

# VALLEY SQUARE BLUE BELL, PA

A **newly renovated** campus  
with first-class ownership



512 E Township Line Road  
Blue Bell, PA



# Campus Highlights

## Recently Renovated



**New**  
HVAC



**New**  
Lobby



**New**  
Common area



**New**  
Elevator cabs

## Amenities



Full-service  
fitness center



Conference  
center



2 grab-n-go  
cafés



Walking paths  
on-site

With **best-in-class property ownership**, Valley Square offers **four newly renovated, highly amenitized buildings** on a sprawling suburban campus **in the heart of Blue Bell.**

**103,748**  
Total Available sf

# Site Plan



Building One	Building Two	Building Three	Building Five	Total GLA
70,920 sf	70,622 sf	84,703 sf	18,498 sf	244,743 sf





2nd floor  
**9,037 SF**





1st floor  
**7,462 SF**

1st floor  
**4,877 SF**

2nd floor  
**2,456 SF**

2nd floor  
**4,548 SF**

2nd floor  
**9,089 SF**





2nd floor  
**6,967 SF**

3rd floor  
**2,302 SF**

3rd floor  
**19,491 SF**





1st floor  
**2,792 SF**





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