

PREMIER CLASS "A" MARLTON OFFICE SPACE AVAILABLE



1 HOLTEC DRIVE MARLTON, NJ 08053



Jason Wolf
Managing Director
856 857 6300
jason.wolf@wolfcre.com

Bethany Brown
Vice President
267.226.6602
bethany.brown@wolfcre.com

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.



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location:	1 Holtec Drive Marlton, NJ 08053
Size/SF Available:	Suite 100: +/-3,990 SF Suite 203: +/- 1,876 SF
Lease Price:	Call for information
Signage:	Directory & suite

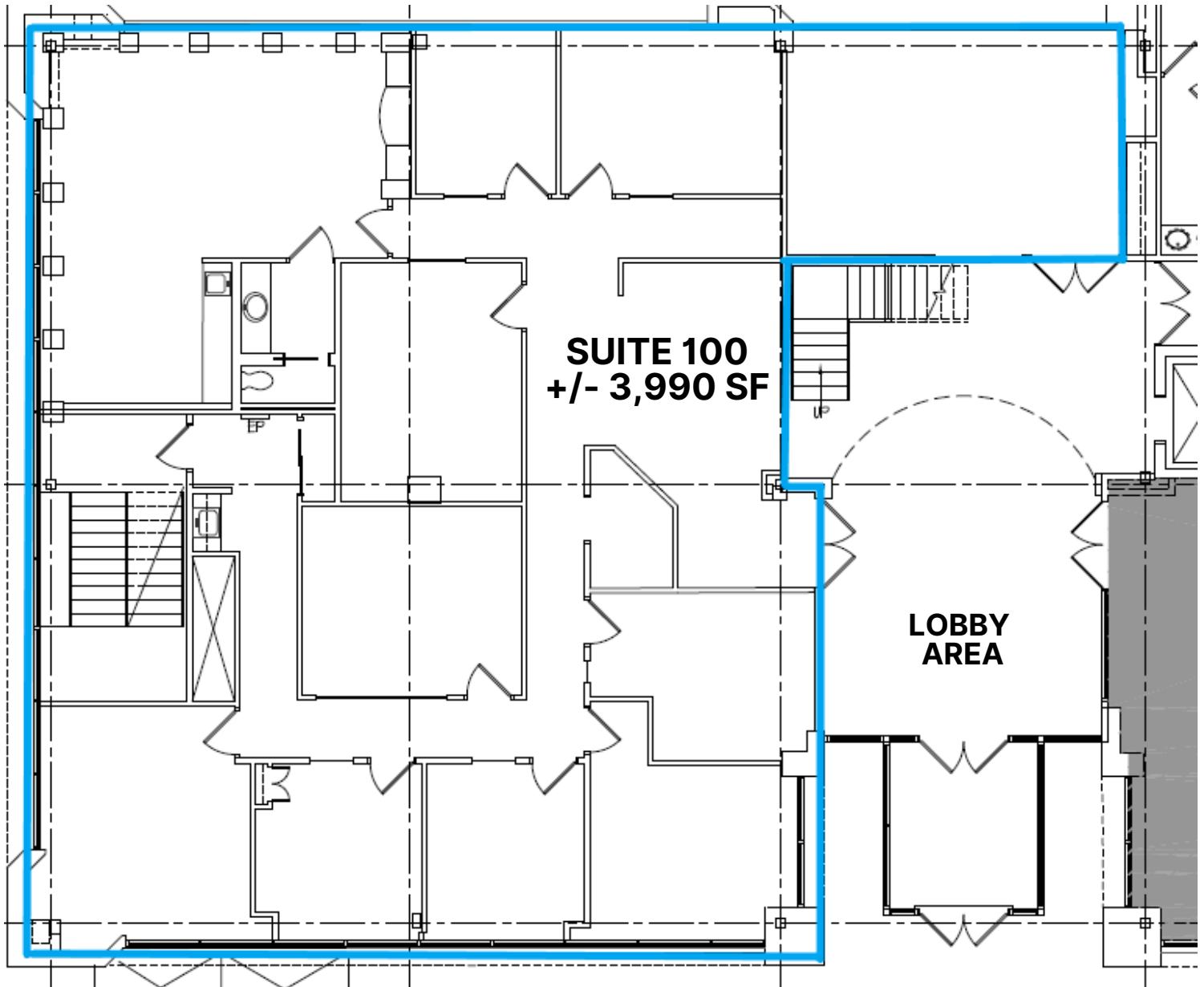


PROPERTY AREA/HIGHLIGHTS

- Class "A" corporate office building situated in a premier office park setting location
