



# 980

AT BLUE BELL



150,000



## Square feet of prime, Class A office space.

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

**YOUR  
WORKDAY,  
ENERGIZED.**

**980 at Blue Bell is a new kind  
of workplace.**

One where ideas converge and  
connectivity sparks innovation.  
And with open, airy design  
throughout, collaboration will  
become second nature.



## ABOUT 980

Our campus is built to engage—boasting amenities such as a fitness center, food service, central grand atrium lobby with 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.

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

# FEATURES & AMENITIES

- High-quality headquarters building with recently completed upgrades
- New, best-in-class amenities including Conference and Training Center, 980 Café & Lounge, 24/7 Grab N' Go, 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 docks
- Divisible to 5,000 sf
- Exceptional highway visibility and accessibility



Featured Amenity

## CONFERENCE & TRAINING FACILITY

Newly Renovated

# 980 FITNESS CENTER



With showers and lockers



Featured Amenity

# 980 CAFÉ AND LOUNGE



# LOCATION HIGHLIGHTS

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

With two major highways nearby, traveling to client offices, off-site meetings, or back home will be easier than ever.

980 is just minutes from various retail, restaurant, and entertainment amenities and one half hour from Center City Philadelphia. Everything you need is a short drive away.

## Select Nearby Amenities



### Eat + Drink

- Blue Bell Inn
- Bluefin Restaurant
- Dawson's Restaurant
- Redstone American Grill
- Arugula Ristorante
- P.F. Chang's
- Bertucci's
- Zoe's Kitchen
- Sarku Japan
- Ye Olde Ale House
- Pizza Azteca
- Dave & Buster's
- Mission BBQ



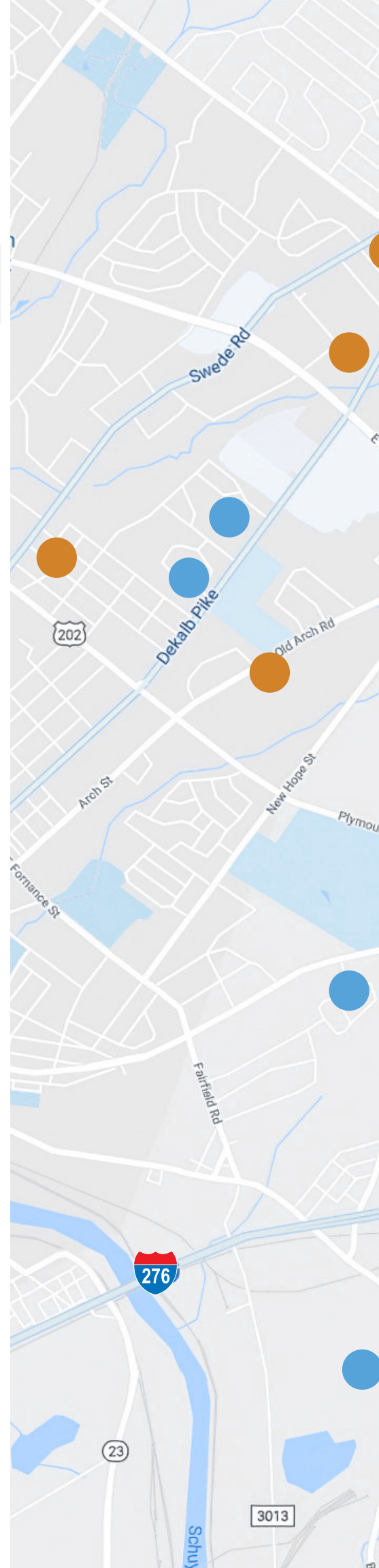
### Shop

- Plymouth Meeting Mall
- Metroplex Shopping Center
- Whole Foods
- Target
- Marshall's
- Best Buy
- H&M
- J. Crew
- Lowe's
- Home Depot
- Express



### Stay

- AVE Blue Bell (opening 2020)
- Courtyard Marriott
- Doubletree Suites by Hilton
- Springhill Suites
- Extended Stay America
- Hampton Inn
- Philadelphia Marriott West
- Chubb Hotel & Conference Center
- Homewood Suites
- Residence Inn





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AVE Blue Bell

**980 at Blue Bell** is located next to the currently-in-development **AVE Blue Bell** which will consist of 275 units (a mix of studios, 1 bed, 1 bed + den, 2 beds and 2 beds + den units). AVE Blue Bell will have over 22,000 SF of amenity space, and feature two large courtyards: an active courtyard with a pool, and a passive courtyard with grills, fire pit, and lounging space.

PLYMOUTH MEETING MALL

MID-COUNTY INTERCHANGE

METROPLEX



to CENTER CITY,  
PHILADELPHIA  
**20 MILES**



to PHILADELPHIA  
INTERNATIONAL AIRPORT  
**30 MILES**

Green Valley  
Country Club

Lafayette Hill

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[980JOLLYROAD.COM](http://980JOLLYROAD.COM)

**980 at Blue Bell is an innovative, inspiring workplace  
for energized employees, connected collaboration, and  
thriving, productive companies.**



Founded in 2013, Kairos Real Estate Partners, LLC is an owner and operator of office properties, focusing on assets in the Eastern U.S., with a specific focus on the Mid-Atlantic region, and select markets where the principals have significant experience. Kairos invests with institutional partners and high net worth individuals across the risk spectrum, where value can be added through leasing, hands-on asset management and property repositioning.



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# CONTACT

**Secure your space today.**

Contact our exclusive agents

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