

Class "A" Office Suites For Sublease

50 Lake Center, Marlton, NJ



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Wolf Commercial Real Estate
www.WolfCRE.com



Main Lobby



BUILDING AMENITIES & INFORMATION

- 4-story Class "A" office building
- Recently renovated common areas
- Serene views with scenic walking path around lake
- 400 striped parking spaces (4.5 per 1,000 SF)
- Strong ownership with proven track record
- Deli within walking distance

SUBLEASE INFORMATION

- **Suite 110: 2,122 SF**
 - Furniture can be made available
- **Suite 201: 10,060 SF**
- **Suite 300: 23,571 SF**
 - New CAT 6 cabling in place (dual-drop to each location)
 - Recently installed Tenant card-access system

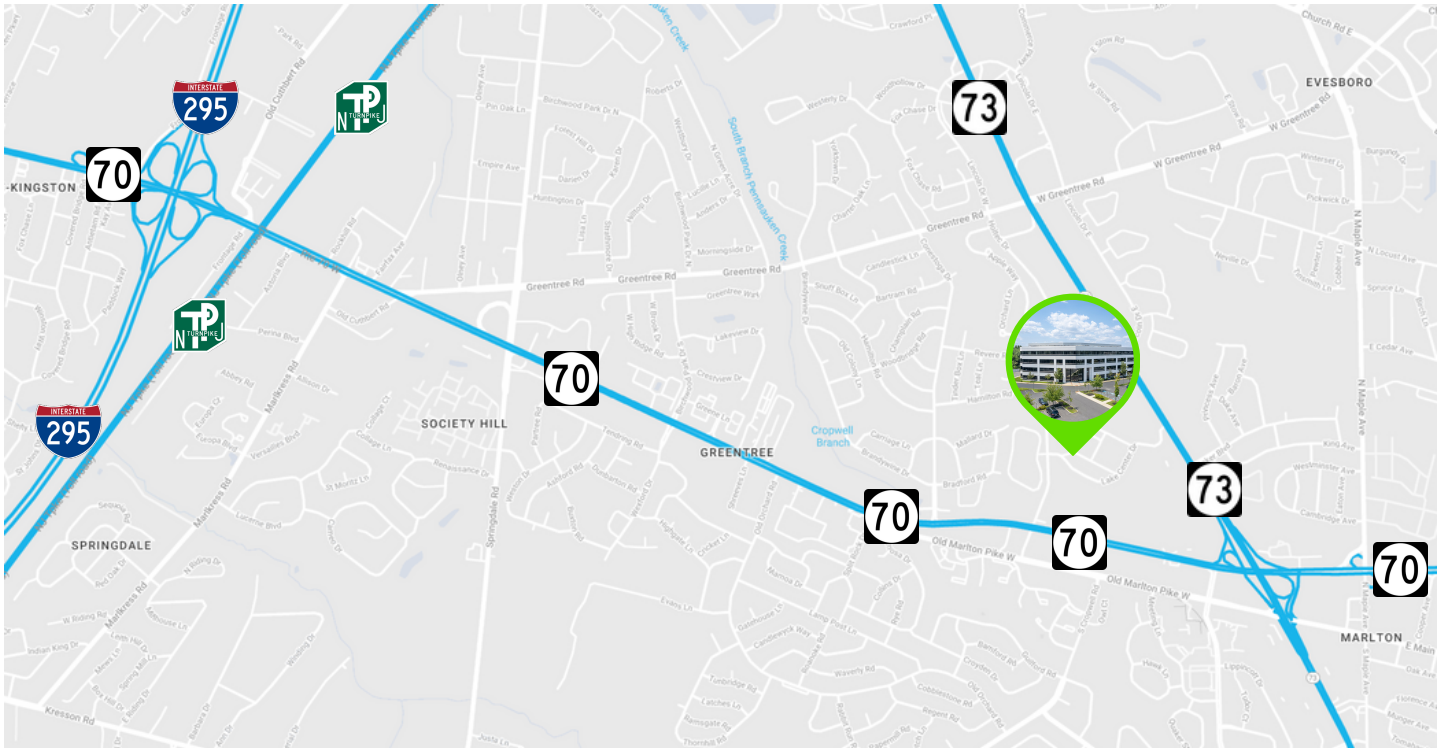


Walking Path with Lake

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LOCATION HIGHLIGHTS

- Located within Lake Center Executive Park with entrances on Route 73 & Cropwell Road
- Employees & visitors have easy access to Routes 70, 73, I-295 and NJ Turnpike



LODGING

- Hyatt Place Mt. Laurel
- Holiday Inn Express
- Hampton Inn Philadelphia/Mt. Laurel

BANKING & GAS

- | | |
|-----------------|---------------|
| • TD Bank | • Wawa |
| • Chase Bank | • Royal Farms |
| • Republic Bank | • Sunoco |

RECREATION

- | | |
|----------------|------------------|
| • Kohl's | • Pep Boys |
| • Wineworks | • Planet Fitness |
| • Staples | • Whole Foods |
| • HomeGoods | • LA Fitness |
| • CVS | • Barnes & Noble |
| • Michael's | • Joe Canal's |
| • TJ Maxx | • Hand & Stone |
| • Trader Joe's | • Jiffy Lube |

