



PREMIER MEDICAL OFFICE SUITES FOR LEASE

GENEROUS TENANT IMPROVEMENT ALLOWANCE - CUSTOM TENANT SPACES DESIGNED TO SUIT

OWNED & PROFESSIONALLY MANAGED BY: **welltower**



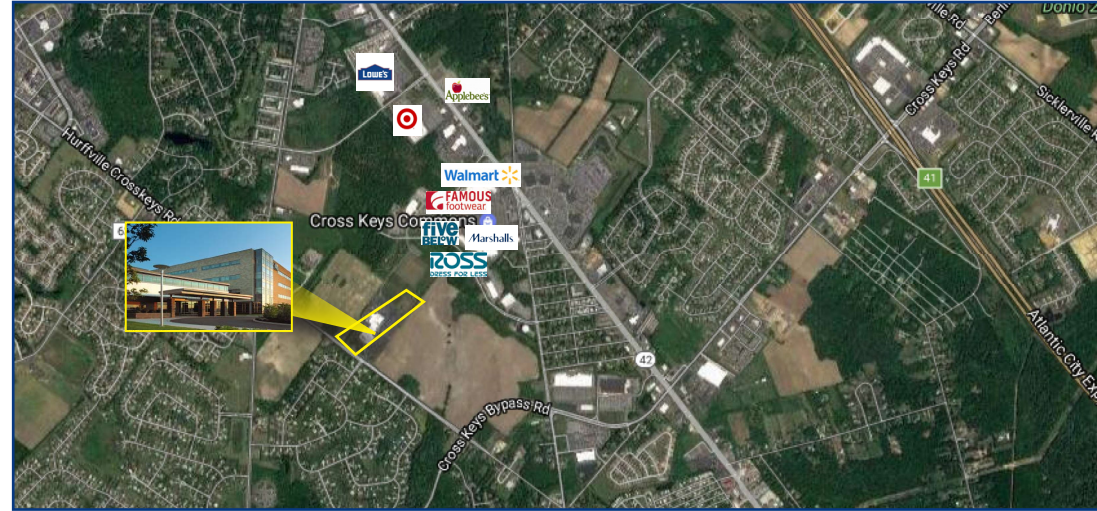
VIRTUA HEALTH & WELLNESS CENTER - WASHINGTON TOWNSHIP | SEWELL | NJ

Wolf Commercial Real Estate

follow us:    

www.WolfCRE.com

GENEROUS TENANT IMPROVEMENT ALLOWANCE - CUSTOM TENANT SPACES DESIGNED TO SUIT



Property Description

| | |
|----------------------------------|--|
| Location | 239 Hurffville Crosskeys Road Sewell, NJ |
| Size/SF Available | +/- 1,000 - 14,000 RSF |
| Asking Lease Price | Call for information |
| Parking | 5/1,000 SF |
| Occupancy | Available for occupancy |
| Signage | Directory signage available |
| Property/Area Description | <ul style="list-style-type: none"> Strategically located class "A" medical center is in the heart of Washington Township Virtual Health & Wellness Center is a 255,570 SF Class "A" full-service health & wellness center with 1,900 visitors a day Other tenants include Primary Care, Cardiology, Radiology, Surgery Center, Obstetrics and Gynecology, Urgent Care, and Lab Services Competitive lease rates and generous Tenant Improvement allowance Close proximity to the Black Horse Pike, Atlantic City Expressway and Route 55 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.

Contact Us

John T. Mozzillo
Senior Associate - Director Investment Sales
856 857 6304

john.mozzillo@wolfcre.com

Jason M. Wolf
Managing Principal
856 857 6301

jason.wolf@wolfcre.com

Christopher R. Henderson
Vice President
856 857 6337

chris.henderson@wolfcre.com

follow us:    

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.