- Surrounded by amenities, scenic water views, two-mile walking trails, ample parking, solar power, LED lighting and an outdoor patio overlooking the pond with seating area
- Electric charging stations available
- Strategically located in the heart of the Marlton Business District
- Directly off Route 73 North minutes from I-295, New Jersey Turnpike and Route 70
- On-Site Property Management
- Conveniently situated within minutes of numerous restaurants, retail and hotels
- Impressive recently renovated interiors
- Join National Integrity Title Agency, Console & Associates, P.C., Panda Exteriors, Spring Hill Home Care, Ferrara Law Group, Garden State Fiduciary Services, and Claritas Financial Partners

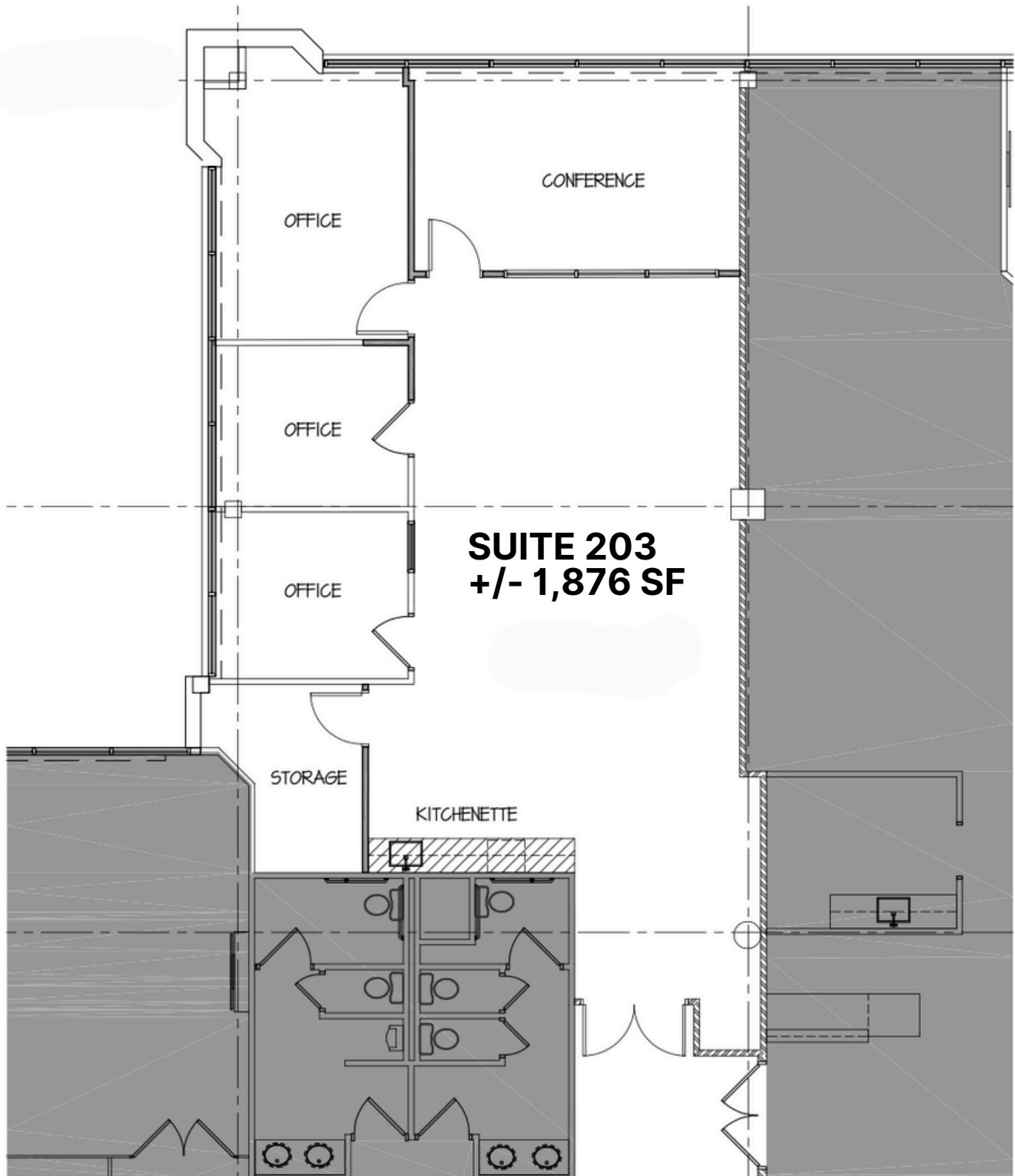
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FLOOR PLAN



