

INVESTMENT OPPORTUNITY



950 North Kings Highway | Cherry Hill | New Jersey

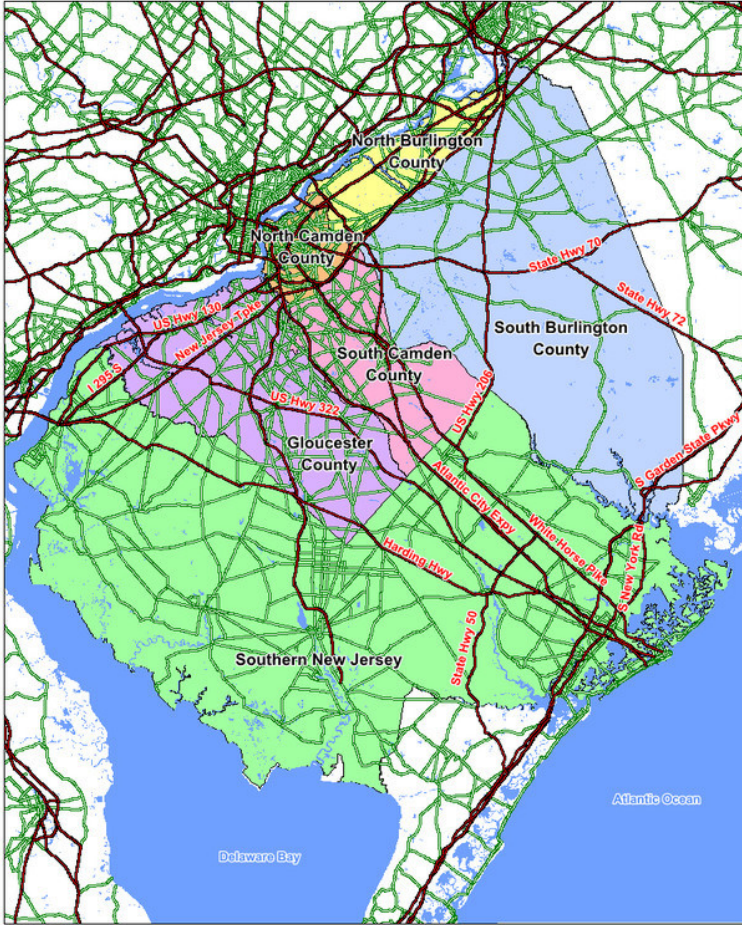
Located on the Fast Growing Corridor of Kings Highway in Cherry Hill

- ▶ Property: 29,029 square foot multi-tenanted office Building
- ▶ Conveniently located with easy access to Route 70, I-295, NJ Turnpike, and Philadelphia
- ▶ O-2 Zoning
- ▶ Perfect for Owner Occupant or Investors
- ▶ Dental Space is a brand new state of the art facility with a 15 year lease
- ▶ Elevator updated 2010
- ▶ New 5 year lease/3,600 SF - December 1, 2017 commencement date

Year Built:	1972
Building Area:	29,029 sf
Occupancy:	100% occupancy
Stories:	Three
Configuration:	Multi-tenant Atrium entrance with individual access to suites
Municipality:	Cherry Hill Camden County
Zoning:	O-2; The General Office zone is intended for comprehensively planned office and service use of multi-tenant buildings in areas not necessarily suited for retail development, commonly referred to as Class A Corporate Office Parks.
Parking:	5.0/1000 sf
Roof Structure:	Brand New Flat Roof - Please see attached roofing information
Other Renovations:	New HVAC systems, and major capital improvements to the common area lobbies - Please see attached HVAC information
NOI:	<u>2017 Expected NOI</u> \$275,000

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.

Southern New Jersey, Cherry Hill Submarket



Southern New Jersey Office Market



Per Copyright © 2014 CoStar Realty Information, Inc. All rights reserved.

