

SAGEMORE CORPORATE CENTER

MARLTON, NEW JERSEY

EXCLUSIVE INVESTMENT PORTFOLIO OFFERING



THE OFFERING

Wolf Commercial Real Estate (“WCRE”), has been retained on an exclusive basis to arrange the sale of **Sagemore Corporate Center** (the “Property”), a five building 168,462 square foot Suburban office portfolio situated just off Route 73 in the desired location of Marlton, New Jersey.

The Sagemore Corporate Center offers investors the opportunity to own and manage a historically beautiful, iconic office park in Southern New Jersey which has a staple for more than three decades. Currently 83% leased across five buildings with an average weighted lease term of approximately 4.15 years, the Property features a diverse rent roll with tenants operating in the clinical healthcare, financial services and legal services. The Sagemore Corporate Center’s tenant mix consists of Cooper Health System (Moody’s Credit Rating: Baa1), Wells Fargo (Moody’s Credit Rating: Aa2) and Janney Montgomery Scott (Moody’s Credit Rating: Aaa). As a result, the Property offers investors strong in-place cash flow with the potential of additional upside through the lease-up of the premier existing vacancy and the implementation of a modest modernization program.

The portfolio consists of 5-buildings over 19 acres close to local amenities and prominent retail destinations. Sagemore Corporate Center is within close driving distance to growing residential communities with strong demographics of Marlton, Cherry Hill and Voorhees where many of the region’s top executives live.



WCRE

168,462

TOTAL SIZE (SF)

83%

CURRENT OCCUPANCY

4.15

WEIGHTED AVERAGE LEASE TERM

24

OF EXISTING TENANTS

SAGEMORE CORPORATE CENTER

MARLTON, NEW JERSEY

5000 SAGEMORE

SQUARE FEET: 21,000
STORIES: 1
YEAR BUILT: 1990
ELEVATORS: NONE
LAND: 3.23 AC
ZONING: O (OFFICE)

6000 SAGEMORE

SQUARE FEET: 50,000
STORIES: 3
YEAR BUILT: 2000
ELEVATORS: 1
LAND: 4.68 AC
ZONING: O (OFFICE)

8000 SAGEMORE

SQUARE FEET: 50,400
STORIES: 3
YEAR BUILT: 1988
ELEVATORS: 2
LAND: 4.09 AC
ZONING: O (OFFICE)

10000 SAGEMORE

SQUARE FEET: 40,000
STORIES: 2
YEAR BUILT: 1999
ELEVATORS: NONE
LAND: 4.60 AC
ZONING: O (OFFICE)

14000 SAGEMORE

SQUARE FEET: 12,000
STORIES: 1
YEAR BUILT: 1993
ELEVATORS: NONE
LAND: 2.82 AC
ZONING: O (OFFICE)

LOCATION OVERVIEW



LOCATION OVERVIEW



EXCEPTIONAL ACCESS & SUPERIOR AMENITIES

The Sagemore Drive Portfolio offers easy access to Route 73. Route 70, Interstate 295 and the New Jersey Turnpike. The properties are a short 20-minute commute to Center City, Philadelphia. Sagemore Drive is located in near highly attractive residential communities of Mount Laurel, Cherry Hill, Medford and Voorhees.

The Promenade at Sagemore is within walking distance from the portfolio and is filled with various restaurants like Redstone American Grill, Brio Italian Restaurant and P.F. Changs. The Promenade boasts upscale retail tenants as well like, Ann Taylor, Anthropologie, LoveSac and Talbots.

Sagemore is within minutes from the newly constructed Marlton Virtua Hospital and other notorious medical facilities like Rothman Institute. The property has various retailers, office parks, restaurants and hotels within the vicinity.



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A Davis Community