



418 FEDERAL STREET | CAMDEN, NJ

## PROPERTY DESCRIPTION

- Location** 418 Federal Street  
Camden, NJ 08103
- Size / SF Available** 28,000 SF
- Lease Price** \$26.00/SF (NNN)
- Property / Area Description**
- Unique Office/Retail Property Available for Lease Historic former Camden library
  - Built in the Beaux Arts architectural style
  - Located in the heart of the Downtown Camden Business District
  - Close proximity to Camden courthouse
  - 418 Federal Street was designed by architect Thomas Stephen in the French neoclassical Beaux Arts architectural style. Built in 1901, it served as the home of the South Jersey Gas, Electric and Traction Company until the early 1980s when it was sold to the City of Camden. It then served as the city's main public library until it was closed in 2011. The building was added to the National Register of Historic Places in January 2005.

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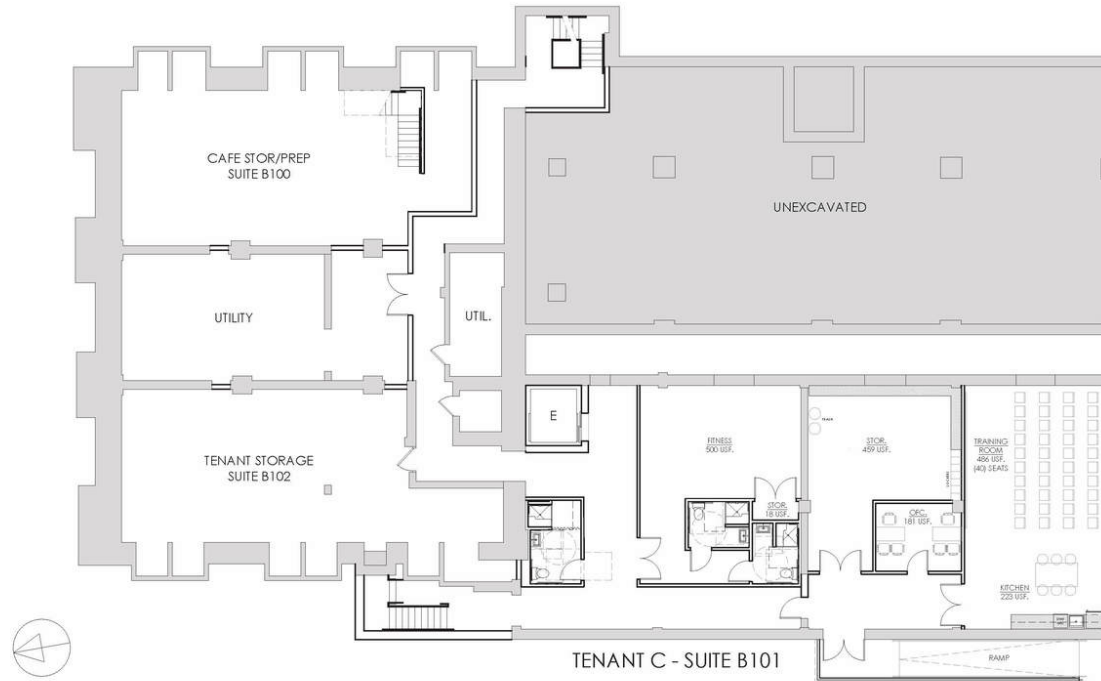


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## FLOOR PLANS

TENANT C - SPACE ANALYSIS			
ROOM TYPE	QTY REQ.	QTY PROV.	DIFF.
PRIVATE OFFICE			
LARGE OFFICE (2 DESK)	1	1	0
OPEN WORKSTATIONS			
WORKSTATION	0	0	0
RECEPTION / SUPPORT			
UNISEL TOILET W/ SHOWER	1	1	0
TRAINING ROOM/LUNCHROOM (30-40)	1	1	0
STORAGE ROOM	1	1	0
TRAINING STORAGE	0	1	+1



