



Property Management



WCRE Property Management

WCRE Property Management is a comprehensive service geared toward improving the performance of closely held commercial properties, including office, retail, medical, and industrial uses. We work closely with you to understand your overall investment goals, and develop an operating plan to maximize financial returns and increase tenant satisfaction.

Our team is attentive and highly responsive to the individual needs of our clients, as well as their tenants. We recognize that no two buildings are the same. That's why we tailor our services and our pricing to meet your company's unique needs.

● ● ● ● ● ● ● OUR SERVICES

Our management team is cross-trained in all aspects of property management, giving you confidence that our comprehensive understanding of property operations will help lead you to a successful future.

Our property management services include:

- Collection and accounting of rents.
- Property inspections and preventative maintenance.
- Supervision of contractors and vendors, including scope of services for vendor bidding.
- Preparation of fiscal operating budget.
- Maintenance of property records.
- Expense control and revenue maximization.
- Dedicated tenant service representatives.

Increase the Net Returns on Your Properties

We work aggressively to reduce operating expenses, increase operational efficiencies, collect receivables, maintain and improve tenant relationships, and generate positive asset transformation, all with the ultimate goal of increasing the net returns for our clients.

A Market Leader in Commercial Real Estate Services

Wolf Commercial Real Estate (WCRE) is a full-service commercial real estate brokerage and advisory firm specializing in office, retail, medical, industrial, and investment properties in Southern New Jersey and the Philadelphia region. We provide a complete range of real estate services to commercial landlords, tenants, investors, developers, banks, commercial loan servicers and companies, guided by our total commitment to our clients and our community.



Case Studies • • • • • • • • • •

New Ownership - Mixed Use/Multi-Tenant Conversion

- ▶ Oversaw the full service management of the building as a 23,500 SF single-tenant property including vendor management, tenant relations, all accounting, facility management and monthly reporting to ownership.
- ▶ After a few years, the building took on new ownership and was converted to a mixed use, multi-tenant property.
- ▶ Oversaw construction fit outs and meetings with the General Contractor.
- ▶ Continued full service management on the building after construction.
- ▶ Bid out projects for the building including new exterior signage, new awning, façade signage and building directory; some of which included pulling permits with the Township
- ▶ Worked with attorneys throughout eviction process.
- ▶ Successfully reduced annual operating costs on a continual basis.



Full Service Management

- ▶ Full service management on 12,300 SF multi-tenant medical building including vendor management, tenant relations, all accounting, facility management and monthly reporting to ownership.
- ▶ Oversaw construction on building including roof replacement, sink hole repairs, exterior maintenance and parking lot mill/repave (this part is happening soon).
- ▶ Successfully reduced annual operating costs on a continual basis.



New Ownership - Complete Building Renovation

- ▶ Awarded property management when vacant building took on new ownership.
- ▶ Meetings with vendors for security and fire alarm management.
- ▶ Negotiate with insurance companies for vacant building coverage/on-site safety issues.
- ▶ Maintaining accounting during construction process.
- ▶ Meetings with G.C. and on-site inspections during the process of conversion from 13,250 SF daycare to multi-tenant medical building.
- ▶ Correspondence with out of state tenants regarding fit out and access questions.



• • • • • • • • • • Our Team

TAMMARA "TAMMI" COPPINGER

DIRECTOR OF OPERATIONS | EXECUTIVE PROPERTY MANAGER

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KEVIN COLEMAN

CHIEF SALES OFFICER | EXECUTIVE VICE PRESIDENT

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JASON WOLF

MANAGING PRINCIPAL

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Who

we

Are

COMPANY BACKGROUND

Wolf Commercial Real Estate | CORFAC International is a full-service commercial real estate brokerage and advisory firm specializing in office, retail, medical, industrial, and investment properties in Southern New Jersey and the Philadelphia region. We provide a complete range of real estate services to commercial landlords, tenants, investors, developers, banks, commercial loan servicers and companies, guided by our total commitment to our clients and our community. Our team is devoted to building successful relationships, and we provide each client the highest levels of responsiveness, attention to detail, and communication even after the transaction is complete.

Managing principal Jason Wolf founded WCRE in early 2012 after 17 years of steady growth and success at a top two national commercial real estate firm. Since the earliest days, WCRE has been setting new standards and breaking new ground. We combine the market knowledge and national resources of a large firm with the personal attention and commitment to clients' goals that are more characteristic of a boutique.

