



960 Harvest Drive Blue Bell, PA



OWNED & MANAGED BY:





960 Harvest Drive *at Union Meeting Corporate Center*

960 Harvest Drive provides a private, campus-like setting for corporate tenants. Nestled within the Union Meeting Corporate Center in Blue Bell, PA, the property is comprised of two 2-story, and one single-story office buildings totaling 129,835 square feet. Current availabilities provide attractive opportunities for companies looking to establish a full-building corporate headquarters presence as well as smaller firms who can take advantage of 960 Harvest Drive's extremely efficient floor plates and seek to benefit from a position amongst top-tier neighbors in one of suburban Philadelphia's premier office locations.

960 Harvest Drive boasts expansive window lines and brick facades, convenient accessibility to all major roads, excellent parking ratios, choice local amenities, as well as valuable upgrades to building aesthetics and systems in progress. The property is owned by an affiliate of Endurance Real Estate Group, a diversified regional real estate company that focuses on the creation, development and management of quality real estate projects in the Mid-Atlantic States. These three buildings offer any company an attractive, efficient and affordable location.

Key Features:

- **New, Well Capitalized Ownership Undertaking Substantial Building Renovations and Upgrades**
- **Excellent Price Point in a Sought-after Suburban Philadelphia Office Location**
- **Wooded, Campus-Like Setting with Top Tier Neighbors**
- **Attractive Construction with Functional, Flexible Floor Plates**
- **Nearby Local Amenities:** Plymouth Meeting Mall, Whole Foods, DoubleTree Suites, Ikea, Target, Home Depot, BJ's and Best Buy



960 C Harvest Drive



960 B Harvest Drive



960 A Harvest Drive

PRESTIGIOUS ADDRESS AND PRIVATE, PARK-LIKE SETTING

960 A, B & C Harvest Drive offer a first class office setting for corporate users of all sizes. The three buildings sit within a verdant, mature-landscaped pocket of the prestigious Union Meeting Corporate Center. Neighbors include top tenants such as Aetna, Unisys & Merck.

Property Specifications

> PROPERTY ADDRESS

960 Harvest Drive
Blue Bell, Pennsylvania 19422
Whitpain Township, Montgomery County

> PROPERTY DETAIL

Three buildings totaling 129,835 SF:
• Building A: 2 stories, 55,049 SF
• Building B: 2 stories, 54,386 SF
• Building C: 1 story, 20,400 SF

> YEAR BUILT

1988, Fully Renovated in 2015

> AVAILABLE SPACE

- Building A: Fully Leased
- Building B: 27,700 SF
- Building C: 10,925 SF

> CONFIGURATION

Multi-tenant. Buildings A & B have a common lobby and common restrooms

> ZONING

Administrative & Research

> PARKING

Approximately 561 spaces,
17 ADA-accessible spaces (4.32:1,000 SF)