MARKET ANALYSIS

239 HURFFVILLE CROSSKEYS ROAD | SEWELL | NJ



top 4 underserved specialties

CARDIOLOGY & CARDIAC SURGERY

CURRENT NEED: -6 PHYSICIAN FTE
2019 NEED: -6 PHYSICIAN FTE

GENERAL SURGERY

CURRENT NEED: -5 PHYSICIAN FTE
2019 NEED: -6 PHYSICIAN FTE

PLASTIC SURGERY

CURRENT NEED: -4 PHYSICIAN FTE
2019 NEED: -4 PHYSICIAN FTE

HEMATOLOGY/ ONCOLOGY

CURRENT NEED: -3 PHYSICIAN FTE
2019 NEED: -3 PHYSICIAN FTE

Other needed specialties:

Allergy
Neurosurgery
Ophthalmology
Orthopedics

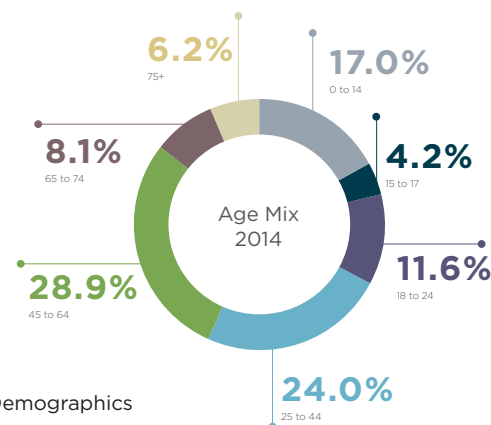
Truven Health Analytics

Virtua Health & Wellness Center — Washington Township

Washington Township Health & Wellness Center is a Class-A outpatient medical facility located in the heart of Sewell, NJ. The Center is a complete health care destination, meeting the health and wellness needs of the residents of Gloucester and Camden counties. Virtua Health & Wellness is the area's most advanced medical office building and provides tenants the opportunity to deliver medicine in a state-of-the-art setting that enhances the overall patient experience. The building is owned and professionally managed on site by Welltower Inc.

On-Site Amenities & Specialties:

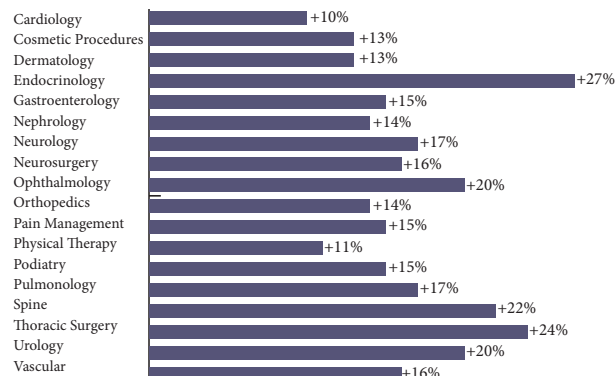
- Ambulatory Surgery Center
- Urgent Care Center
- Radiation Therapy
- Cardiac Rehabilitation
- Diagnostic Lab
- Health & Fitness Center
- Spa
- Internal Medicine
- Pharmacy
- Cardiology
- OB/GYN
- Pediatrics
- ENT/Audiology
- Orthopedics



Demographics

The current age mix of the service area mirrors the age mix of the United States as a whole. By 2019, though, the percentage of individuals over 65 is expected to swell, while the percentage of those under the age of 25 is expected to shrink. Insurance coverage is already prevalent and expected to increase. A significant spike in Medicare coverage is expected due to the aging population. Therefore, medical practitioners who cater to adult and geriatric needs will be in heavy demand.

Outpatient Volume 5-Year Estimates



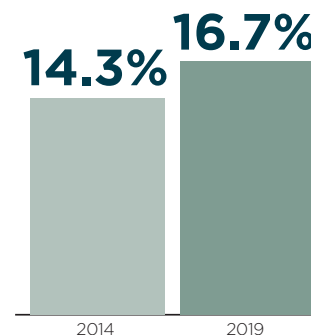
94.0%

INSURED 2014

97.8%

INSURED 2019

Percentage of Population
Receiving Medicare Benefits



Sources: Truven Health Analytics
The Advisory Board Outpatient Estimator Tool

Wolf Commercial Real Estate

follow us:

www.wolfcre.com

FLOOR PLAN

239 HURFFVILLE CROSSKEYS ROAD | SEWELL | NJ



1st Floor

AVAILABLE

Suite 125 | 3,070 RSF



Wolf Commercial Real Estate

follow us:    

