



# PREMIER MEDICAL OFFICE SUITES FOR LEASE

**GENEROUS TENANT IMPROVEMENT ALLOWANCE - CUSTOM TENANT SPACES DESIGNED TO SUIT**



OWNED &  
PROFESSIONALLY  
MANAGED BY:

VIRTUA HEALTH & WELLNESS CENTER - MOORESTOWN | MOORESTOWN | NJ

Wolf Commercial Real Estate



[www.WolfCRE.com](http://www.WolfCRE.com)

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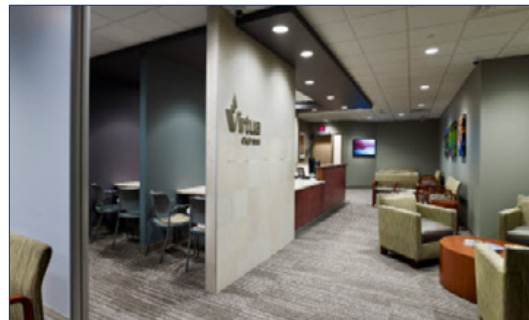
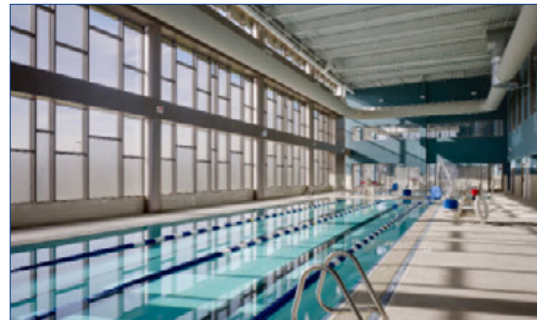


## Property/Area Description

<b>Location</b>	401 Young Avenue Moorestown, NJ
<b>Size/SF Available</b>	Suite 175: 4,709 RSF Suite 350: 3,326 RSF
<b>Asking Lease Price</b>	Call for information
<b>Parking</b>	6.9/1,000 SF
<b>Occupancy</b>	Available for occupancy
<b>Signage</b>	Directory signage available

## Property/Area Description

- ▶ Strategically located class "A" medical center is in the heart of Moorestown
- ▶ The Health & Wellness Center consists of 181,236 SF on three floors
- ▶ Other tenants include Primary Care, Cardiology, Radiology, Urgent Care and a full-service Fitness Center
- ▶ Café, child care center and spa also on-site
- ▶ Competitive lease and generous Tenant Improvement allowance
- ▶ Ideally located at Exit 40 (Route 38) of I-295 in the heart of Burlington County
- ▶ Situated directly across from Wegmans, Target, Costco and other national retailers and restaurants located within the Centerton Square Shopping Center
- ▶ Owned & managed by Welltower, Inc. (NYSE:HCN)



## Value of Partnering with Welltower Inc.

Welltower Inc. (NYSE: HCN) offers real estate management in premier outpatient medical buildings in the best markets and managed by the best health care real estate professionals in the industry.

Welltower partners with its tenants to enhance the patient experience and enable them to excel in today's dynamic health care environment.

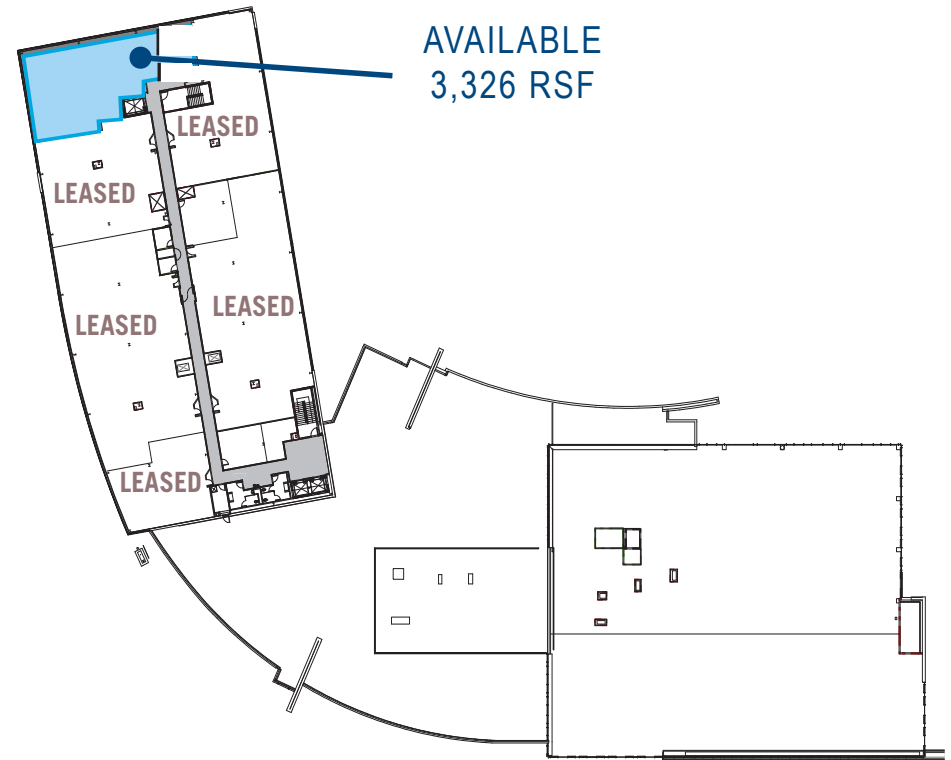
Welltower's tenants can focus on what they do best: delivering quality health care.

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.

## 1st Floor - Suite 175



## 3rd Floor - Suite 350





## Contact Us

John T. Mozzillo, Senior Associate - Director Investment Sales

856 857 6304

[john.mozzillo@wolfcre.com](mailto:john.mozzillo@wolfcre.com)

Christopher R. Henderson, Vice President

856 857 6337

[chris.henderson@wolfcre.com](mailto:chris.henderson@wolfcre.com)

Jason M. Wolf, Managing Principal

856 857 6301

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