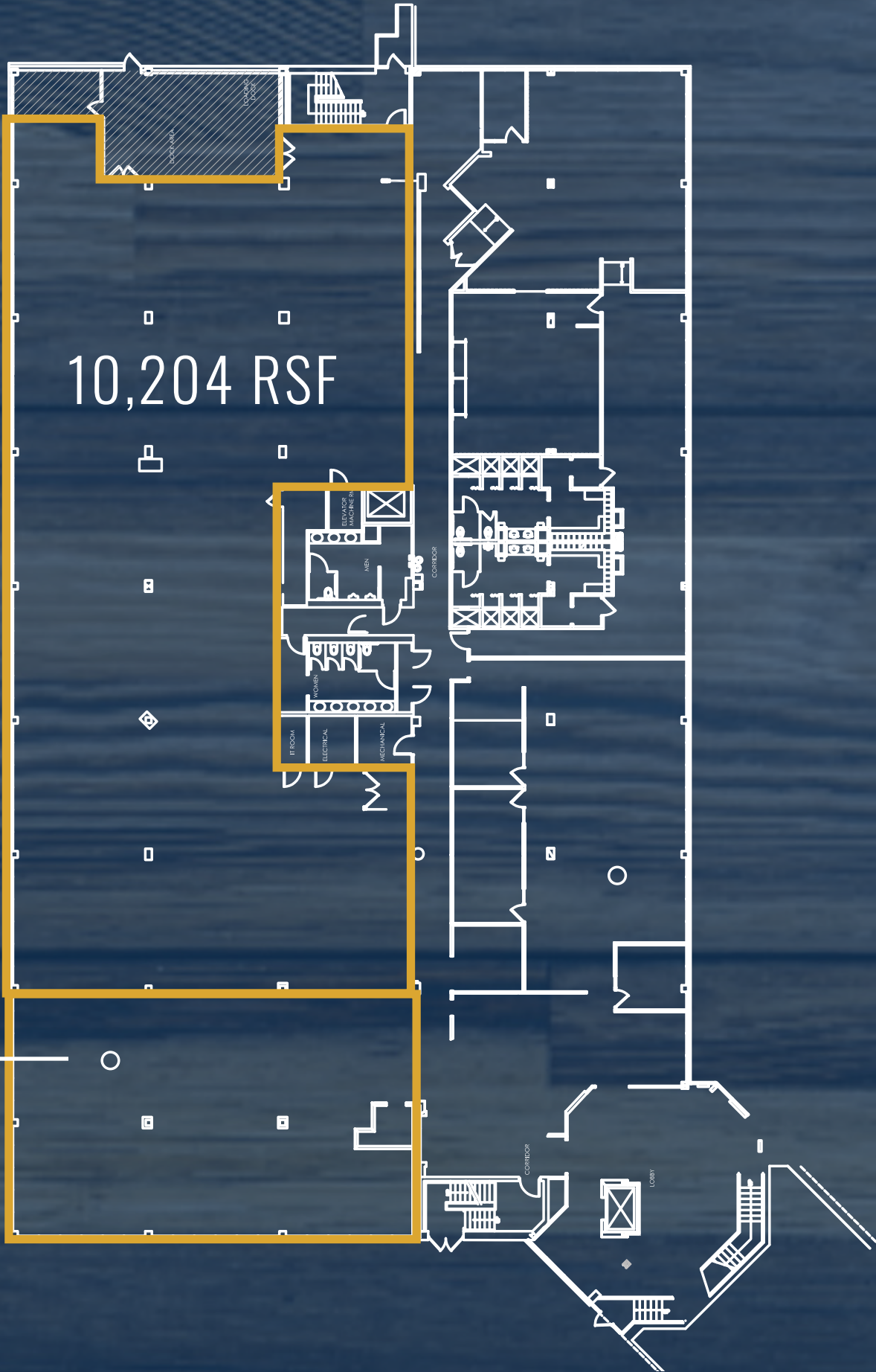
3,632 RSF (Spec Suite)