> TELECOMMUNICATIONS

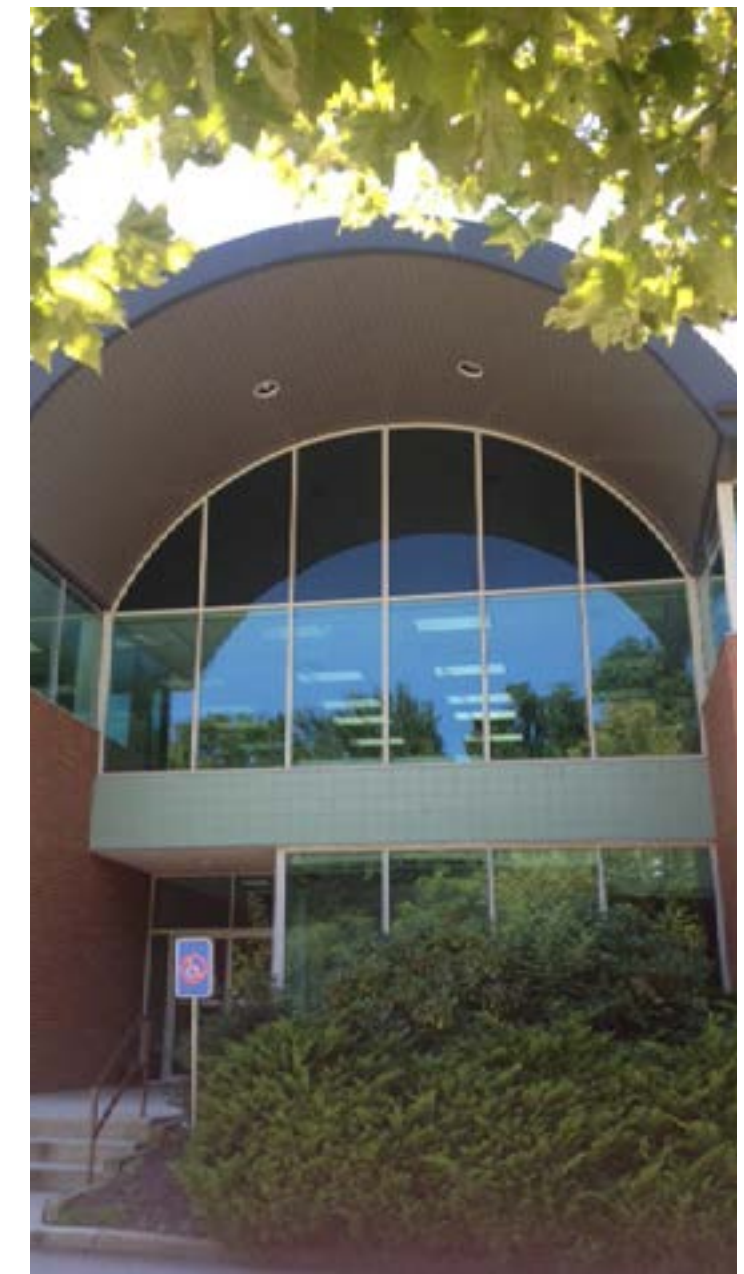
Verizon and Comcast

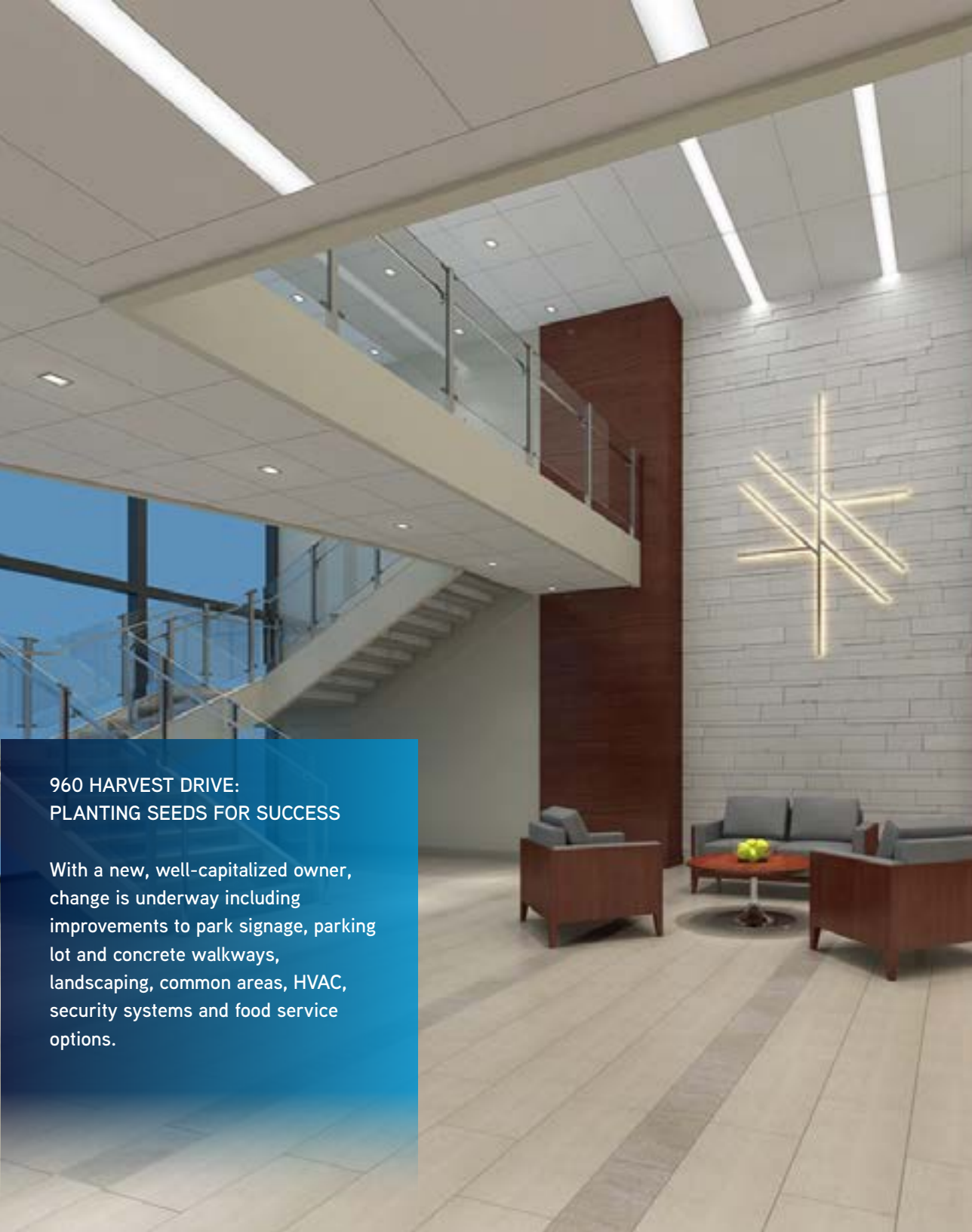
> ELEVATORS/VERTICAL TRANSPORTATION

Buildings A & B have passenger elevators located off the central common area.