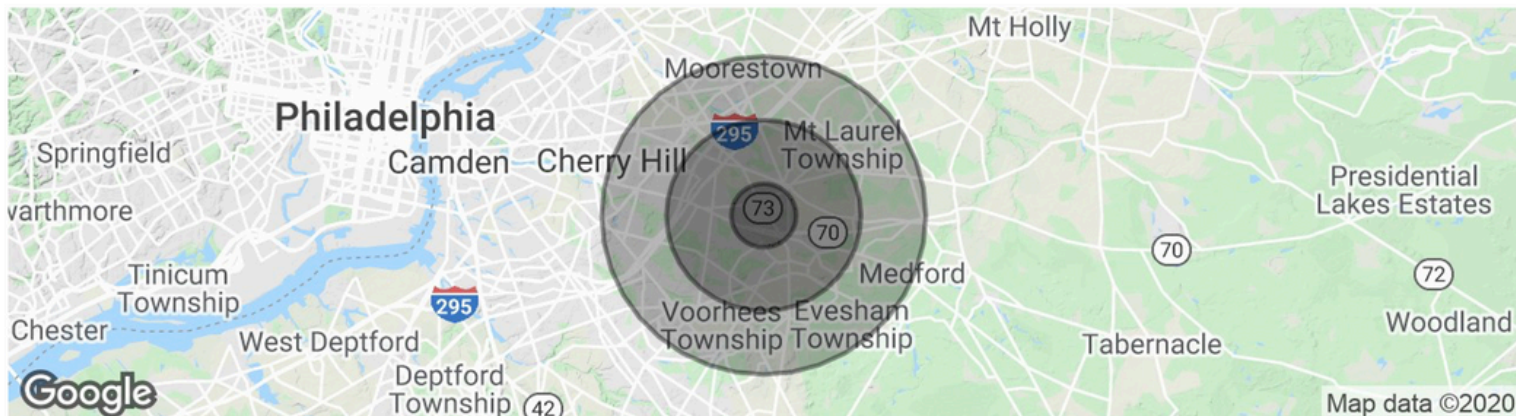
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FLOOR PLAN



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.

PROPERTY DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,306	74,981	183,677
Average age	39.6	42.0	42.0
Average age (Male)	39.3	40.4	40.4
Average age (Female)	39.9	43.8	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,779	27,513	69,270
# of persons per HH	2.5	2.7	2.7
Average HH income	\$90,507	\$110,169	\$110,071
Average house value	\$290,958	\$325,121	\$360,647

* Demographic data derived from 2010 US Census



CONTACT

Jason Wolf

Managing Director

856 857 6300

jason.wolf@wolfcre.com

Bethany Brown

Vice President

267.226.6602

bethany.brown@wolfcre.com

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.