

OFFICE SUITES FOR LEASE IN LANDMARK LOCATION

UNDER
NEW
OWNERSHIP!



**2201 ROUTE 38
CHERRY HILL, NJ**



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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: 2201 Route 38
Cherry Hill, NJ 08002

Size/SF Available: +/-1,100 to 10,500 SF

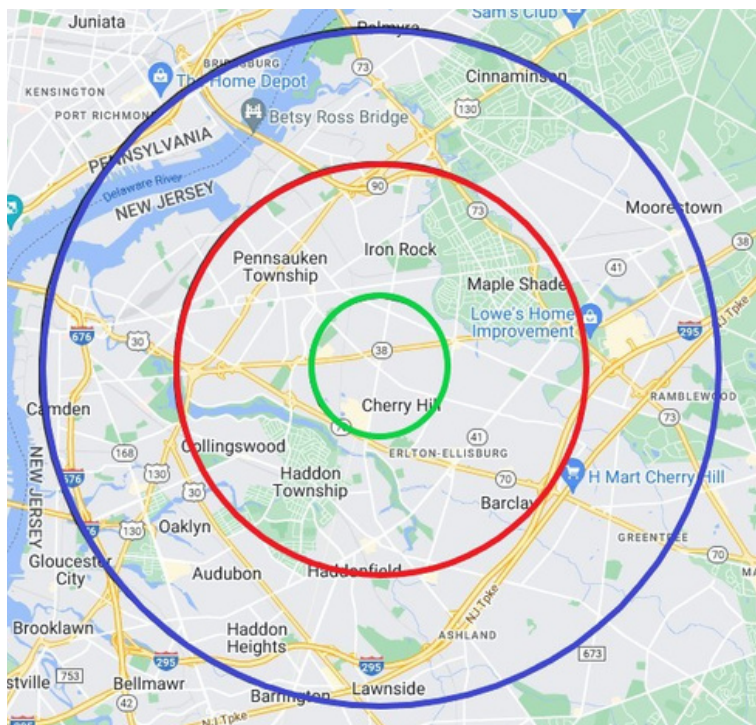
Lease Price: Call for information

Occupancy: Immediate

Signage: Directory & Suite

PROPERTY AREA/HIGHLIGHTS

- Under new ownership and property management
- +/- 81,000 SF office building with 8 floors undergoing capital improvements
- Situated on Route 38 providing easy access from Routes 70, 73 and 130, I-295, NJ Turnpike and Center City Philadelphia
- Landmark location across from the Cherry Hill Mall
- Easily accessible to bus lines: 317, 413, 418, 455, 457 and to the Atlantic City Rail Line



2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population:	11,860	102,706	274,852
Est. Households:	4,676	40,757	104,318
Avg. Household Income:	\$109,472	\$106,829	\$110,157

TRAFFIC COUNT: 49,011 VPD



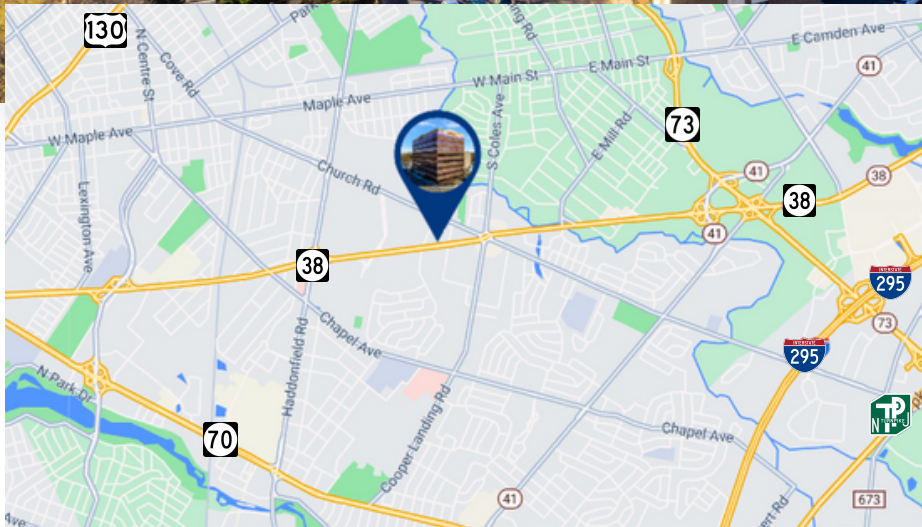
Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@wolfcre.com

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.



