



News Release

One Holtec Drive | Suite G100
Marlton, NJ 08053
P 856 857 6300 | F 856 283 3950

FOR IMMEDIATE RELEASE

Contact: Gabrielle Leonetti Phone: 856.857.6302

mail:gab.leonetti@wolfcre.com

WCRE APPOINTED EXCLUSIVE AGENT AT KEVON OFFICE CENTER 2500 MCCLELLAN AVENUE, PENNSAUKEN, NJ

This prime asset adds to WCRE's growing number of office building assignments in the Philadelphia and the Southern New Jersey region.



2500 McClellan Avenue, Pennsauken, NJ

SEPTEMBER 13, 2023 - PENNSAUKEN, NJ - Wolf Commercial Real Estate ("WCRE") is delighted to announce that they have been appointed the exclusive leasing agent for the Kevon Office Center ("KOC"), situated at 2500 McClellan Avenue in Pennsauken, New Jersey.

Kevon Office Center was recently acquired by Alinea Capital Group, a private investment firm located in Philadelphia. Ownership has started a comprehensive capital improvement project to renovate the common areas and plans to customize the suites to future tenant's needs. KOC's available units range from 1,065 to 12,430 square feet, including a first-floor suite with direct access from the parking lot. Ownership has offered to make building signage available as part of an amenity package to a future Tenant who meets local ordinance guidelines.

The building is situated at the intersections of Route 70, Route 38 and McClellan Avenue, just a six-minute ride from Center City Philadelphia via the Ben Franklin Bridge. This location provides easy access to major roadways including Routes 30, 38, 70 and 130. Additionally, NJ Transportation Bus #406 stops at the corner of Route 70 and McClellan Ave, offering added transportation options

to employees and clients.

KOC offers a remarkable opportunity for professionals seeking modern office spaces at very reasonable rates. It has access to the scenic Cooper River walking and bike paths. Restaurants, retail, and strong corporate neighbors add to the amenities available to occupants at KOC.

"Having lived in Cherry Hill for over 30 years and passing this building on my way into Center City daily, I am very excited to add Kevon Office Center to our portfolio," commented Ehud "Udy" Nahum, one of the new owners at Alinea Capital. "This property is extremely well-located and includes ample parking, two things you can rarely control as a real estate owner. We are well on our way to making strategic improvements here to help bring the building to its full potential for tenants and the community."

"As the exclusive leasing agent for Kevon Office Center, we are excited to offer office users a well-located building with strong ownership in a prime location," said Erin Warwick, Executive Vice President at WCRE. "We believe the new owner's track record in previous holdings bodes well for the future success of this project and look forward to helping bring KOC back to full occupancy."

For more information and to schedule a tour, please contact Erin Warwick or Evan Zweben at Wolf Commercial Real Estate.

A marketing brochure and tenant information package is available upon request.

About WCRE

WCRE is a full-service commercial real estate brokerage and advisory firm specializing in office, retail, medical, industrial and investment properties in Southern New Jersey and the Philadelphia region. We provide a complete range of real estate services to commercial property owners, companies, banks, commercial loan servicers, and investors seeking the highest quality of service, proven expertise, and a total commitment to client-focused relationships. Through our intensive focus on our clients' business goals, our commitment to the community, and our highly personal approach to client service, WCRE is creating a new culture and a higher standard. We go well beyond helping with property transactions and serve as a strategic partner invested in your long-term growth and success.

Learn more about WCRE online at www.wolfcre.com, on Twitter & Instagram @WCRE1, and on Facebook at Wolf Commercial Real Estate, LLC.

About Alinea ~~Capitol~~ Capital Group

Alinea Capital Group is a real estate investment company that handles acquisition, development, and management of commercial assets across the greater Philadelphia and South Jersey regions. Alinea focuses on the acquisition and operation of value-add commercial retail and office assets, and has completed several ground-up residential projects in the region with over 120 residential units built and sold and provide management over 1 million square feet.

For additional information about Alinea Capitol Group, visit www.alineacap.com.