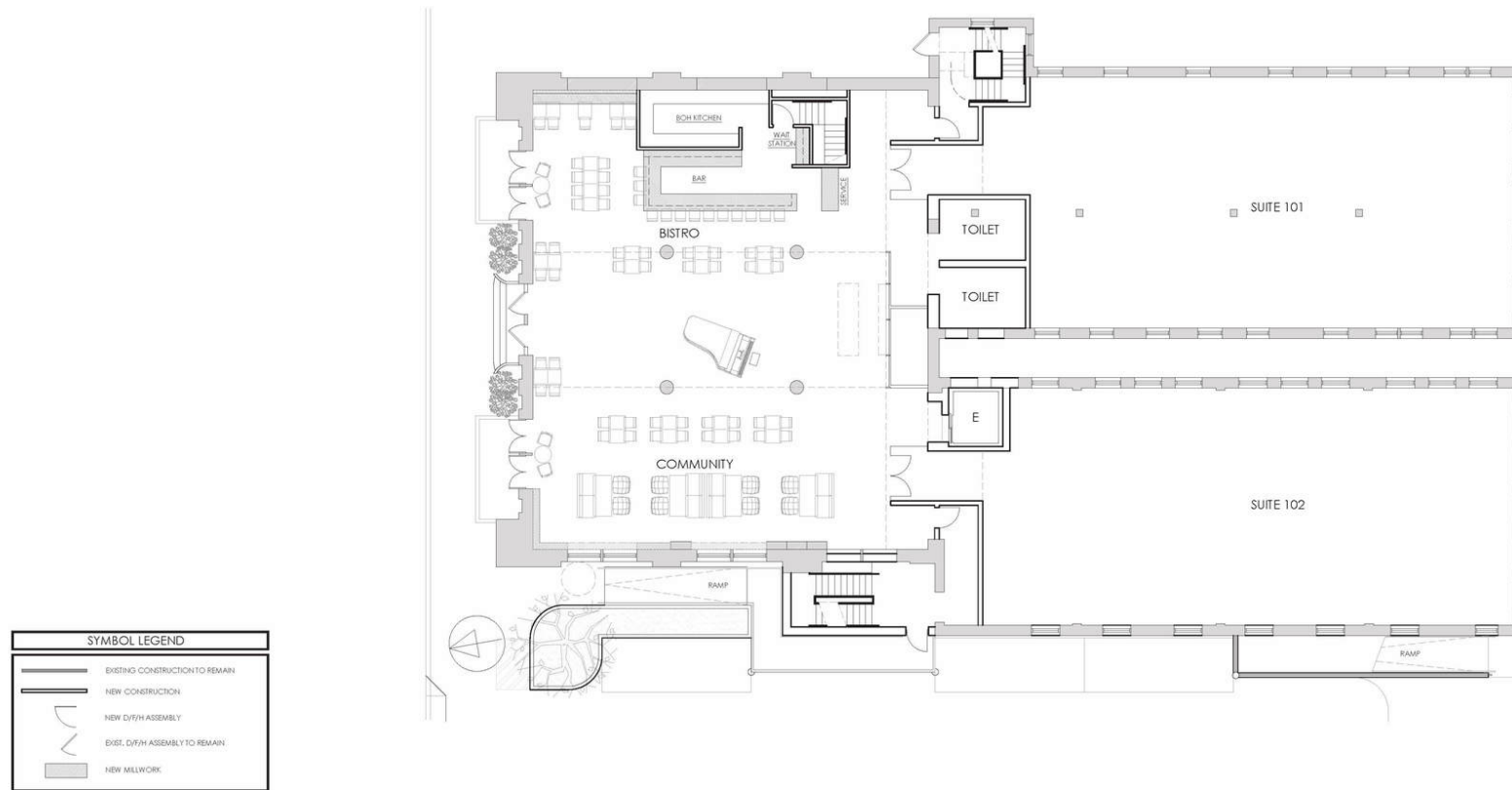
SYMBOL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	NEW DIFF. ASSEMBLY
	EXIST. DIFF. ASSEMBLY TO REMAIN
	NEW MILLWORK

MIXED-USE OFFICE BUILDING  
CAMDEN, NJ

**B**

BASEMENT FLOOR PLAN  
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PAGE 1

