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
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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

- 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

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Wolf Commercial Real Estate
www.WolfCRE.com
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

Outpatient Volume 5-Year Estimates

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 projected 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.

**Age Mix 2014**
- 8.1% 75+
- 4.2% 65 to 74
- 28.9% 65 to 74
- 24.0% 65 to 74
- 17.0% 40 to 64
- 11.6% 25 to 44
- 6.2% 15 to 17
- 6.2% 15 to 17
- 4.2% 15 to 17
- 11.6% 18 to 24
- 28.9% 18 to 24

**Outpatient Volume 5-Year Estimates**

<table>
<thead>
<tr>
<th>Specialty</th>
<th>2014 Estimate</th>
<th>2019 Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cardiology</td>
<td>+30%</td>
<td>+40%</td>
</tr>
<tr>
<td>Dermatology</td>
<td>+13%</td>
<td>+15%</td>
</tr>
<tr>
<td>Endocrinology</td>
<td>+14%</td>
<td>+15%</td>
</tr>
<tr>
<td>Gastroenterology</td>
<td>+17%</td>
<td>+20%</td>
</tr>
<tr>
<td>Nephrology</td>
<td>+16%</td>
<td>+20%</td>
</tr>
<tr>
<td>Neurology</td>
<td>+13%</td>
<td>+16%</td>
</tr>
<tr>
<td>Neurosurgery</td>
<td>+14%</td>
<td>+17%</td>
</tr>
<tr>
<td>Ophthalmology</td>
<td>+15%</td>
<td>+18%</td>
</tr>
<tr>
<td>Orthopedics</td>
<td>+14%</td>
<td>+17%</td>
</tr>
<tr>
<td>Pain Management</td>
<td>+11%</td>
<td>+15%</td>
</tr>
<tr>
<td>Physical Therapy</td>
<td>+15%</td>
<td>+18%</td>
</tr>
<tr>
<td>Podiatry</td>
<td>+17%</td>
<td>+20%</td>
</tr>
<tr>
<td>Pulmonology</td>
<td>+15%</td>
<td>+18%</td>
</tr>
<tr>
<td>Spine</td>
<td>+16%</td>
<td>+20%</td>
</tr>
<tr>
<td>Thoracic Surgery</td>
<td>+16%</td>
<td>+24%</td>
</tr>
<tr>
<td>Urology</td>
<td>+20%</td>
<td>+24%</td>
</tr>
<tr>
<td>Vascular</td>
<td>+16%</td>
<td>+20%</td>
</tr>
</tbody>
</table>

**Percentage of Population Receiving Medicare Benefits**

- **2014:** 14.3%
- **2019:** 16.7%

**Demographics**

- **2019 Needs:** ~6 Physician FTE
- **2019 Needs:** ~4 Physician FTE
- **Current Needs:** ~3 Physician FTE

**Top 4 underserved specialties**
- **Cardiology & Cardiac Surgery**
  - **Current Need:** -6 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
- **Cardiovascular Surgery**
  - **Current Need:** -5 Physician FTE
  - **2019 Need:** -5 Physician FTE

**Markets**
- **New Jersey**
  - **661 University Blvd., Suite 100**
  - **561.729.7578 (cell)**
  - **561.328.8043 ext. 101 (office)**
  - **Ryan Lewis, CCIM**

For leasing information, contact:

**www.wolfcre.com**