2201 ROUTE 38 | CHERRY HILL, NJ



ROUTE 73: 2 Miles
ROUTE 70: 2 Miles
ROUTE 130: 2.8 Miles
I-295: 3.5 Miles
NJ TURNPIKE: 4.3 Miles
CENTER CITY: 9 Miles
PHILADELPHIA AIRPORT: 18 Miles



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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



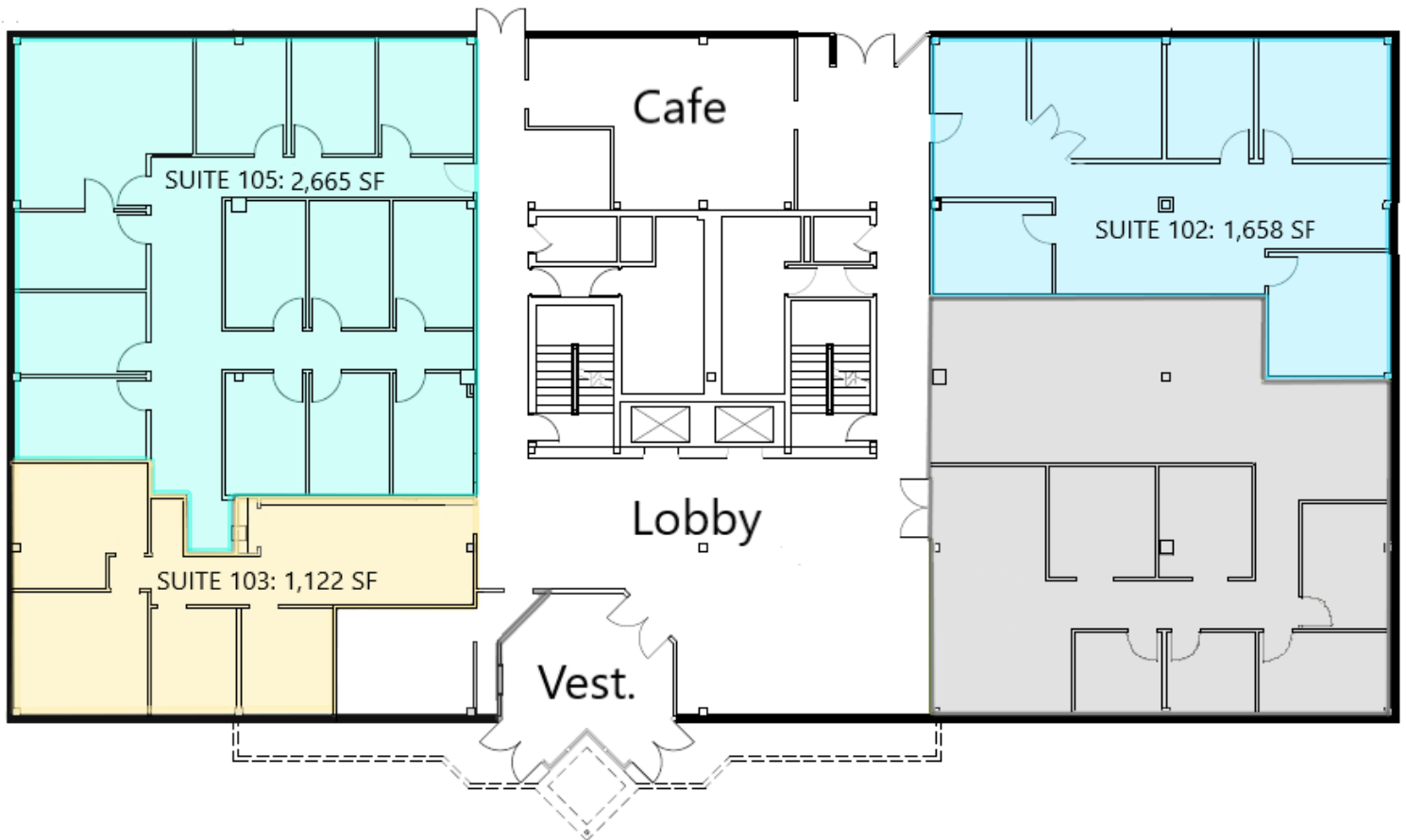
2201 ROUTE 38 | CHERRY HILL, NJ

FIRST FLOOR PLAN

SUITE 102: 1,658 SF

SUITE 103: 1,122 SF

SUITE 105: 2,665 SF



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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.