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1  
FIRST FLOOR PLAN  
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PAGE 2

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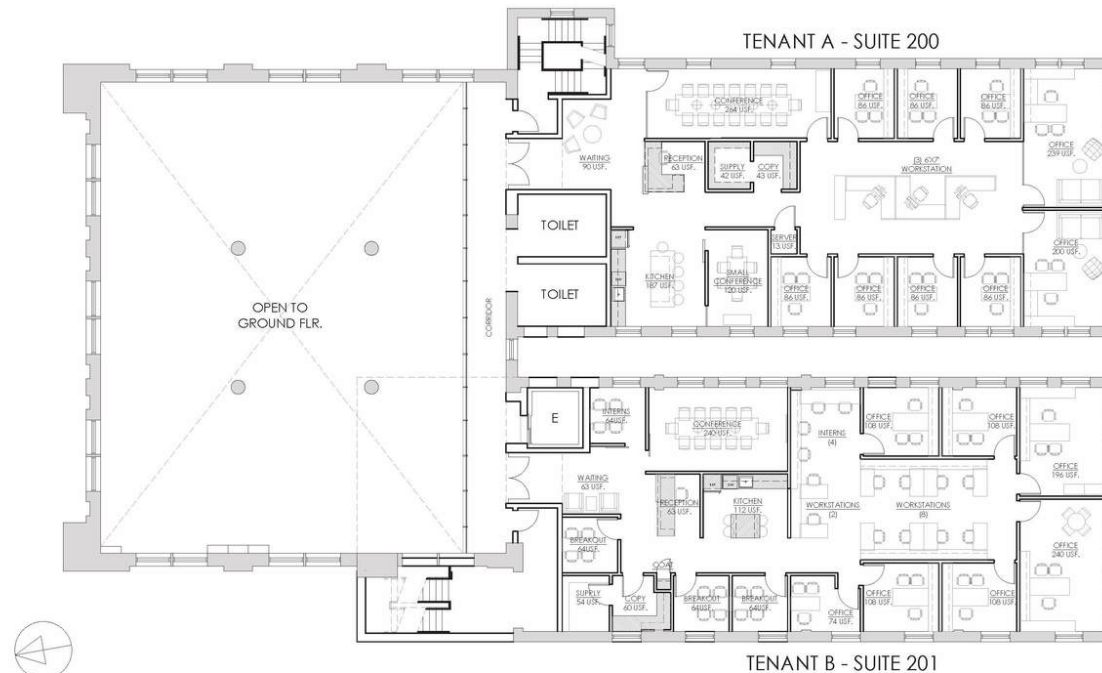


## FLOOR PLANS

TENANT A - SPACE ANALYSIS			
ROOM TYPE	QTY REQ.	QTY PROV.	DIFF.
PRIVATE OFFICE			
LARGE OFFICE	2	2	-
SMALL OFFICE	8	8	-
OPEN WORKSTATIONS			
WORKSTATION (675)	3	3	-
RECEPTION / SUPPORT			
RECEPTION	1	1	-
WAITING AREA	1	1	-
CONFERENCE ROOM (10)	1	1	-
SMALL CONFERENCE ROOM (4-6)	1	1	-
KITCHEN	1	1	-
PAWCOPY/SUPPLY	1	1	-
SERVER	1	1	-
FITNESS (IN BASEMENT)	1	1	-

TENANT B - SPACE ANALYSIS			
ROOM TYPE	QTY REQ.	QTY PROV.	DIFF.
PRIVATE OFFICE			
LARGE OFFICE (CDE)	1	1	-
OFFICE	6	6	-
OPEN WORKSTATIONS			
WORKSTATION (BENCHING)	10	10	-
WORKSTATION (INTERNS)	4	4	-
RECEPTION / SUPPORT			
RECEPTION	1	1	-
WAITING AREA	1	1	-
CONFERENCE ROOM (12)	1	1	-
BREAKOUT ROOM	3	3	-
PAWCOPY/SUPPLY	1	1	-
SERVER	1	1	-
FILES	1	1	-
KITCHEN	1	1	-
INTERNS	1	1	-

