

PREMIER PROFESSIONAL OFFICE SUITE FOR LEASE

4 Executive Campus, Cherry Hill, NJ



Ryan Barikian
Vice President
856.383.5355
ryan.barikian@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





BUILDING AMENITIES & INFORMATION

- +/-30,000 SF office building
- Affordable mid-rise office building
- Ample parking
- Monument signage and tenant directory
- Gym on-site for tenant use



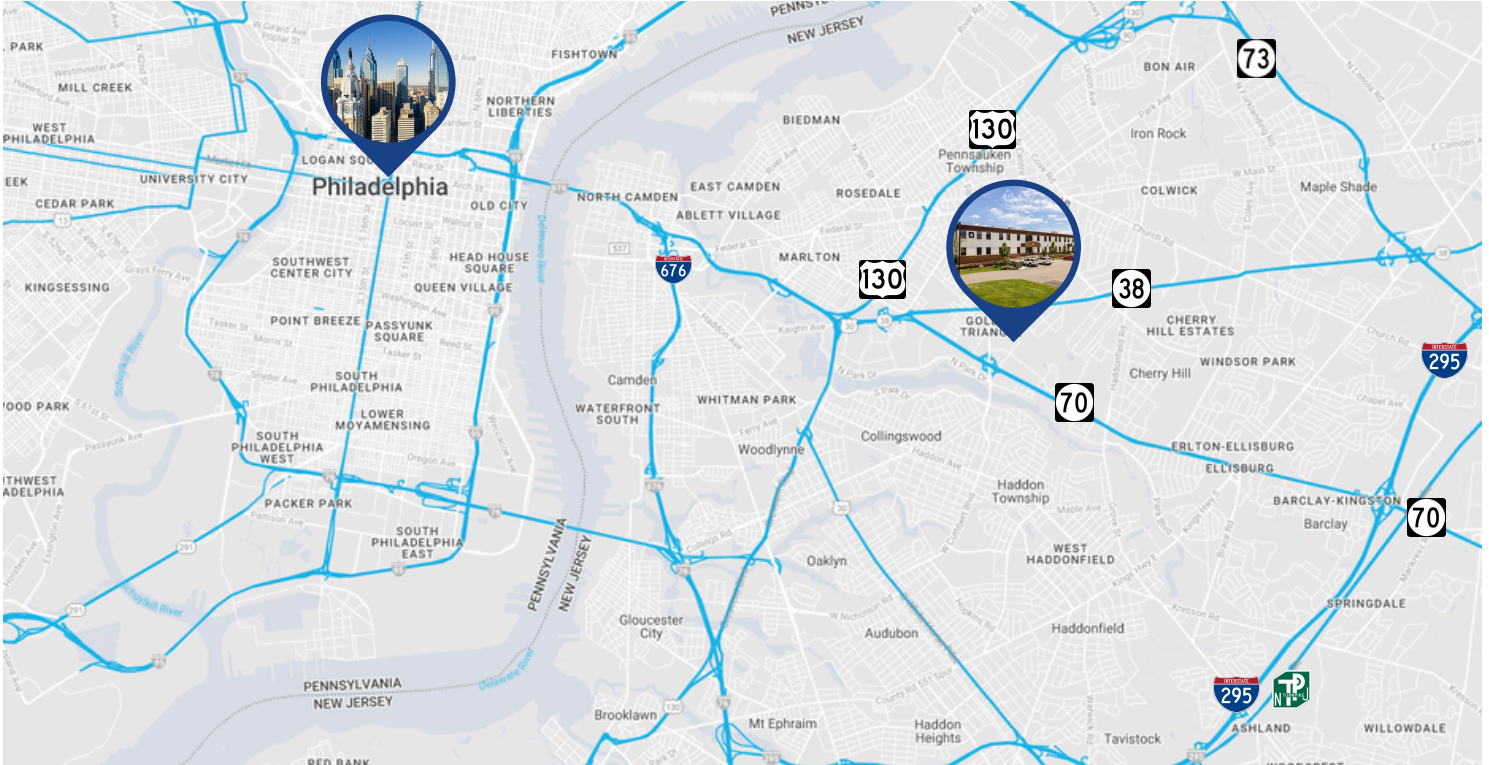
SUITE INFORMATION

- **Suite 103: +/- 3,900 SF**
 - **\$20/SF Full-Service Lease including Janitorial**
 - Multiple private offices
 - Open bullpen area for cubicles
 - Conference room
 - Existing large kitchenette
 - Existing furniture can be utilized

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.

LOCATION HIGHLIGHTS

- Located immediately off Route 70 with easy access to Ben Franklin Bridge & Philadelphia
- Situated in Cherry Hill's 'Golden Triangle' between Routes 70 & 38
- Close to Garden State Pavilion's retail amenities



LODGING

- Double Tree by Hilton
- Hampton Inn Philadelphia/Cherry Hill
- Days Inn & Suites

RECREATION

- Burlington
- Boot Barn
- Staples
- HomeGoods
- UPS Store
- Ross
- Home Depot
- Costco
- ShopRite
- Barnes & Noble
- Trader Joe's
- Home Goods
- DSW
- Nordstrom Rack
- Massage Envy
- Orangetheory Fitness