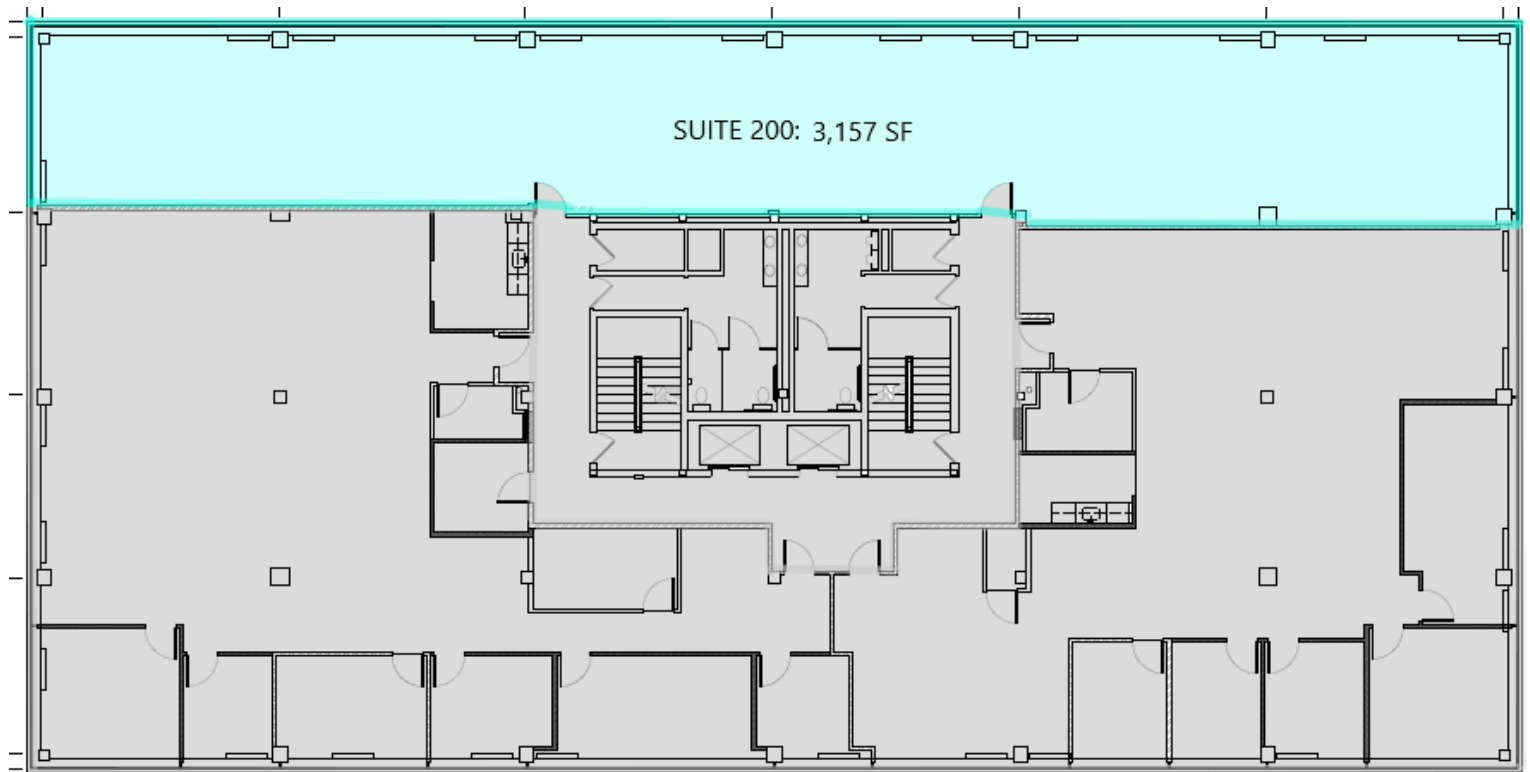
Wolf Commercial Real Estate
www.WolfCRE.com



2201 ROUTE 38 | CHERRY HILL, NJ

SECOND FLOOR PLAN

SUITE 200: 3,157 SF



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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.



