

PROFESSIONAL OFFICE SPACE AVAILABLE 400 LIPPINCOTT DRIVE | MARLTON | NJ



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Building Features

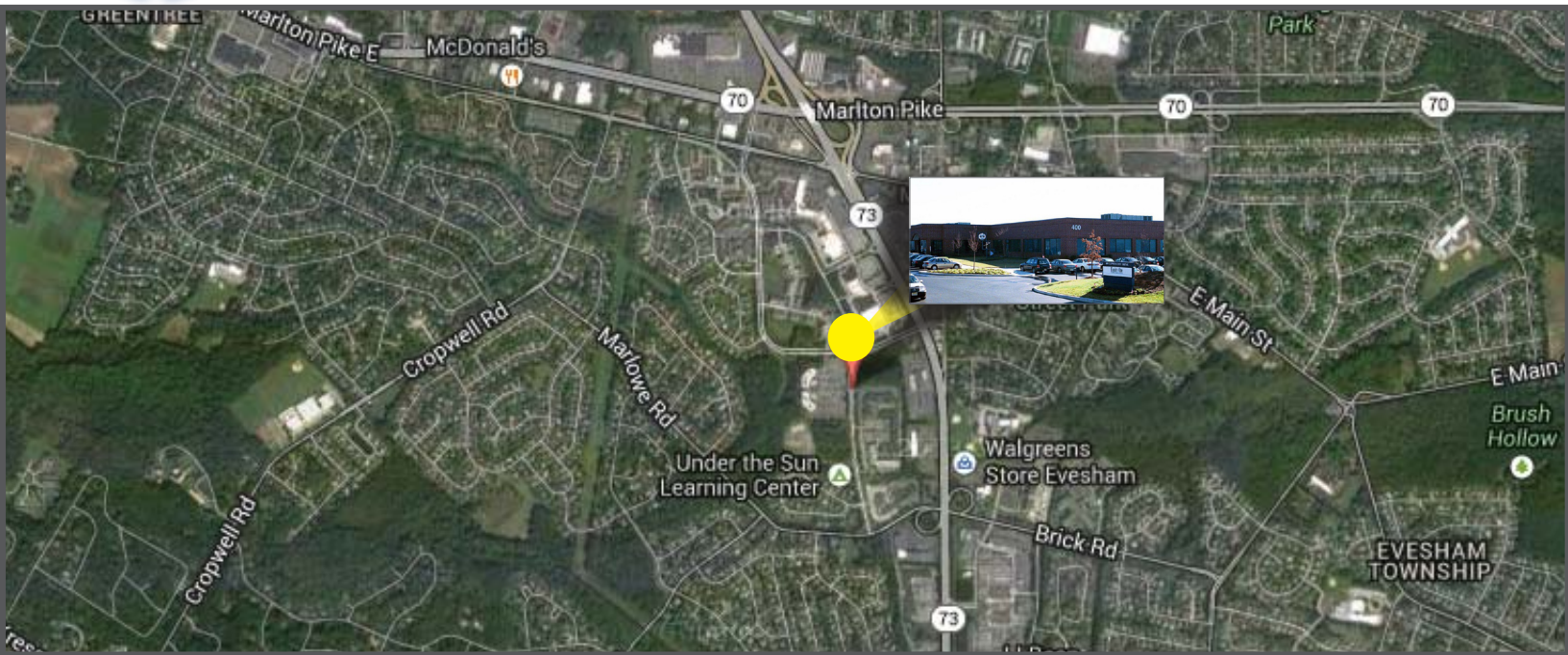
Location	400 Lippincott Drive Marlton, NJ 08053
Size/SF Available	Suite 115: 2,656 Suite 500: 11,784
Asking Lease Price	\$11.00-\$12.00/sf NNN
Parking	3.60/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Monument office complex directory and tenant suite signage available

Property/Area Description

- ▶ Single-Story Class "A" Office
- ▶ Walking/Jogging Path Within Business Park
- ▶ Easy Access to Route 73
- ▶ Short Distance to both I-295 and the NJ Turnpike Entrances
- ▶ Close proximity to many shopping centers, including Marlton Crossing Shopping Center & The Promenade at Sagamore
- ▶ Many Restaurants nearby, including, PF Changs, Champs, Brio and The Redstone American Grill
- ▶ This building was awarded an Energy Star level in 2012 for its operating efficiency

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Building Successful Relationships



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	8,662	67,719	161,396
Household	3,245	25,087	62,814
Median HH Income	\$88,571	\$96,185	\$89,921
Avg HH Income	\$106,317	\$113,022	\$107,253
Traffic Count	52,056 MPSI (Route 73 & Brick Road)		

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