> AMENITIES

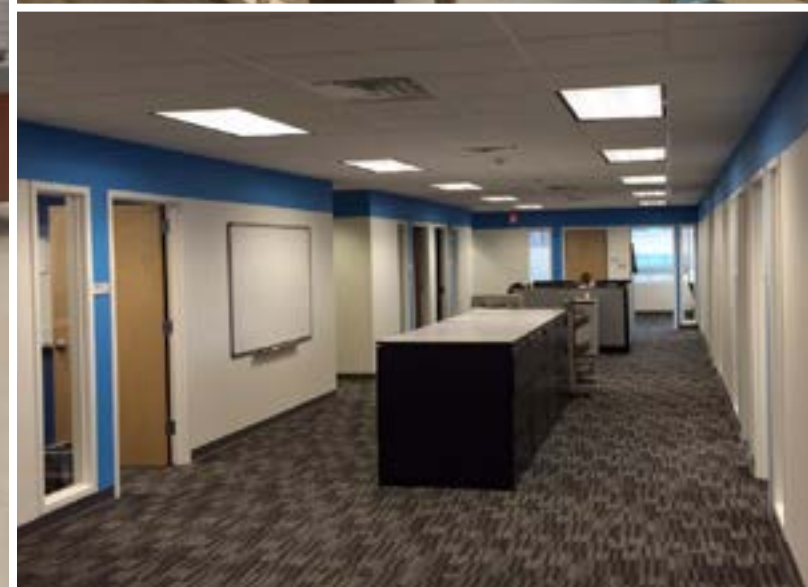
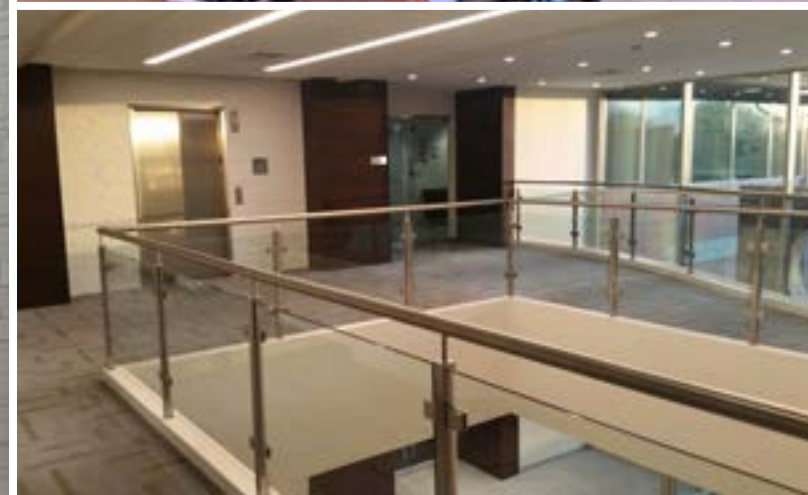
- Shared conference room for the building
- Plymouth Meeting Mall, Wawa, PJ Whelihan's, El Sarape, Radice Restaurant within three miles.