SYMBOL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	NEW D/F/H ASSEMBLY
	EXIST. D/F/H ASSEMBLY TO REMAIN
	NEW MILLWORK



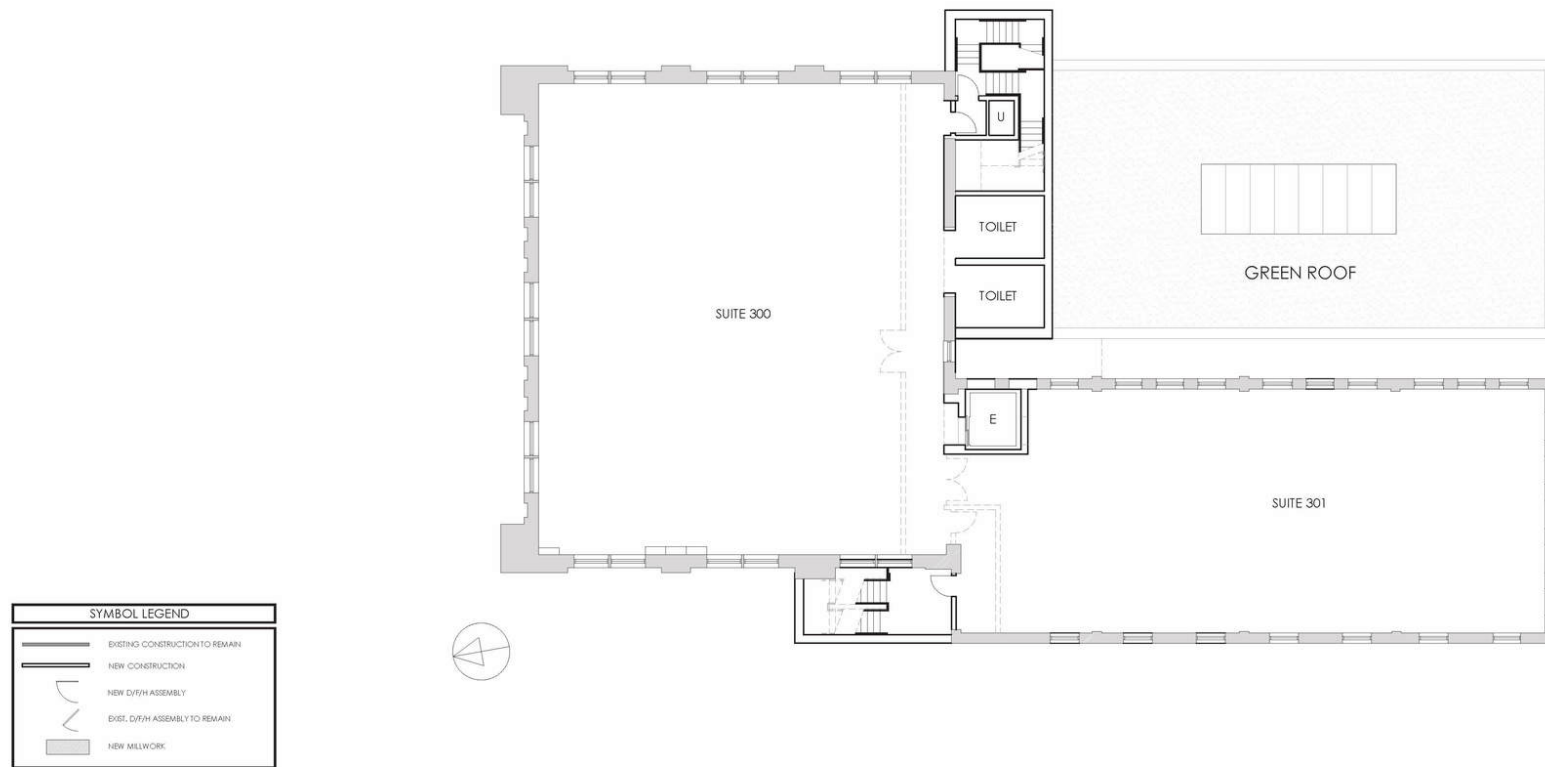
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2