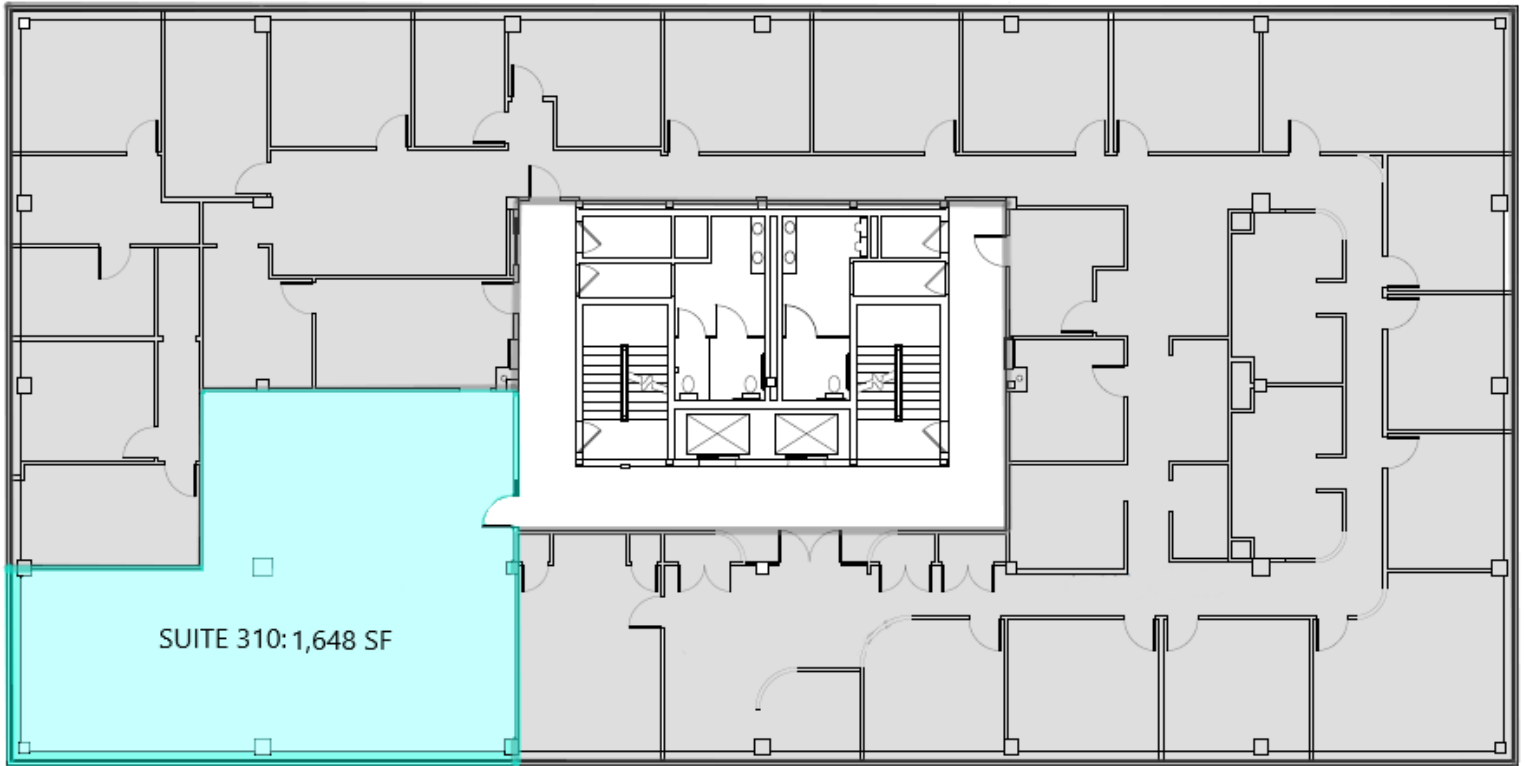
Wolf Commercial Real Estate
www.WolfCRE.com



2201 ROUTE 38 | CHERRY HILL, NJ

THIRD FLOOR PLAN

SUITE 310: 1,648 SF



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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.