"I'm inspired watching our entire WCRE team and the people around me grow and learn something new daily. Our team has a unique style and approach. They inspire me daily to keep growing and get out of my comfort zone."

In 2013, 2014, 2015, 2016 and 2017, WCRE was selected by CoStar Group, Inc. (NASDAQ: CSGP), the leading provider of commercial real estate information, analytics and online marketplaces, to receive a CoStar Power Broker TM Award.

Jason M. Wolf, Managing Principal

This annual award recognizes the "best of the best" in commercial real estate brokerage by highlighting the firms and individual brokers who closed the highest transaction volumes in commercial property sales or leases within their respective markets. WCRE received the Top Brokerage Firm award for their region.

Our rapid growth is proof that our approach works. We now oversee more than 200 plus properties comprising 4.8 million square feet under our exclusive representation and management. But while these numbers are impressive, we know that numbers are only part of our story. We are even more proud to have built a company that has become an indispensable part of our community and earned the trust of many of the most influential players in our region.

Jason Wolf's vision and values are the foundation on which WCRE is built, but every member of our team contributes his or her own vision for success and embodiment of our values. Each WCRE client is treated as though they are our only client, no matter their particular need. Your goals become our goals. We understand how to think like investors, owners, and tenants, and we leverage our deep roots and extensive experience in Philadelphia, Southern New Jersey, and throughout the United States to connect our clients with the properties, resources, and opportunities they seek.

Integrity | Quality | Team Work | Focus

Building Successful Relationships

OUR APPROACH

WCRE has developed a unique and highly successful marketing approach called **WCRE 360°**. This approach reflects our understanding that each property is different, and the needs of each client.

In recent years the way people receive information has changed dramatically, and **WCRE 360°** allows us the flexibility to communicate at the pace and frequency that will be most effective in reaching each targeted audience segment.

As you might expect, most of the tools that comprise **WCRE 360°** sound familiar: Signage, Public Relations, Print Media, Social Media, Property Blogs, Targeted Canvassing, Email, and Community Commitment. What makes this process so successful is the way in which our team creates a unique mix of traditional and web-based strategies depending on individual client needs, and the way our marketing surrounds its audiences. It's always rolling, always working, and it puts the intended audience at the center.



OUR TEAM

WCRE employs a team of seasoned professionals with diverse backgrounds, spanning decades of experience in the commercial real estate industry. Whether you're selling, buying, or leasing a property, our experience ensures we can deliver the results your business needs. We combine the market knowledge and national resources of a large firm with regional expertise and personal attention.

TO US, EVERY ASSIGNMENT IS A TOP PRIORITY.

MARKETING STRATEGY

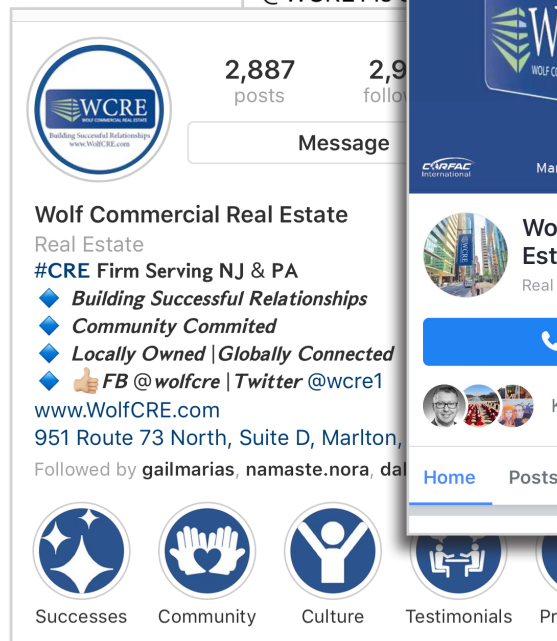
WCRE's marketing approach is both high-touch and high-tech. We leverage our online expertise to exponentially increase the attention we earn for your property. The online space has evolved dramatically over the past few years, and WCRE works to stay current with trends in how social media and the web are being used to improve business performance.

We will bring our strong social media presence to bear to draw further attention to your property. This includes leveraging our growing influence on [LinkedIn](#), [Twitter](#), [Facebook](#), [Instagram](#), [YouTube](#), and [Broad Street Brokers](#) podcast.