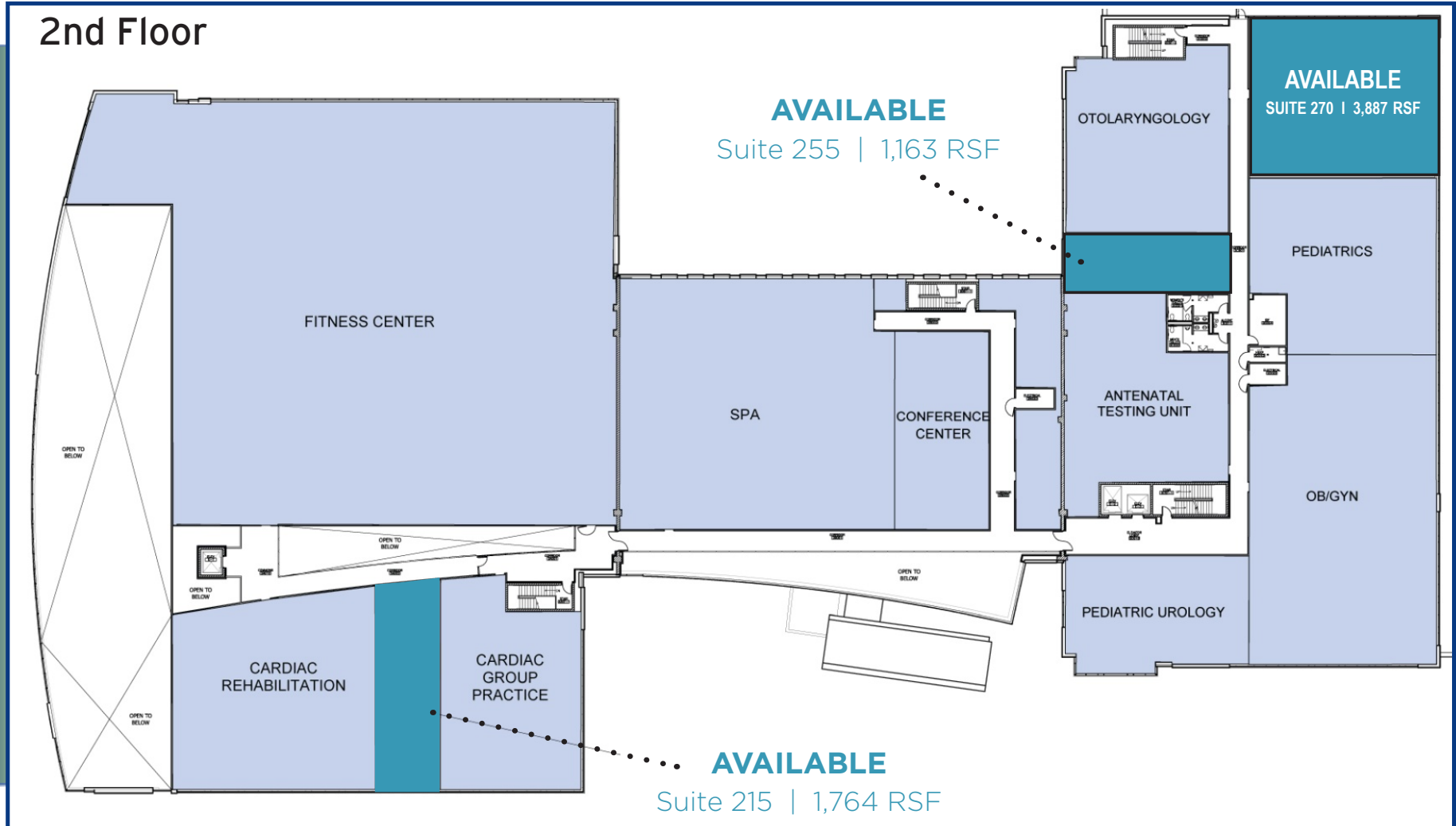
www.wolfcre.com

FLOOR PLAN

239 HURFFVILLE CROSSKEYS ROAD | SEWELL | NJ



2nd Floor



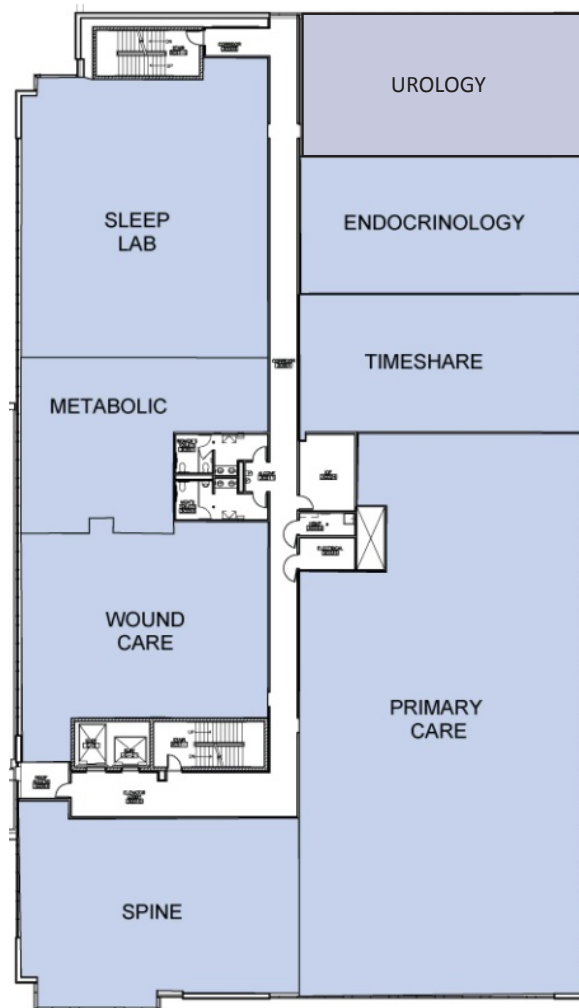