SECOND FLOOR PLAN  
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PAGE 3

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FLOOR PLANS



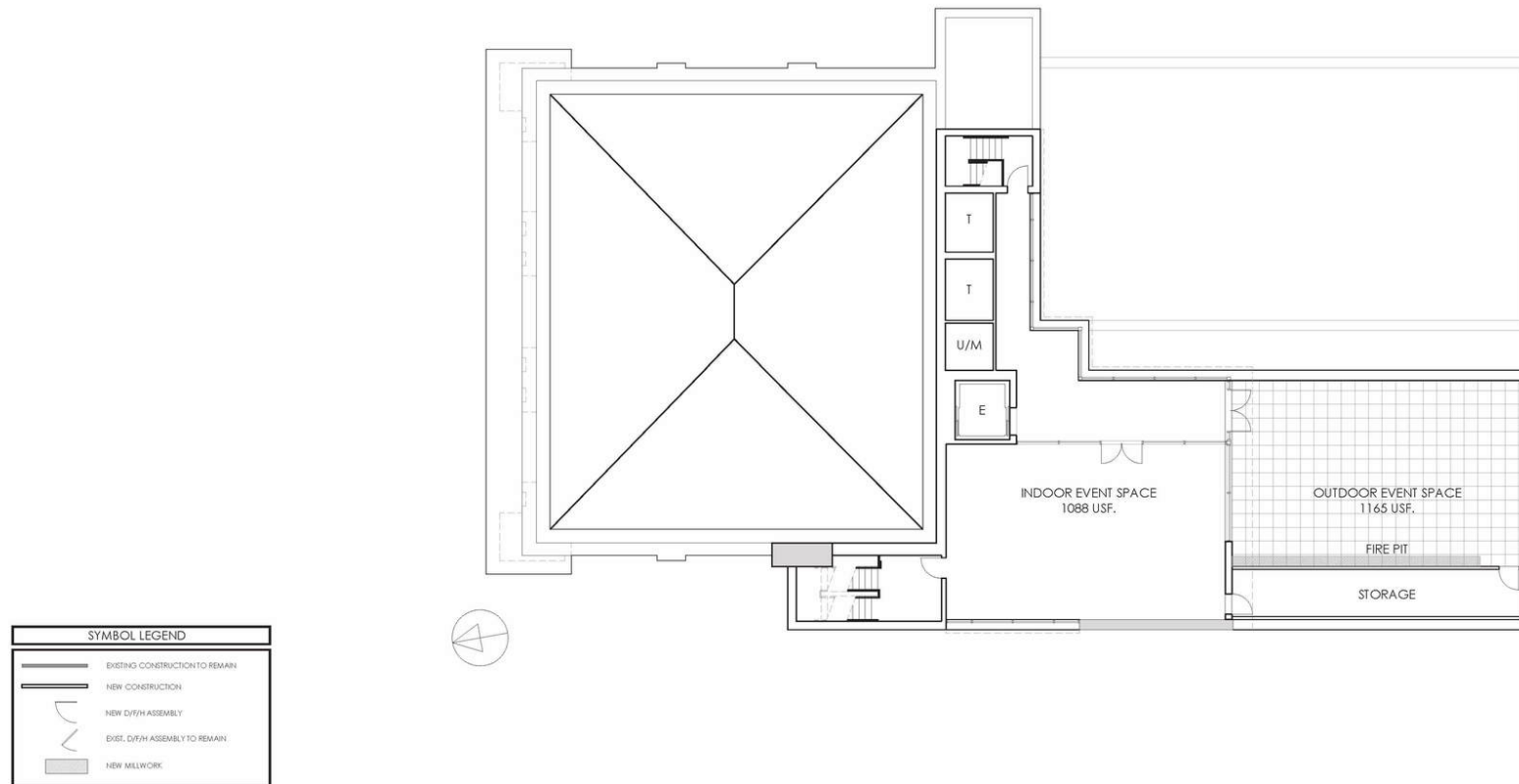
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FEBRUARY 22, 2017  
PAGE 4