74% of prospective buyers and tenants conduct more than half their research online before talking to a salesperson. We make sure you don't miss out.



@WCRE1 is a



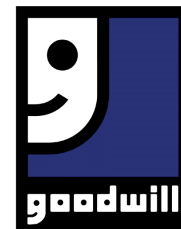
SERVICES

- Owner Representation
- Tenant & Buyer Representation
- Appraisal & Advisory Evaluation
- WCRE Property Management
- Real Estate Investments
- Corporate Lease Portfolio Management
- WCRE Capital Advisors

SPECIALITIES

- Office
- Retail
- Warehouse/Industrial
- Healthcare
- Investments
- Land Sales

OUR RELATIONSHIPS



WHAT OUR CLIENTS ARE SAYING



"Advocare is a 550+ physician, multi-specialty organization with over 189 locations. When it came time to relocate the corporate office in the Southern New Jersey region, we turned to WCRE. WCRE did an excellent job of finding a variety of new locations to choose from, working out all of the business terms in accordance with our guidance and coordinating a smooth transition from our current location. WCRE does it all and has been a great resource for us!" **CHUCK MCQUEARY, EXECUTIVE DIRECTOR AT ADVOCARE, LLC**



"WCRE is a pleasure to work with! If you have a Southern New Jersey or Philly area commercial property requirement, WCRE is the company to contact. They know how to market property and have an excellent understanding and knowledge of the region. If you have the time, please ask WCRE to share their latest Quarterly market report. I will continue to recommend WCRE for the SNJ and Philly area." **LINDA CHRISTMAN, PUBLISHER/OWNER AND CONFERENCE PRODUCER AT MID ATLANTIC REAL ESTATE JOURNAL**



"WCRE has been a pleasure to work with in representing and marketing one of our office portfolios. They have a high level of integrity, diligence and follows through always." **BENJAMIN COHEN, OWNER, ENDURANCE REAL ESTATE GROUP**



"WCRE have been a great help to Somerset Properties in helping us lease up vacant space in our Southern New Jersey portfolio. Keep up the great work! **ANTHONY BRADY, PRESIDENT AND FOUNDER, SOMERSET PROPERTIES, INC.**



"In advising us on the outright purchase of our office building, WCRE knew they were working with an inexperienced partnership - none of whom had ever owned commercial real estate prior to this deal. Our being able to 'see reality' clearly through the process ensured that we didn't overlook the real costs and responsibilities of owning and operating the building ourselves, plus it allowed us to get past any hesitation on what truly was a great step for us in both the short and long-term. The WCRE team was a great resource throughout the entire process." **STEPHEN SCHOCH, AIA, PRINCIPAL AT KITCHEN ASSOCIATES**



"I have known the entire WCRE team for several years and I have watched their business grow into the premier commercial real estate firm in the Southern New Jersey and Philadelphia region. WCRE knows the market and the industry better than anyone I have met and we share several mutual clients as we travel in the same business development circles." **ROB CURLEY, SOUTH JERSEY PRESIDENT AT TD BANK**



"What comes to mind immediately is WCRE integrity. WCRE are experts in their field and most importantly, you can see in everything they do, how important their reputation is to them. WCRE work ethic is unmatched. WCRE's energy is always on display, as they put their hearts and soul and reputation on the line with every deal and project they get involved with. I look forward to working with WCRE more and more moving forward." **CARL CHERKIN, VICE PRESIDENT, BUSINESS RELATIONS, PHILADELPHIA UNION**