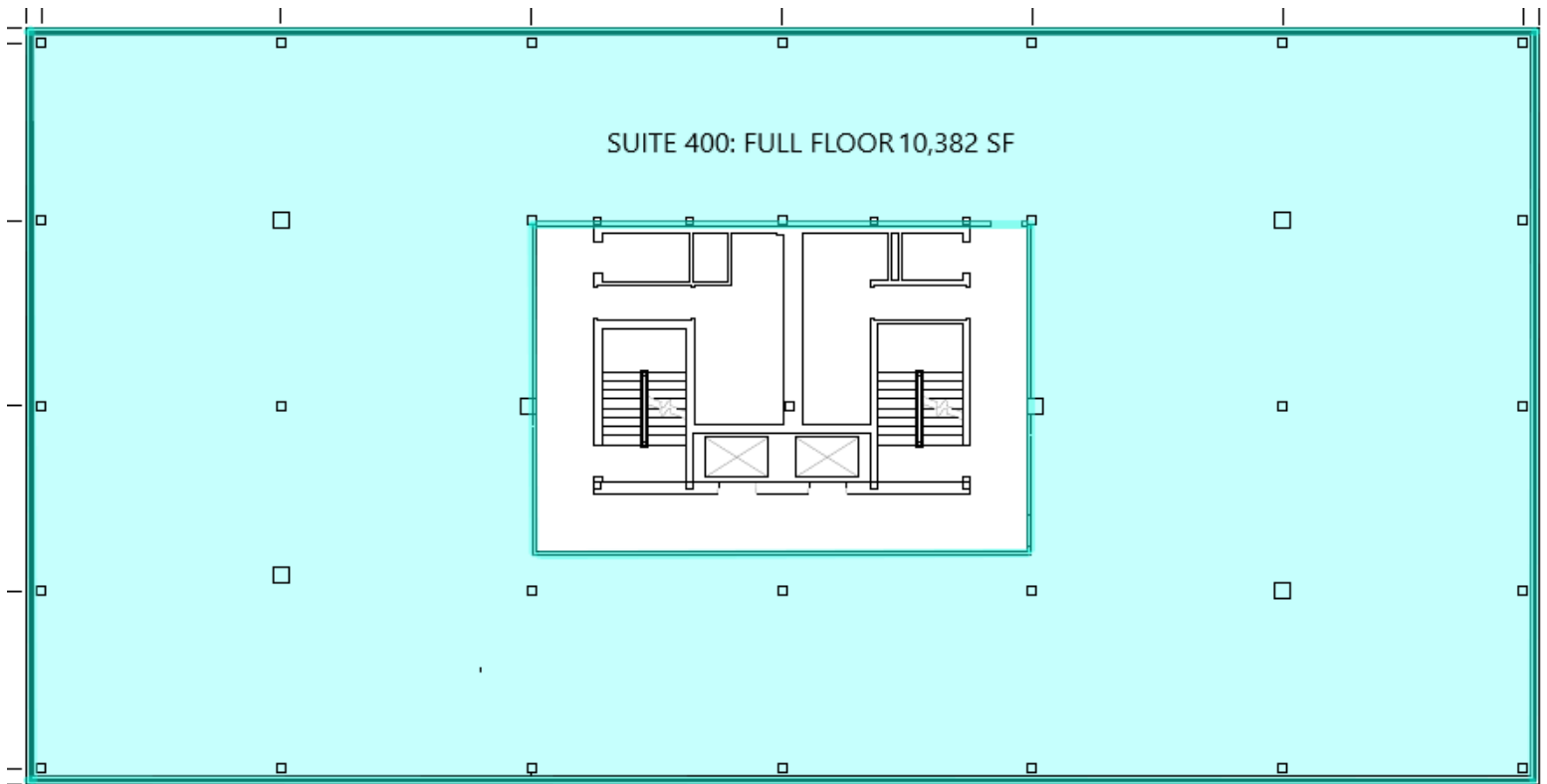
Wolf Commercial Real Estate
www.WolfCRE.com



2201 ROUTE 38 | CHERRY HILL, NJ

FOURTH FLOOR PLAN

SUITE 400: FULL FLOOR 10,382 SF



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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.