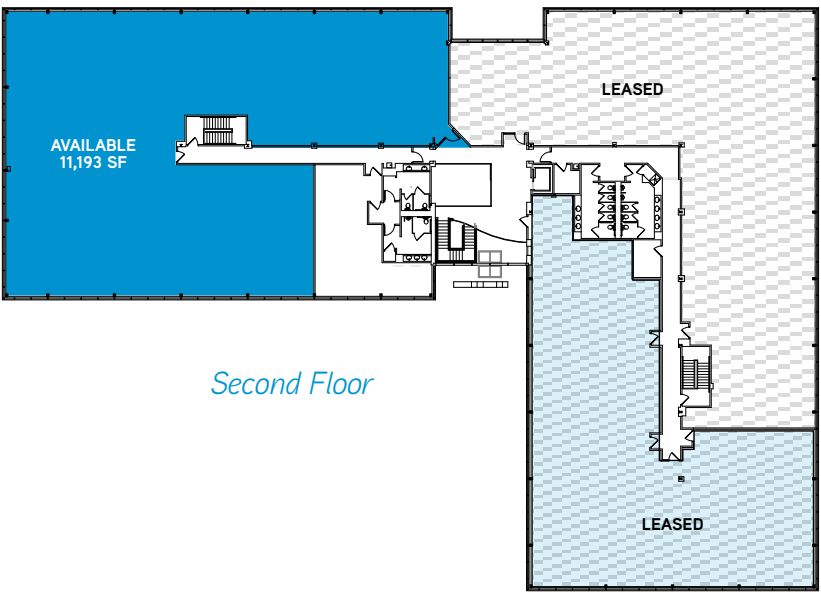


960 HARVEST DRIVE: PLANTING SEEDS FOR SUCCESS

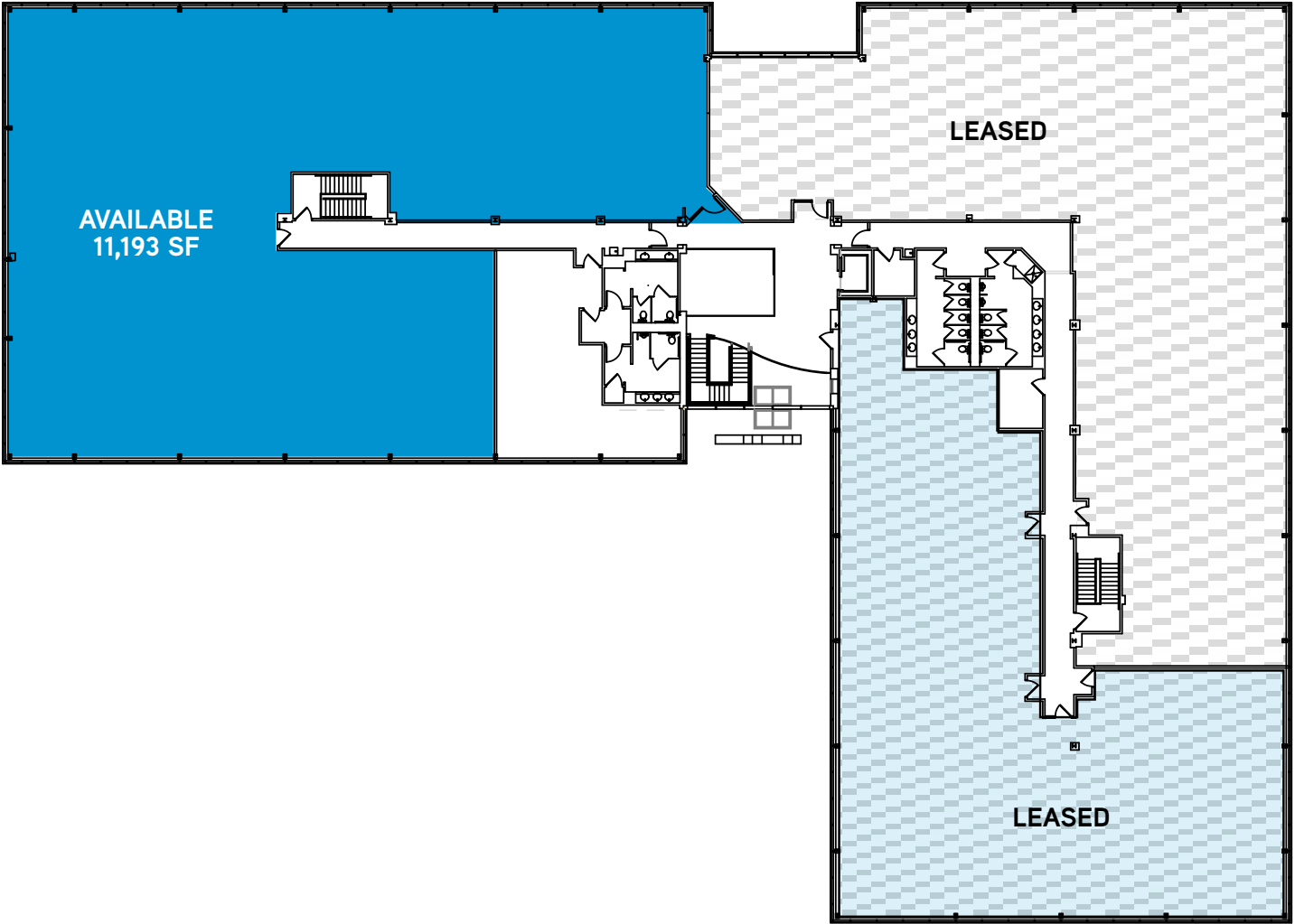
With a new, well-capitalized owner, change is underway including improvements to park signage, parking lot and concrete walkways, landscaping, common areas, HVAC, security systems and food service options.