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FLOOR PLANS



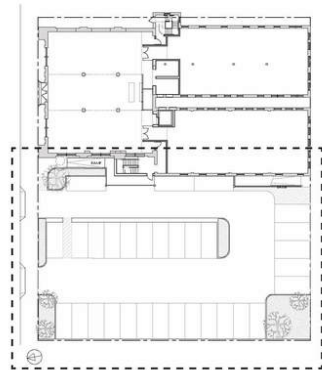
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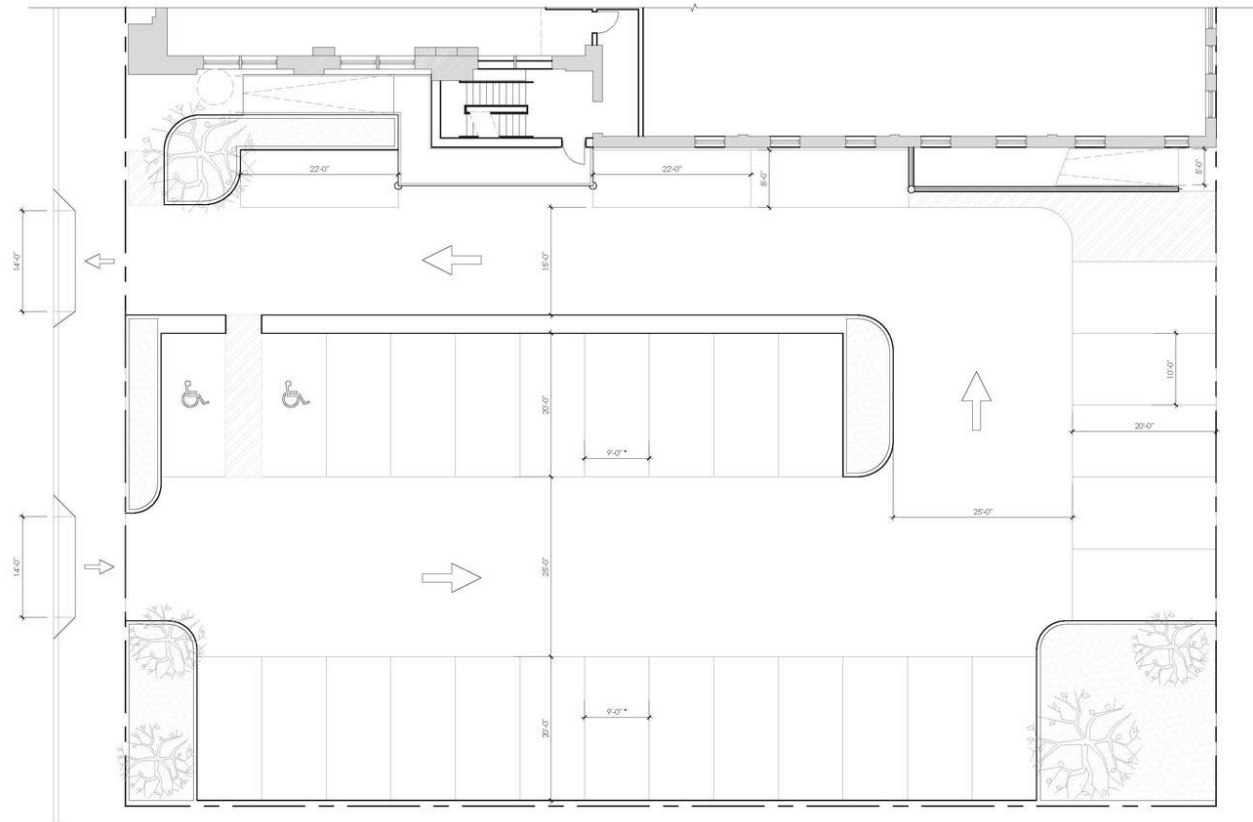
ROOF FLOOR PLAN  
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**SITE PLAN**



KEY PLAN



(29) STANDARD PARKING SPACES  
(2) ADA PARKING SPACES

SYMBOL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	NEW DRIVE ASSEMBLY
	EXIST. DRIVE ASSEMBLY TO REMAIN
	NEW MILLWORK