RECENT SUCCESSES



411 Doylestown Road, Montgomeryville, PA
Lease - 2,725 SF
Landlord Representation



2500 McClellan Blvd, Pennsauken, NJ
Lease - 6,410 SF
Landlord Representation



1140 White Horse Road in Voorhees, NJ
Lease - 6,000 SF
Landlord Representation



196 West Ridge Pike Limerick, PA
Lease - 7,550 SF
Landlord Representation



515 Grove Street, Haddon Heights, NJ
Lease - 16,273 SF
Landlord Representation



1390 Route 38 Hainesport, NJ
Lease - 6,200 SF
Landlord Representation



25 Liberty Street, Hometown, PA
Lease - 86,000 SF
Landlord Representation



460 Veterans Drive, Burlington, NJ
Lease - 7,500 SF
Landlord Representation



199 Mullica Hill Road, Mullica Hill, NJ
Lease - 2,500 SF
Landlord Representation



460 North Kings Highway, Cherry Hill, NJ
Lease - 6,104 SF
Landlord Representation



1202 Haddonfield Berlin Road, Voorhees, NJ
Lease - 3,900 SF
Landlord & Tenant Representation



219 Burnt Mill Road, Voorhees, NJ
Lease - 6,000 SF
Landlord & Tenant Representation

COMMUNITY COMMITMENT

Southern New Jersey and the Philadelphia region mean so much more to Wolf Commercial Real Estate (WCRE) than a place to do business. It's our home and our community. Our roots are here, and we are passionately committed to the health, well-being, and success of the people here. That is why WCRE dedicates a portion of the proceeds from each transaction to a local charity, and encourages our staff to volunteer and support charitable causes. Currently we support the Alzheimer's Association Delaware Valley, CARES Institute at Rowan University, the American Cancer Society, the YMCA of Burlington & Camden Counties, Samaritan Healthcare & Hospice and the Jewish Federation of Southern New Jersey. We also offer our clients the option to designate the charitable portion of their transaction to a charity of their choice.



Bancroft is a leading regional nonprofit provider of specialized services for individuals with autism, other intellectual or developmental disabilities and those in need of neurological rehabilitation. Through its innovative programs supporting people throughout different stages in life, Bancroft offers a comprehensive range of services aimed at unlocking the full potential in each person and meeting his or her changing needs. Programming includes special education, vocational training and supported employment, structured day programs, residential treatment programs, community living programs, and behavioral supports.

The CARES Institute provides an array of medical and mental health services to children in Southern New Jersey who have experienced abuse, neglect, and violence. The institute supports the overall health and well-being of children and families. The pediatricians, psychologists, psychiatrists, and social workers at the CARES Institute also provide training and education to medical, mental health, child protection and law enforcement professionals.



For nearly 100 years the American Cancer Society has been saving lives and easing suffering caused by cancer. ACS funds research into treatment, prevention, and early detection, and provides a range of social services to patients and their families. WCRE is proud to support the mission of helping people stay well, get well, find cures, and fight back against cancer.

WCRE is also a proud supporter of The Jewish Federation of Southern New Jersey. The Federation encompasses Camden, Burlington, and Gloucester Counties, and is the third largest Federation in the state of New Jersey. It serves a Jewish population of approximately 50,000 through a network of local, national and international agencies, and provides or supports a wide range of social services to people of all backgrounds. These services include housing, food assistance, counseling, and support for senior citizens and those with disabilities. The Federation is also a leader in Jewish culture and education. [WATCH THE VIDEO - https://youtu.be/_JmNOQAndH8](https://youtu.be/_JmNOQAndH8)



Nationwide, Komen will drastically reduce the current number of breast cancer deaths by 50% by 2026. Here at home, Komen Philadelphia focuses on reducing the number of late-stage breast cancer diagnoses in our community while continuing to provide the education, resources, access to services, survivor support and research funding that have grown the size of the local survivor family over the past 25 years.

The Susan G. Komen foundation of Philadelphia serves 15 counties in the tri-state area, including: Adams, Berks, Bucks, Chester, Delaware, Lancaster, Lebanon, Lehigh, Montgomery, Philadelphia, and York Counties (Pennsylvania), Camden County (New Jersey) and Kent, New Castle, and Sussex Counties (Delaware).

Since 1980, Samaritan Healthcare & Hospice has been providing comfort, support, and dignity to people in Atlantic, Burlington, Camden, Gloucester, and Mercer counties who are coping with the pain, symptoms, and stress of serious illness and/or grief.



THE WCRE TEAM



JASON M. WOLF
MANAGING PRINCIPAL

Jason has 24 years of Landlord, Tenant and Corporate representation experience specializing in office, retail, medical, industrial and investment properties in Southern New Jersey and the Philadelphia region.

jason.wolf@wolfcre.com | D 856 857 6301 | M 215 588 8800



CHRISTOPHER R. HENDERSON
PRINCIPAL | VICE PRESIDENT

Chris specializes in office, retail and industrial properties in Southern and Central New Jersey, and has developed a wide network of business relationships since joining WCRE in 2014. Prior to joining the firm, Chris was a professional athlete with the Los Angeles Dodgers organization.

chris.henderson@wolfcre.com | D 856 857 6337 | M 856 905 9245



KEVIN COLEMAN
CHIEF SALES OFFICER | EXECUTIVE VICE PRESIDENT

Kevin joined Wolf Commercial Real Estate in January of 2019. Kevin's role includes sales management and guiding the sales team to reach and exceed their goals. In addition to managing the sales team, Kevin will play an active part in the recruitment of all new team members.

