OFFICE SPACE AVAILABLE
532 FELLOWSHIP ROAD | MOUNT LAUREL | NJ

Building Features

| Location       | Mount Laurel Office Center  
|                | 532 Fellowship Road  
|                | Mount Laurel, NJ  
| Size/SF Available | Suite 1: 2,751 sf**  
|                | Suite 2: 2,645 sf**  
|                | Suite 3: 2,571 sf** (Theater Style Conference Room)  
|                | **Suites 1-3 are contiguous for a total of 8,625 sf  
| Asking Lease Price | $12.00/SF NNN  
| Parking        | 9/1,000 sf  
| Occupancy      | Available for immediate occupancy  
| Signage        | Monument & tenant suite signage available  
| Property/Area Description |  
|                | Customized office suites  
|                | Neighboring tenants in the center include  
|                | Department of Homeland Security, Social Security Administration and Honeywell  
|                | Close proximity to many shopping centers, including Eastgate Shopping Center and the Moorestown Mall  
|                | Easy access Route 73, I-295 and the NJ Turnpike  
|                | Located across from The Westin & Doubletree Hotels and adjacent to Aloft Mount Laurel Hotel, Miller’s Ale House & Starbucks  
|                | Locally owned and managed  
|                | Close proximity hotels, restaurants, retailers and banks  

Contact Us

Christopher R. Henderson  
Senior Associate  
D 856 857 6337  
chris.henderson@wolfcre.com

Jason M. Wolf  
Managing Principal  
D 856 857 6301  
jason.wolf@wolfcre.com

Owned & Managed by:

PENNMARK

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Wolf Commercial Real Estate  
www.wolfcre.com

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

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

**Demographic Summary**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>8,472</td>
<td>69,923</td>
<td>180,228</td>
</tr>
<tr>
<td>Household</td>
<td>3,381</td>
<td>27,238</td>
<td>70,853</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$85,005</td>
<td>$88,055</td>
<td>$86,305</td>
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<tr>
<td>Avg HH Income</td>
<td>$101,414</td>
<td>$104,040</td>
<td>$105,426</td>
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<tr>
<td>Traffic Count</td>
<td>46,188 (Route 73 &amp; Lincoln)</td>
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</tbody>
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