Building B Floor Plans



Building C Floor Plan



OUTSTANDING
LOCATION & ACCESS

960 Harvest Drive is located within one of the most sought-after locations in the suburban-Philadelphia office market, just minutes from the junction of the Pennsylvania Turnpike, the Turnpike's Northeast Extension and I-476 in Plymouth Meeting



Drive Time Map



Area Overview



960 Harvest Drive is located in Blue Bell, Whitpain Township, in the heart of Montgomery County. Blue Bell is home to the global headquarters of Unisys and is a major regional office location for Aetna. Ranked 14th by Money magazine on its list of the “100 Best Places to Live in the United States,” the area is known for its large executive-style homes, major business parks, small community shopping facilities, and small businesses. 960 Harvest Drive’s Blue Bell location provides excellent nearby housing, a deep and talented labor pool, restaurants, hotels and shopping. *Whitpain Township has no business tax, a substantial savings to businesses that choose to locate here.*

- LEFT TO RIGHT:
- › Blue Bell Country Club
 - › Whole Foods Plymouth Meeting
 - › Unisys Global Headquarters
 - › Plymouth Meeting Mall
 - › Radice Restaurant
 - › Wings Field



Area Amenities

Map	Hotels
1	Courtyard by Marriott
2	Extended Stay America
3	Hilton Doubletree Guest Suites
4	Korman Communities
5	Marriott Spring Hill Suites

Map	Child Care & Health Club Facilities
1	Goddard School
2	KinderCare
3	Plymouth Meeting Community Center

Map	Banks
1	Bank of America
2	Conestoga Bank
3	Continental Bank
4	PNC Bank
5	Sovereign Bank
6	StoneBridge Bank
7	TD Bank
8	VIST Bank

Map	Restaurants
1	Benihana
2	Blue Bell Inn
3	California Pizza Kitchen
4	Carmine's Italian Grille
5	Chipotle Mexican Grill
6	Dave and Buster's
7	Dunkin' Donuts
8	El Sarape Mexican Restaurant
9	Houlihan's
10	Lai Lai Garden
11	L'Angelo Blue
12	Lee's Hoagie House
13	Mirna's Café
14	P.F Chang China Bistro
15	Palermo Pizza
16	Phil's Tavern
17	Plaza Azteca
18	PJ Whelihans Pub
19	Radice
20	Redstone American Grill
21	Ristorante Castello
22	Thai Orchid
23	Whole Foods Market & Café