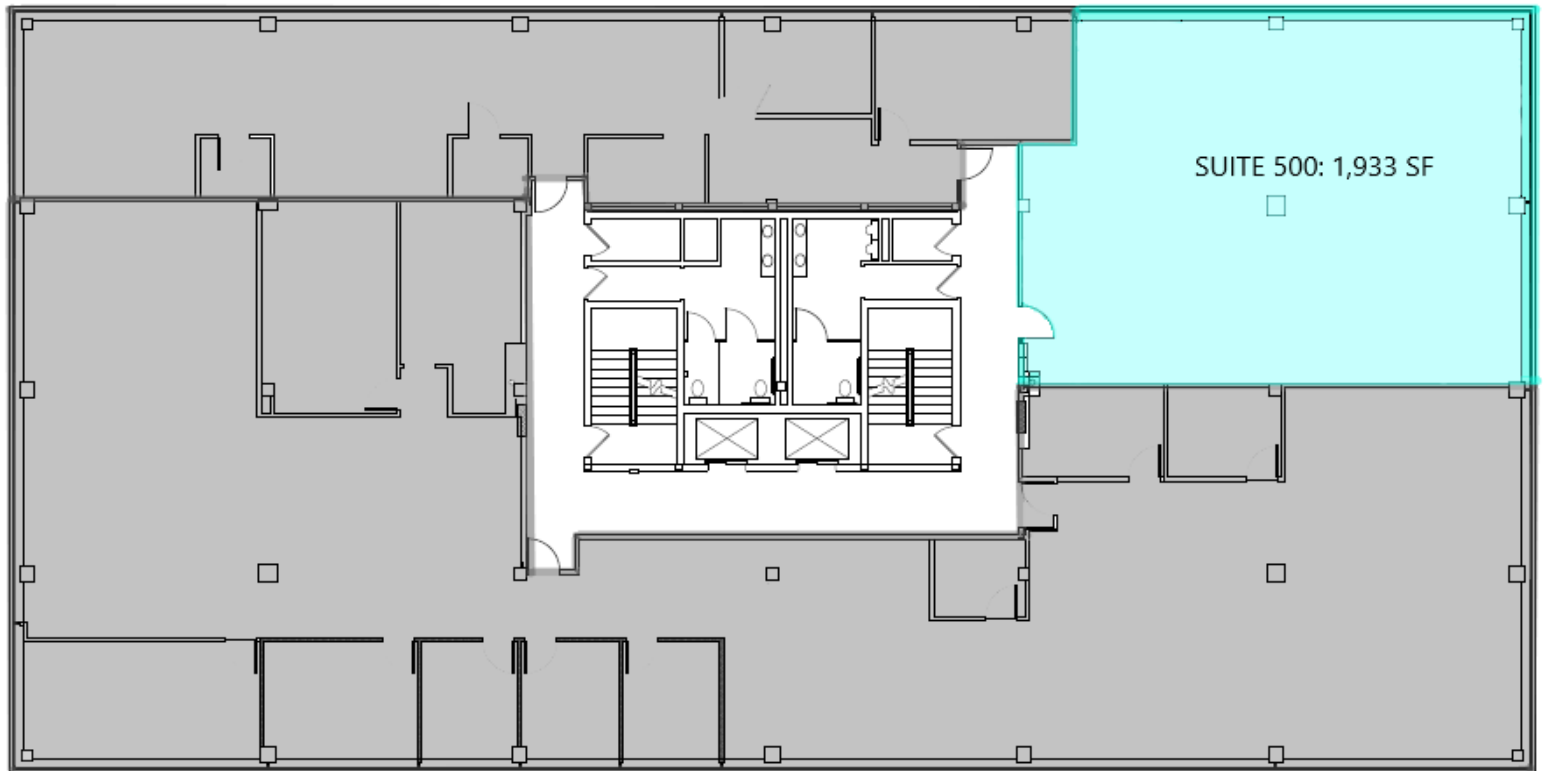
Wolf Commercial Real Estate
www.WolfCRE.com



2201 ROUTE 38 | CHERRY HILL, NJ

FIFTH FLOOR PLAN

SUITE 500: 1,993 SF



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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.



