



21,423 SF PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

# OFFICE BUILDING FOR SALE OR LEASE 1 ALPHA AVENUE | VOORHEES | NJ



## Contact Us

Jason M. Wolf  
Managing Principal  
D 856 857 6301  
[jason.wolf@wolfcre.com](mailto:jason.wolf@wolfcre.com)

Leor R. Hemo  
Executive Vice President  
D 856 857 6302  
[leor.hemo@wolfcre.com](mailto:leor.hemo@wolfcre.com)

Building Features	
Location	Ashland Office Center 1 Alpha Avenue Voorhees, NJ
Size/SF Available	+/- 1,000 - 21,423 sf (Divisible)
Asking Lease Price Asking Sale Price	\$14.50/sf Full-Service \$1,575,000
Parking	4/1000 sf
Occupancy	Available for immediate occupancy
Signage	Monument and building signage available
Area/ Property Description	This 2 story, elevator served office building is a great fit for any professional or medical user seeking ample parking, excellent visibility, monument signage and close access to medical, restaurants, banks and retail. <ul style="list-style-type: none"> <li>▶ Located at Ashland PATCO Speed Line</li> <li>▶ Ideal HQ opportunity for owner occupant</li> <li>▶ Within close proximity to I-295 (Exit 31-32)</li> <li>▶ Recent capital improvements completed to roof/exterior</li> <li>▶ Excellent on-site parking ratio</li> </ul>

follow us:

Wolf Commercial Real Estate  
[www.wolfcre.com](http://www.wolfcre.com)

NJ OFFICE  
951 Route 73 North | Suite D  
Marlton, NJ 08053  
P 856 857-6300 | F 856 283-3950

PA OFFICE  
630 Freedom Business Center | 3rd Floor  
King of Prussia, PA 19406  
P 215 799 6900 | F 610 768 7701

# Building Successful Relationships



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	9,484	89,515	256,429
Household	3,847	34,771	101,358
Median HH Income	\$60,474	\$72,995	\$69,259
Avg HH Income	\$73,165	\$96,527	\$89,534



## CONTACT Us

Jason M. Wolf, Managing Principal

D 856 857 6301

[jason.wolf@wolfcre.com](mailto:jason.wolf@wolfcre.com)

Leor R. Hemo, Executive Vice President

D 856 857 6302

[leor.hemo@wolfcre.com](mailto:leor.hemo@wolfcre.com)

follow us: [f](#) [t](#) [in](#)



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.