LOCATION:

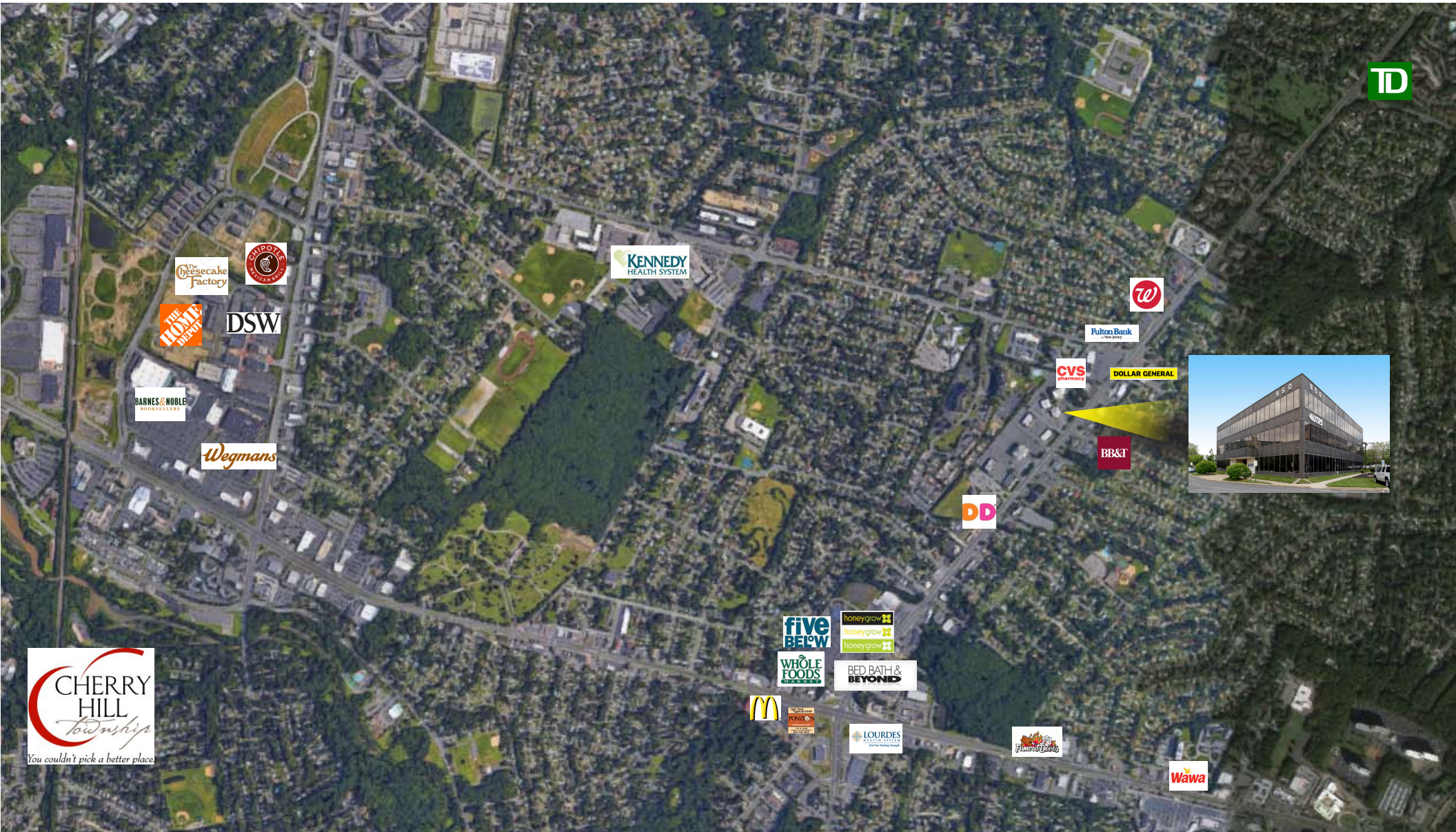
950 North King's Highway is located in South Jersey and in an amenity rich environment highlighted by the Cherry Hill Mall and the re-developed Cherry Hill Town Center which includes Wegmans, Best Buy, Home Depot, and The Cheesecake Factory amongst many others. The building is conveniently located off of Route 38 and Route 70 and is in close proximity to I-295 and the NJ Turnpike. This location provides direct routes to Philadelphia with a driving time of approximately 10 Minutes. Some of the major retailers on the North King's Highway corridor are, TD Bank, Fulton Bank, CVS, Walgreens, Honey Grow, Whole Foods, and Five Below.