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LEE E. FEIN
SENIOR VICE PRESIDENT

Lee has 30 years' experience in the commercial real estate industry. He is an expert in the acquisition and disposition of industrial properties in southern and central New Jersey, Greater Philadelphia, the Lehigh Valley, and Northeastern Pennsylvania.

lee.fein@wolfcre.com | D 215 799 6040 | M 215 206 5580



TONY BANKS
VICE PRESIDENT

Tony brings nearly a decade of experience in commercial real estate, representing local and national retail tenants, landlords, community development groups, investors, and startups in the Philadelphia area.

tony.banks@wolfcre.com | D 215 544 6040 | M 267 872 7015



JOHN T. MOZZILLO
SENIOR ASSOCIATE & DIRECTOR OF INVESTMENT SALES

John leads the firm's investment services and brokerage platform, as well as specializing in office, retail and industrial properties in Southern and Central New Jersey. He has nearly a decade of experience in the industry, and most recently worked at a top international commercial real estate firm before joining WCRE in 2016.

john.mozzillo@wolfcre.com | D 856 857 6304 | M 856 816 6973

THE WCRE TEAM



RYAN J. BARIKIAN
SENIOR ASSOCIATE

Ryan has more than eight years of real estate, sales, and leadership experience in commercial and residential title insurance. His extensive regional network and knowledge of the settlement process will benefit clients in commercial real estate transactions throughout Southern New Jersey.

ryan.barikian@wolfcre.com | D 856 857 6307 | M 856 383 5355



APRIL D. LOOMIS
SENIOR ASSOCIATE

April Loomis joins the WCRE team as a Senior Sales Associate, bringing more than 25 years of professional experience with several major local corporations. April's background includes residential real estate sales, contract negotiations, and contract and policy writing. She will leverage her business expertise with her commercial sales and leasing clients.

april.loomis@wolfcre.com | D 856 857 6308 | M 609 226 0940



VICTOR DEJESUS
SENIOR ASSOCIATE

Victor specializes in sales and leasing, tenant and landlord representation for office, investment sales, and industrial properties in Central New Jersey. He has developed a wide network of business relationships and will focus to help landlords, investors, tenants and users develop strategies to achieve their goals.

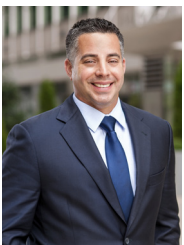
victor.dejesus@wolfcre.com | D 856 857 6388 | M 347 977 7987



MITCH RUSSELL
ASSOCIATE

Mitch's focus is on the Philadelphia market and the surrounding Pennsylvania suburbs to help WCRE expand further into the Pennsylvania market. Mitch specializes in sales and leasing, and tenant and landlord representation for office and industrial properties.

mitch.russell@wolfcre.com | D 215 799 6143 | M 614 448 6385



MICHAEL SCANZANO
ASSOCIATE

Mike Scanzano has joined the WCRE team as a Sales Associate focusing on the Southern New Jersey commercial real estate market. Scanzano will help WCRE continue to build successful relationships in the South Jersey region and will specialize in sales and leasing, tenant and landlord representation, investment sales, and multi-family dwellings.

mike.scanzano@wolfcre.com | D 856 857 6386 | M 856 465 6637



TY MARTIN
ASSOCIATE

Ty specializes in sales and leasing, tenant and landlord representation, investment sales, and multi-family dwellings in the Philadelphia and South New Jersey markets.

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THE WCRE TEAM



SEAN KELLY
ASSOCIATE

Sean Kelly is a new sales associate at WCRE. He will focus on the Pennsylvania and New Jersey market. Sean specializes in sales and leasing, tenant and landlord representation for office, investment sales, and industrial properties.