3,632 RSF

SPEC SUITE



GROUND FLOOR



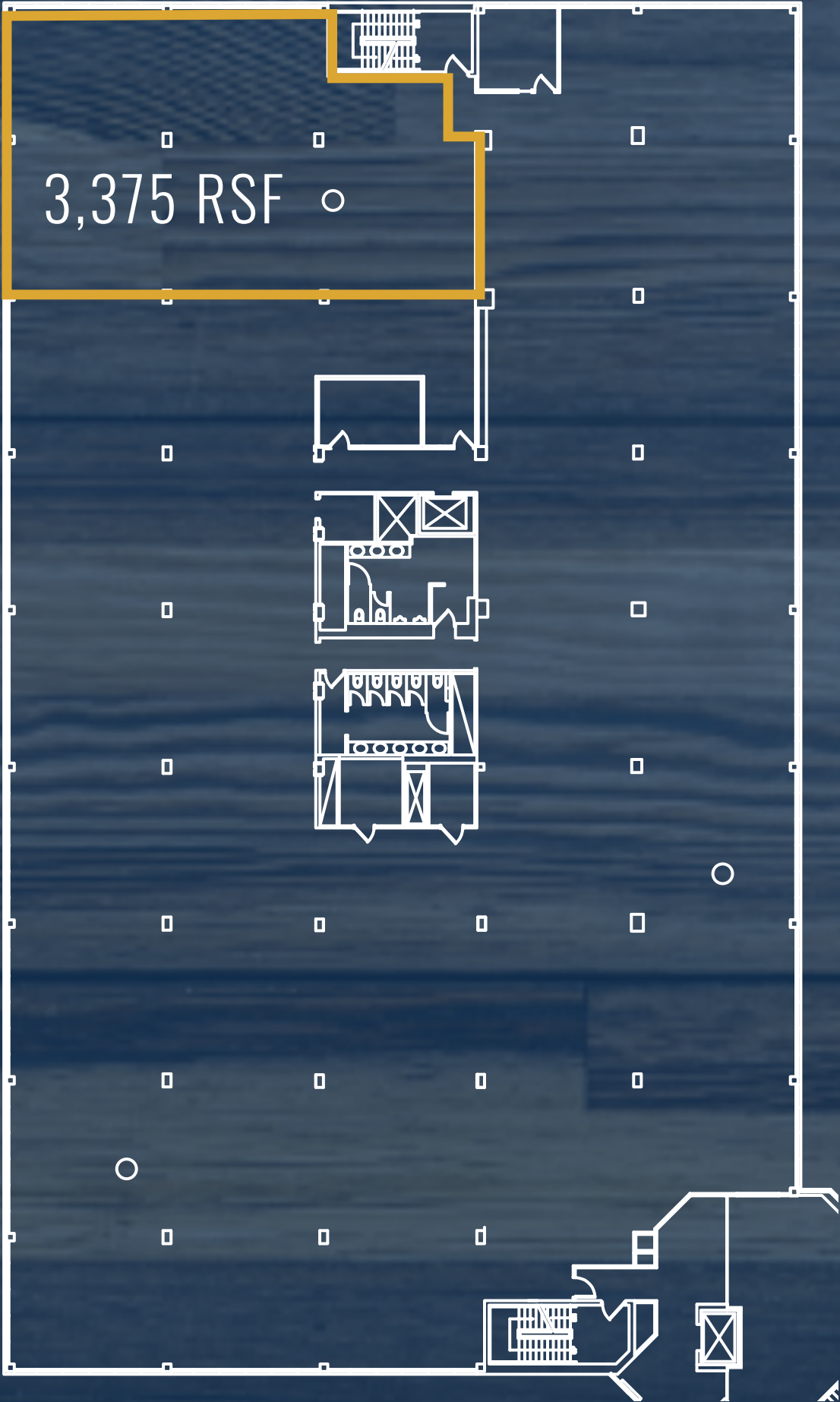
CURRENT AVAILABILITIES

FIRST FLOOR

3,375 RSF



FIRST FLOOR



980

AT BLUE BELL

NEWMARK

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