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CAMDEN, NJ

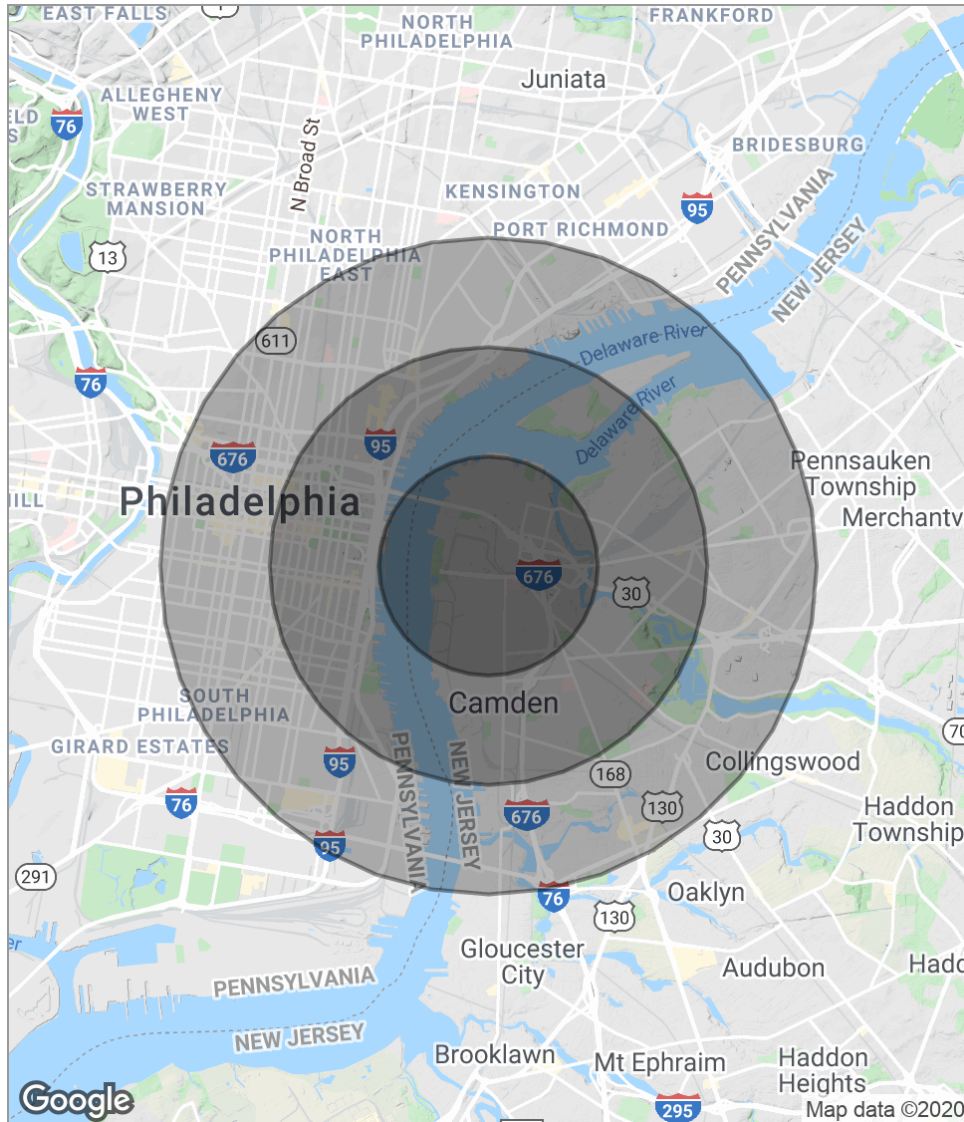
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SITE PLAN  
FEBRUARY 22, 2017  
PAGE 6

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## DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,443	72,376	264,259
Median age	30.1	31.5	32.2
Median age (male)	27.2	30.3	30.9
Median age (Female)	33.2	32.7	33.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,833	29,142	105,883
# of persons per HH	3.2	2.5	2.5
Average HH income	\$34,590	\$66,683	\$58,006
Average house value	\$139,793	\$351,008	\$281,384

*\* Demographic data derived from 2010 US Census*

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