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ANDREW BEAUCHEMIN
MANAGING PRINCIPAL | WCRE CAPITAL ADVISORS

Andrew serves as Managing Principal of WCRE Capital Advisors, where he will oversee all transactions and operations of the company. With a focus on South Jersey & Southeast Pennsylvania markets, he will assist borrowers with debt & equity funding for acquisitions, refinances & construction of commercial real estate.

andrew.beauchemin@WCRECapitalAdvisors.com | D 215 799 6145 | M 856 745 5940



BRIAN PROPP
DIRECTOR OF STRATEGIC RELATIONSHIPS

Philadelphia Flyers' Hall of Famer Brian Propp joined WCRE in 2015. Brian serves as a C-level brand ambassador for WCRE, introducing the firm to new markets and industries. He previously held a number of leadership and business development roles in the region following his 15-year career in the NHL.

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SCOTT D. SELIGMAN
DIRECTOR OF BUSINESS DEVELOPMENT

Scott has more than 20 years' of experience in real estate and financial services, and has developed and worked on many commercial real estate and investment projects in the region. As Director of Business Development, he brings his life's passion and vision to the role, along with decades of award winning commercial real estate knowledge.

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DAVID SPECTOR
DIRECTOR OF COMMUNITY RELATIONS

Spector brings nearly a decade of community engagement and public service to expand the reach and strengthen the bonds with municipalities and businesses throughout New Jersey.

As Director of Community Relations, David will work closely with elected officials, economic development offices and community leaders to strengthen WCRE's connections within the various regions where the firm does business.

david.spector@wolfcre.com | D 856 857 6300 | M 609 330 1904

THE WCRE TEAM



TOM BOVE
BUSINESS DEVELOPMENT OFFICER

Tom Bove joins Wolf Commercial Real Estate as Business Development Officer, bringing two decades of technology, business development and sales team leadership experience to the team.

tom.bove@wolfcre.com | D 856 857 6300 | M 609 221 6579



ERIC FLOCCO
RETAIL BUSINESS DEVELOPMENT OFFICER

With over 16 years' experience in the industry, Eric Flocco brings quality leadership in brokerage, market analysis, site selection, property development and management for national and local Tenants and Landlords. Throughout his career, Eric Flocco has completed real estate transactions in every major market throughout the United States, specializing in the NorthEast and MidAtlantic regions.

eric.flocco@wolfcre.com | D 856 857 6300 | M 609 790 6940



CHRIS JERJIAN
BUSINESS ADVISOR & CONSULTANT

Chris specializes in office and other commercial properties in Southern and Central New Jersey, and the Philadelphia Region. He has developed a wide network of business relationships over the past 30 years in his capacity as a CRE landlord and investor. His focus is to help landlords, investors and users develop strategies to achieve their goals. He brings these skills and his experience to the entire team at Wolf Commercial Real Estate.

chris.jerjian@wolfcre.com | D 856 857 6387 | M 215 703 7430



STEPHANIE CARROLL
CHIEF MARKETING OFFICER

Stephanie joined Wolf Commercial Real Estate as Director of Marketing and brings 14 years of experience in the marketing of commercial real estate, architecture and engineering services.

stephanie.carroll@wolfcre.com | D 856 857 6302



TAMMARA "TAMMI" COPPINGER
DIRECTOR OF OPERATIONS | EXECUTIVE PROPERTY MANAGER

Executive Property Manager responsible for vendor and tenant relations, pricing, vendors, rent collection, accounts payable, end of the month property reporting, and bank reconciliation.

tammi.coppinger@wolfcre.com | D 856 857 6303



LUKE MAJEWSKI
SALES COORDINATOR

Luke Majewski began working as an intern at WCRE in June of 2018. He has been a crucial asset in implementing a proprietary CRM platform, which will help WCRE to better serve its clients as it continues to expand.

luke.majewski@wolfcre.com

WE'RE WIRED DIFFERENTLY.

- Landlord Representation
- Tenant Representation
- Research & Marketing Information
- Corporate Real Estate Representation
- Investments
- Property Management
- Appraisal & Advisory Services
- Construction Services

For more information, visit WolfCRE.com or call 856-857-6300.



Building Successful Relationships™



Marlton, NJ | Philadelphia | King of Prussia, PA



FULL SERVICE COMMERCIAL REAL ESTATE BROKERAGE & ADVISORY FIRM

REAL ESTATE RE-IMAGINED.



- Landlord Representation
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- Appraisal & Advisory Services
- Construction Services

For more information, visit WolfCRE.com or call **215-799-6900**.



Building Successful Relationships™



Marlton, NJ | Philadelphia | King of Prussia, PA







WolfCRE.com



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