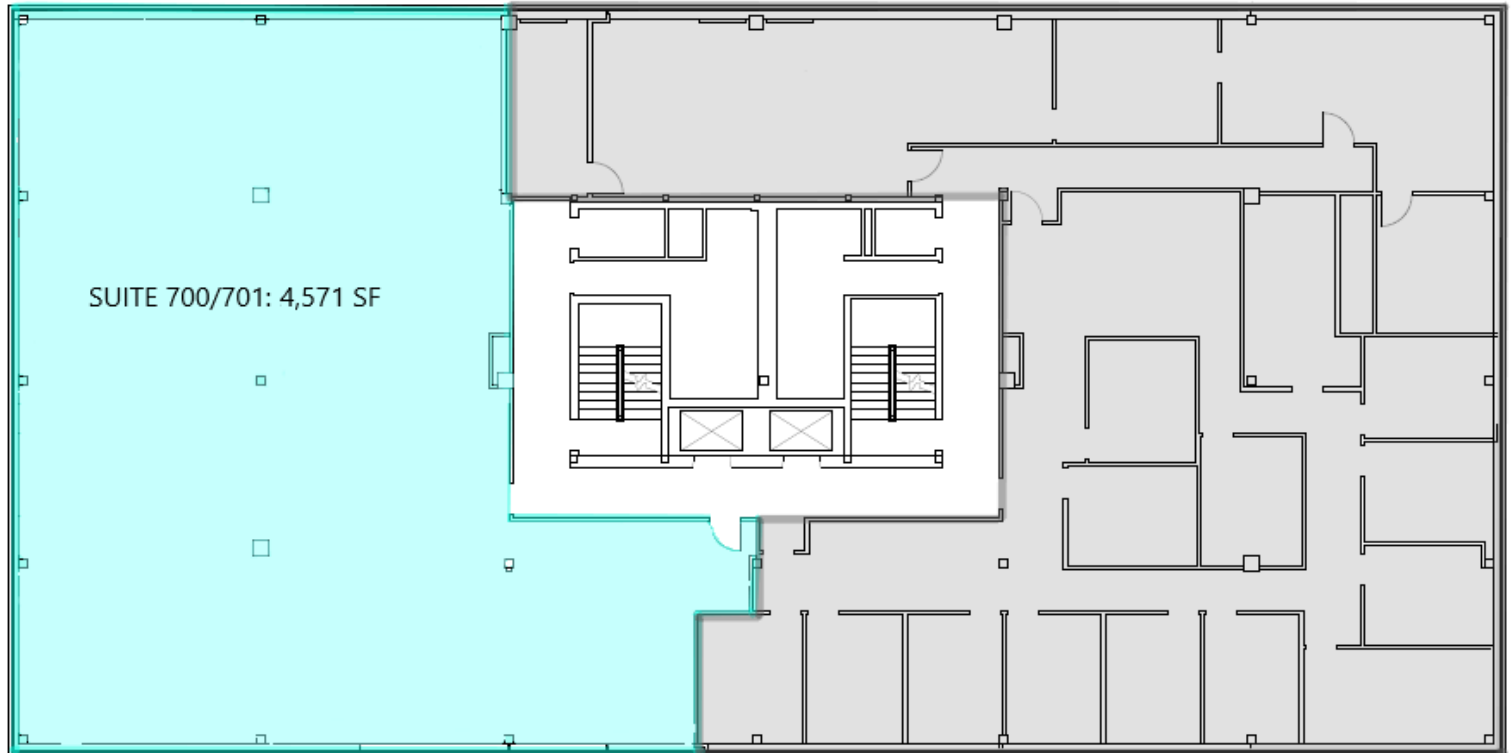
Wolf Commercial Real Estate
www.WolfCRE.com



2201 ROUTE 38 | CHERRY HILL, NJ

SEVENTH FLOOR PLAN

SUITE 700/701: 4,571 SF



Evan Zweben
Executive Vice President
856.261.5548
evan.zweben@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