BANKING & GAS

- TD Bank
- PNC Bank
- WSFS Bank
- Wawa
- Costco Gas
- Lukoil

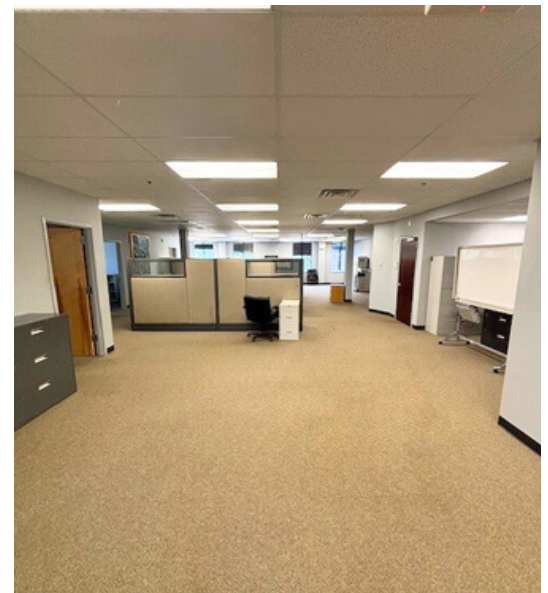
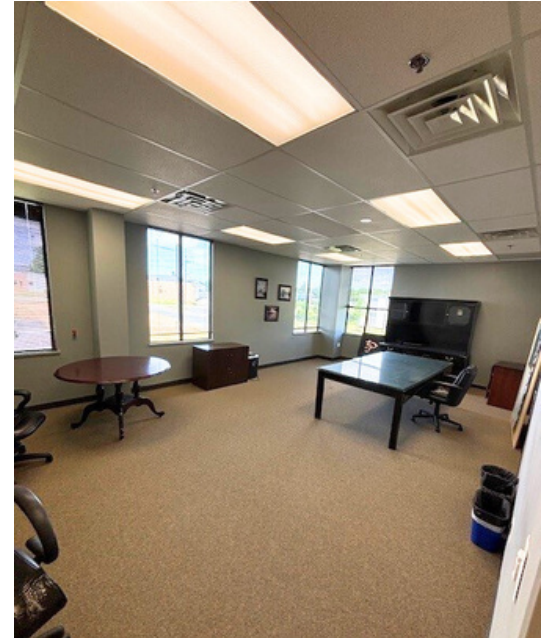
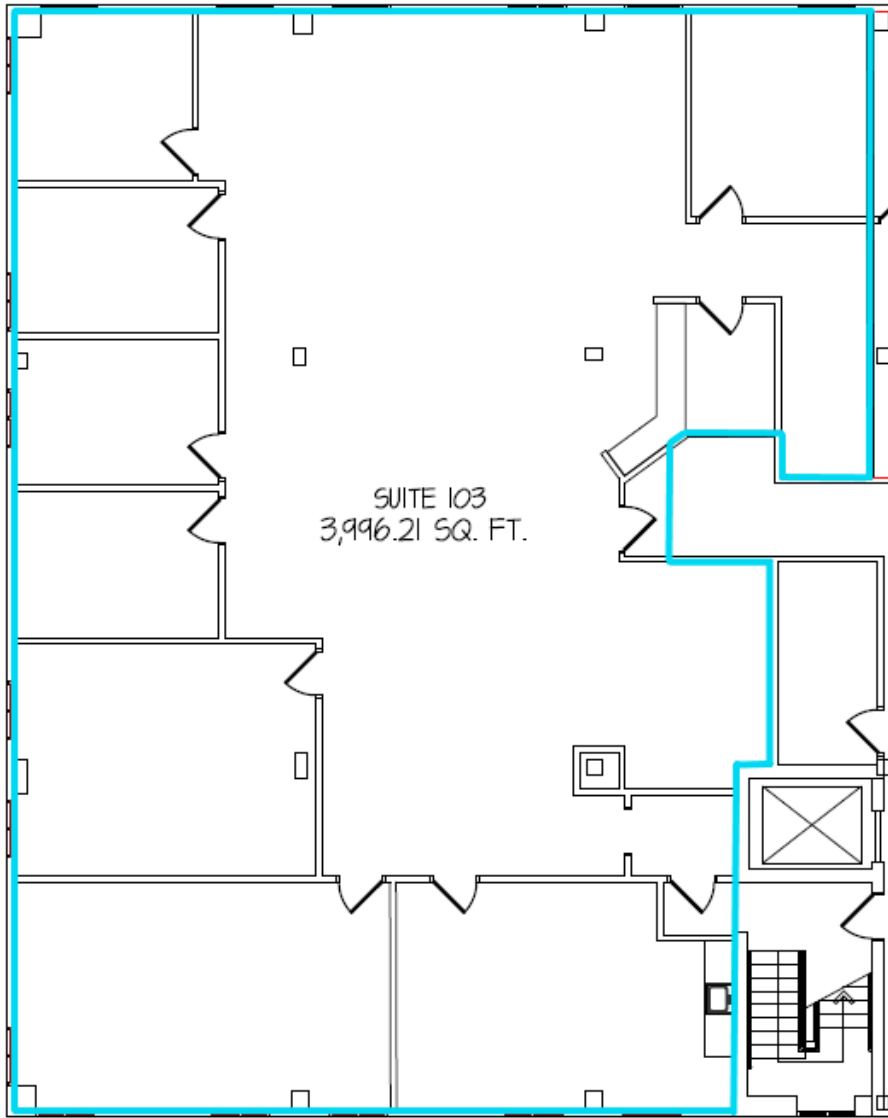
DINING

- King of Pizza
- Brio Italian Grille
- Primo Hoagies
- Jersey Mike's
- Five Guys
- Shake Shack
- Whole Hog Cafe
- LaScala's Birra
- Starbucks
- Dunkin Donuts
- Chick-fil-A
- Raising Cane's
- Chipotle
- The Cheesecake Factory
- Sugar Factory
- Crumbl

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.

FLOOR PLAN

SUITE 103: +/- 3,900 SF



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.