DINING

- | | |
|-------------------------|----------------------|
| • Shake Shack | • Starbucks |
| • Fleming's Steak House | • Marlton Diner |
| • Primo Hoagies | • Chipotle |
| • honeygrow | • Chickie's & Pete's |
| • Olga's Diner | • Osushi |
| • Chick-fil-A | • Dunkin Donuts |
| • Mission BBQ | • Smoothie King |
| • TGI Friday's | • MOD Pizza |

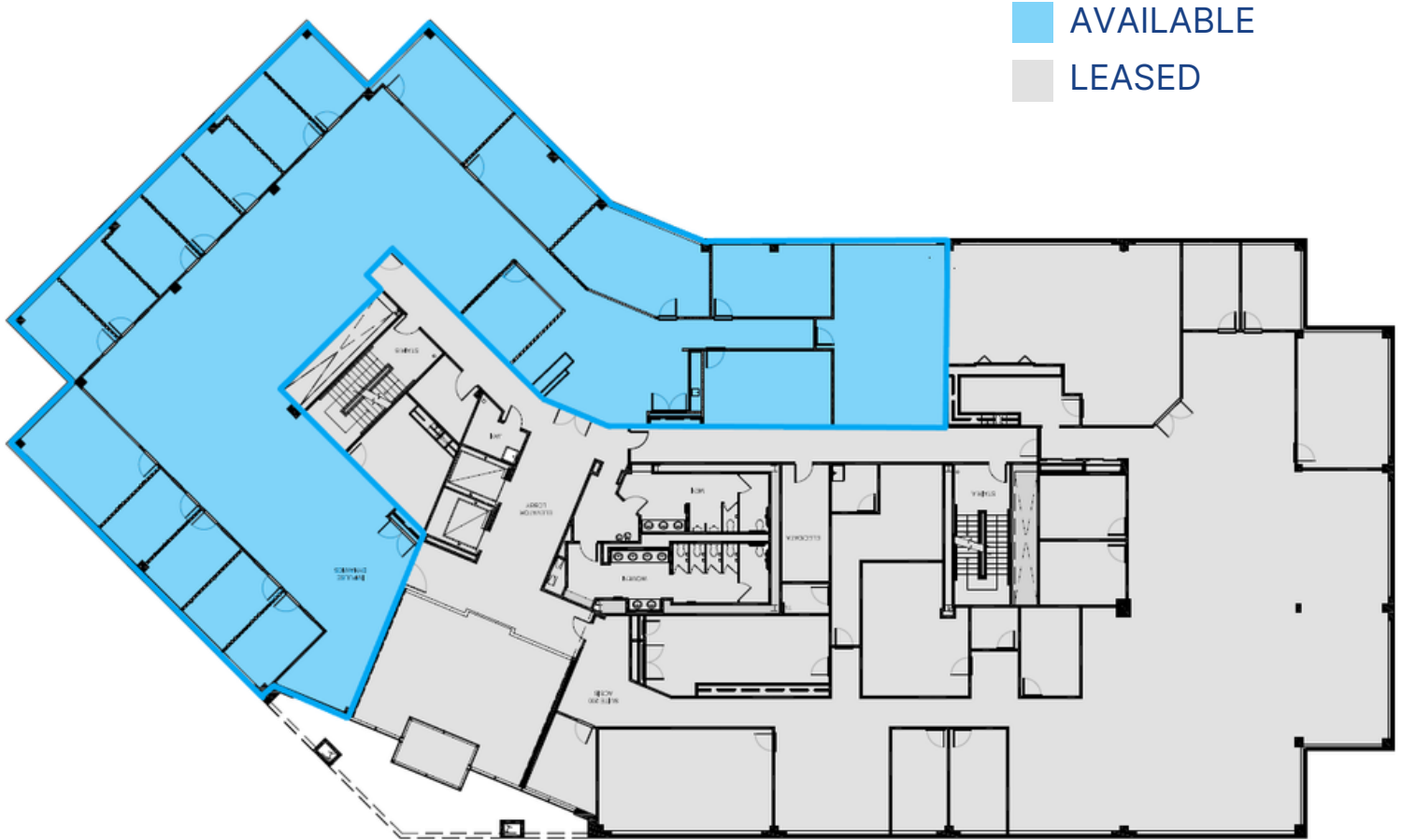
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FLOOR PLAN
SUITE 110: 2,122 SF


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FLOOR PLAN

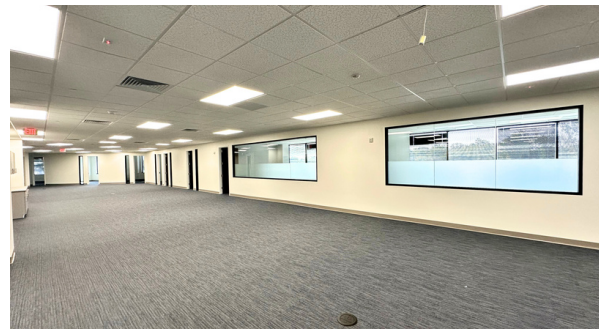
SUITE 201: 10,060 SF



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FLOOR PLAN

SUITE 300: 23,571 SF



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