

# SUITES AVAILABLE FOR LEASE AT KEVON OFFICE CENTER

2500 McClellan Ave, Pennsauken, NJ

UNDER  
NEW  
OWNERSHIP



## ABOUT THE PROPERTY

- Multiple suites ranging from 1,111 SF – 9,293 SF
- Flexible rent schedule
- Capital improvements to common areas underway
- Building signage along Route 70 corridor
- Walking distance to Cooper River walking and bike paths
- On-site property management
- Ample parking
- NJT Bus #406 stops at corner of Route 70 & McClellan Ave
- Easy access to Routes 30, 38, 70 and 130
- Minutes to Philadelphia

## CONTACT US

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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.



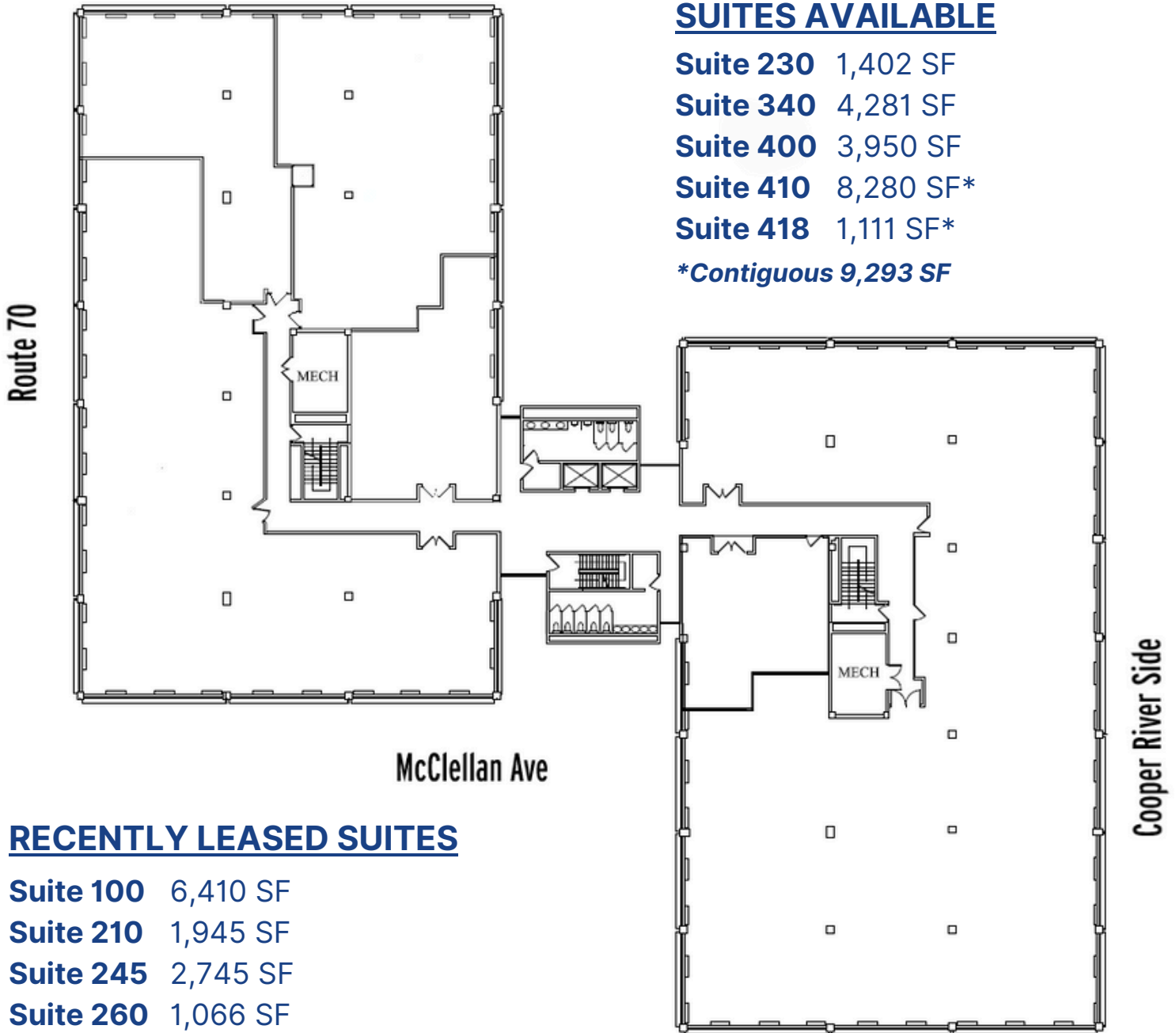
**Wolf Commercial Real Estate**  
**www.WolfCRE.com**