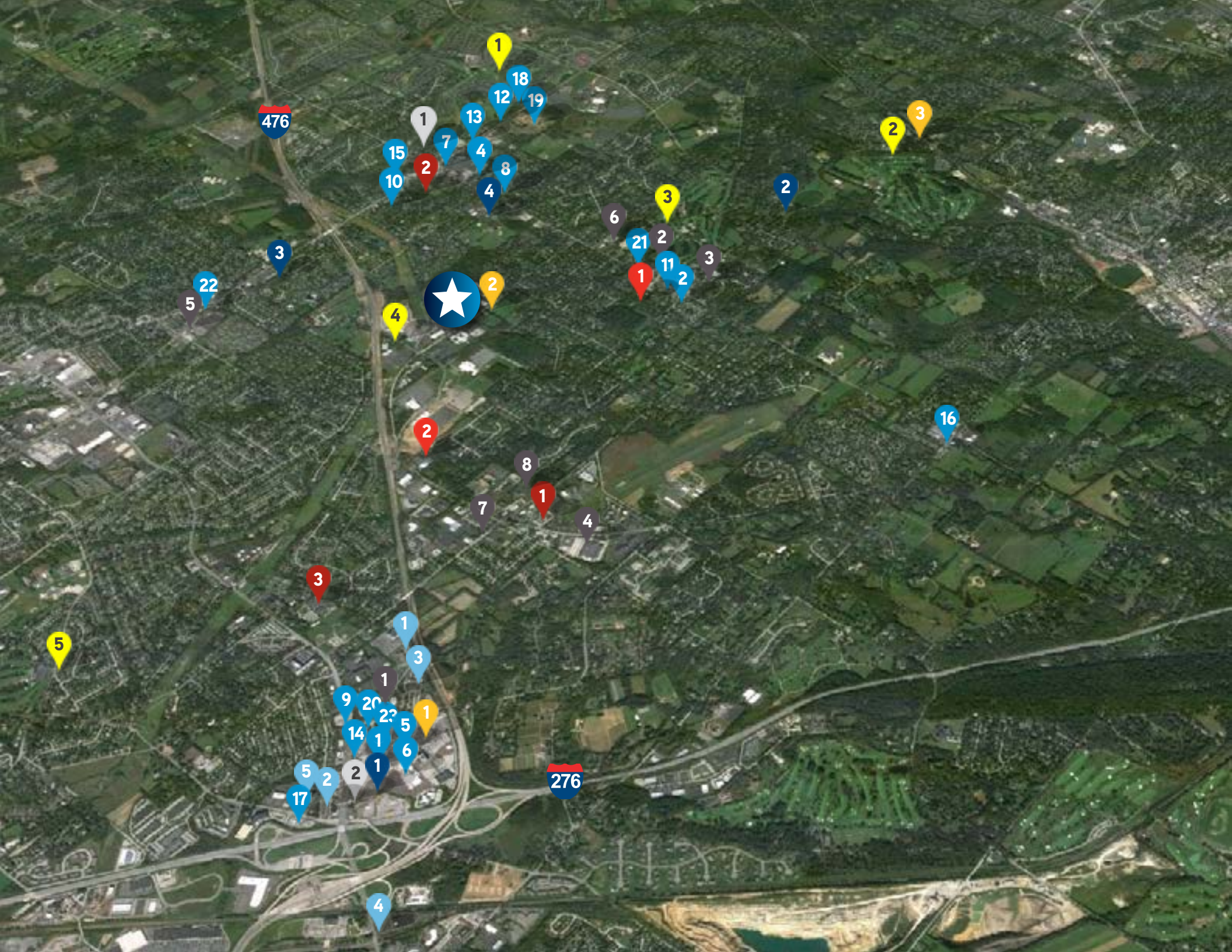
Map	Gas Stations
1	Sunoco
2	Lukoil

Map	Transportation
1	Routes 27, 90, 95, 98, 105, L - SEPTA
2	Route 98 - SEPTA
3	Regional Rail Landsdale/Doylestown - SEPTA

Map	Public Services
1	Wissahickon Valley Public Library
2	US Post Office

Map	Golf Courses & Country Clubs
1	Blue Bell Country Club
2	Cedarbrook Country Club
3	Meadowlands Country Club
4	Mermaid Lake
5	Plymouth Country Club

Map	Miscellaneous
1	FedEx Kinko's
2	Penn Bell Cleaners
3	Whitpain Cleaners
4	Whitpain Township Building





960 Harvest Drive Leasing Team

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