MARKET:

As leasing fundamentals continue to improve in South Jersey, 950 North King's Highway will be able to capitalize on increasing office market rents. At 90% occupancy and stabilized rents with annual escalations, 950 North King's Highway has been able to stay ahead of the market and highlights the value for potential investors. The Cherry Hill submarket's asking rents grew 2.8% year over year due to net positive absorption and many re-development projects being completed and new projects getting underway.

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.

Location Overview



TD

CHERRY HILL
Township
You couldn't pick a better place.

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.

Existing Tenants @ 950 North Kings Highway

Suite	Tenant	RSF
100	JBR Staffing	1,159
102	Rico Systems	209
103	Grayhawk Home Care	841
104	Moustakas Nelson	2,306
105	Total Technology	4,468
	<i>Total Technology will resign for 2-3 yr lease min.</i>	
2nd Floor	UTRS	10,295
	<i>UTRS will resign 4-5 yr lease min. totaling 12K sf</i>	
301	PSI Testing Center	1,350
303	UTRS HR and Training Room	641
304	Praesum Healthcare - <i>New Lease</i>	3,600
306	Restorative Dental Arts	4,140
	Total SF	29,029



UTRS:

Universal Technical Resource Services, Inc. (UTRS) provides a wide range of leading-edge scientific, engineering, management, and computer services to the public and private sectors.



Total Technology:

Total Technology, Inc. is a woman-owned small business headquartered in New Jersey. Their core philosophy is to utilize the power of technology, balanced with the appropriate levels of management oversight and operational support, to deliver comprehensive, effective, and economical solutions to their customers.



JBR Staffing:

JBR Staffing Solutions is a full-service staffing company with more than twenty years of staffing experience in the Delaware Valley.



GrayHawk Home Care:

GrayHawk Home Care is a privately-owned and operated in-home assistance provider dedicated to improving the quality of life for senior and homebound individuals.



PSI Testing Services:

PSI Testing Services provides outsourcing test administration services. PSI's technology services enable a seamless end-to-end management platform for the capture and delivery of testing information both in person and online.

Restorative Dental Arts

Dr. Alexander Litvinov is dedicated to provide the most gentle and comprehensive care for all of his patients. Patients are always treated with compassion and understanding, and he is great at making everyone feel at ease. Dr. Litvinov has been in practice for 15 years in New York and New Jersey.



Praesum Healthcare

The Counseling Centers brand provides outpatient treatment for mental health. The company offers educational, individual, group and family counseling. Patients are screened and assessed for stable mental health and treatment programs are entirely voluntary.

Moustakas Nelson:

As all of our attorneys have business experience outside of the law, our firm recognizes and understands the needs of business owners and the diverse and rapidly changing issues facing today's business community.



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.

A modern glass office building with a prominent corner. The number '950' is displayed in large white digits on the top edge of the glass facade on both sides of the corner. The 'UTRS' logo is visible on the glass. The building is surrounded by a landscaped area with green grass, bushes, and a sidewalk. A street sign is visible near the entrance.

For More Information:

John T. Mozzillo | 856 857 6304 | john.mozzillo@wolfcre.com

Christopher R. Henderson | 856 857 6337 | chris.henderson@wolfcre.com

Jason M. Wolf | 856 857 6301 | jason.wolf@wolfcre.com

950 North Kings Highway | Cherry Hill | New Jersey