Wolf Commercial Real Estate

follow us:    

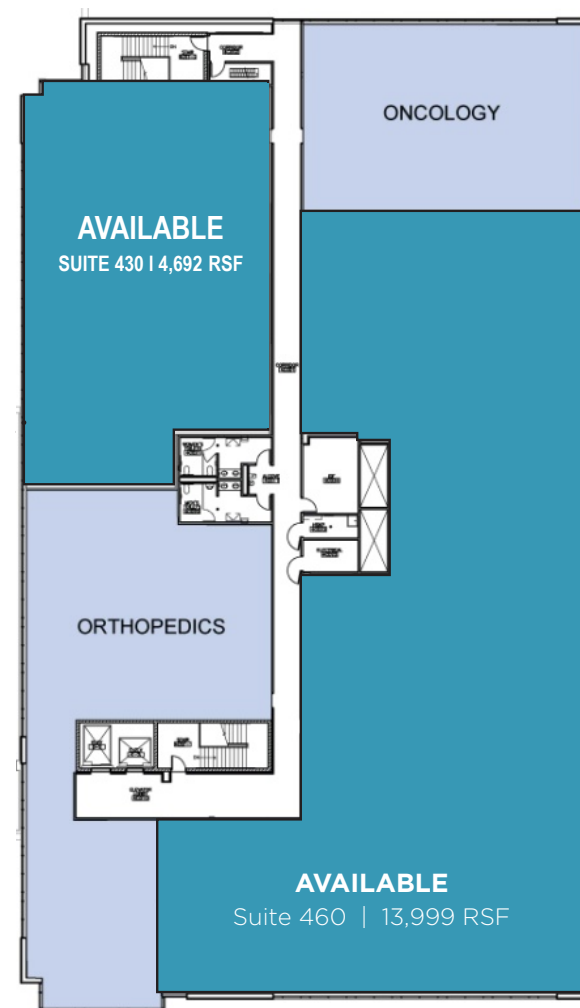
www.wolfcre.com

FLOOR PLAN

239 HURFFVILLE CROSSKEYS ROAD | SEWELL | NJ



3rd Floor



4th Floor