## TYPICAL FLOOR PLATE

### SUITES AVAILABLE

- Suite 230** 1,402 SF
- Suite 340** 4,281 SF
- Suite 400** 3,950 SF
- Suite 410** 8,280 SF\*
- Suite 418** 1,111 SF\*
- \*Contiguous 9,293 SF**

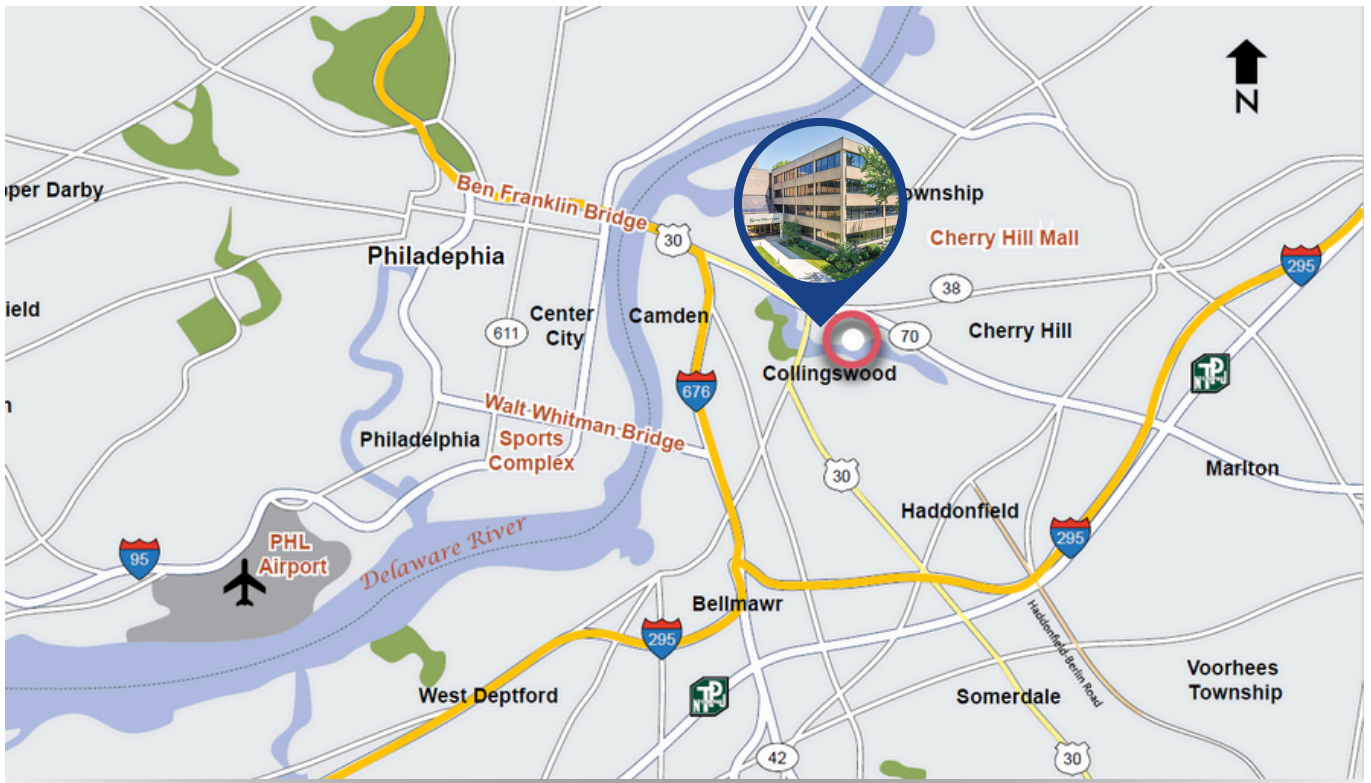
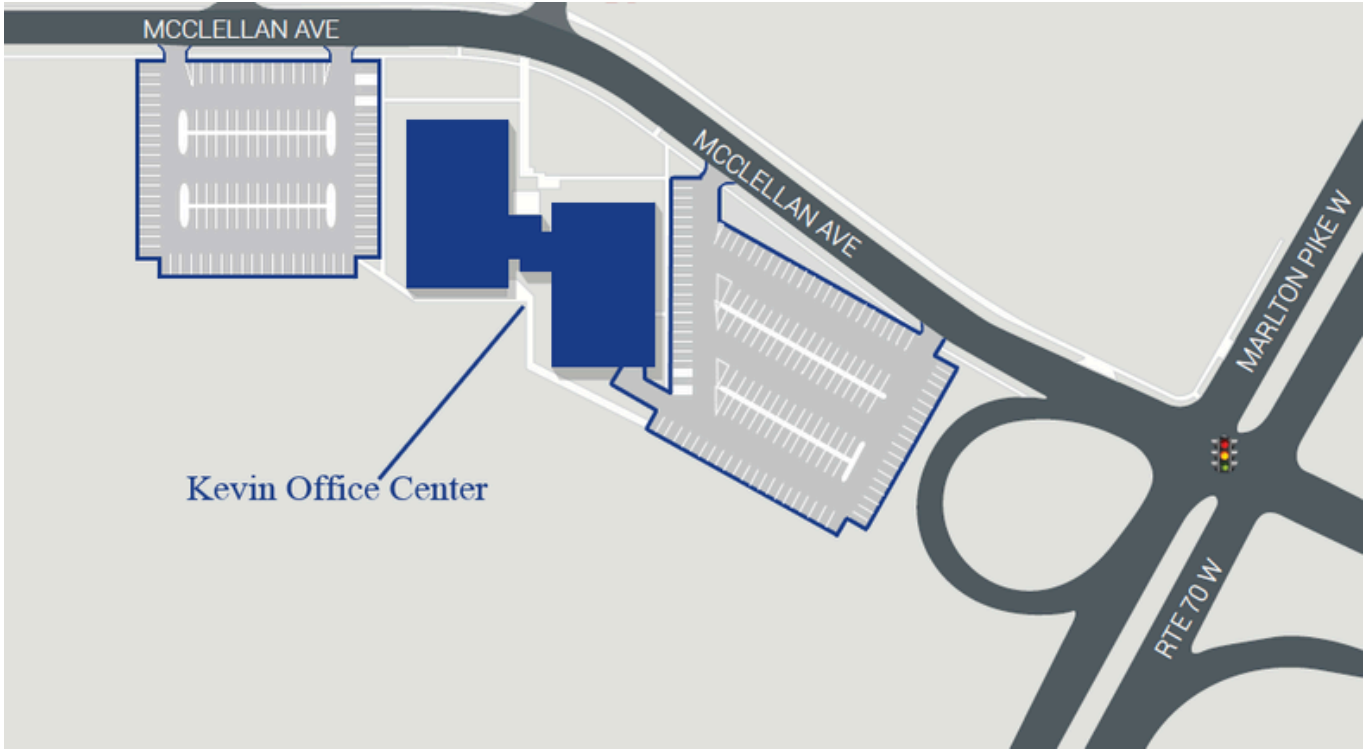


### RECENTLY LEASED SUITES

- Suite 100** 6,410 SF
- Suite 210** 1,945 SF
- Suite 245** 2,745 SF
- Suite 260** 1,066 SF
- Suite 360** 4,530 SF
- Suite 408** 7,507 SF
- Suite 430** 1,065 SF

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## EXAMPLE OF RECENT TENANT FIT-OUT



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