

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



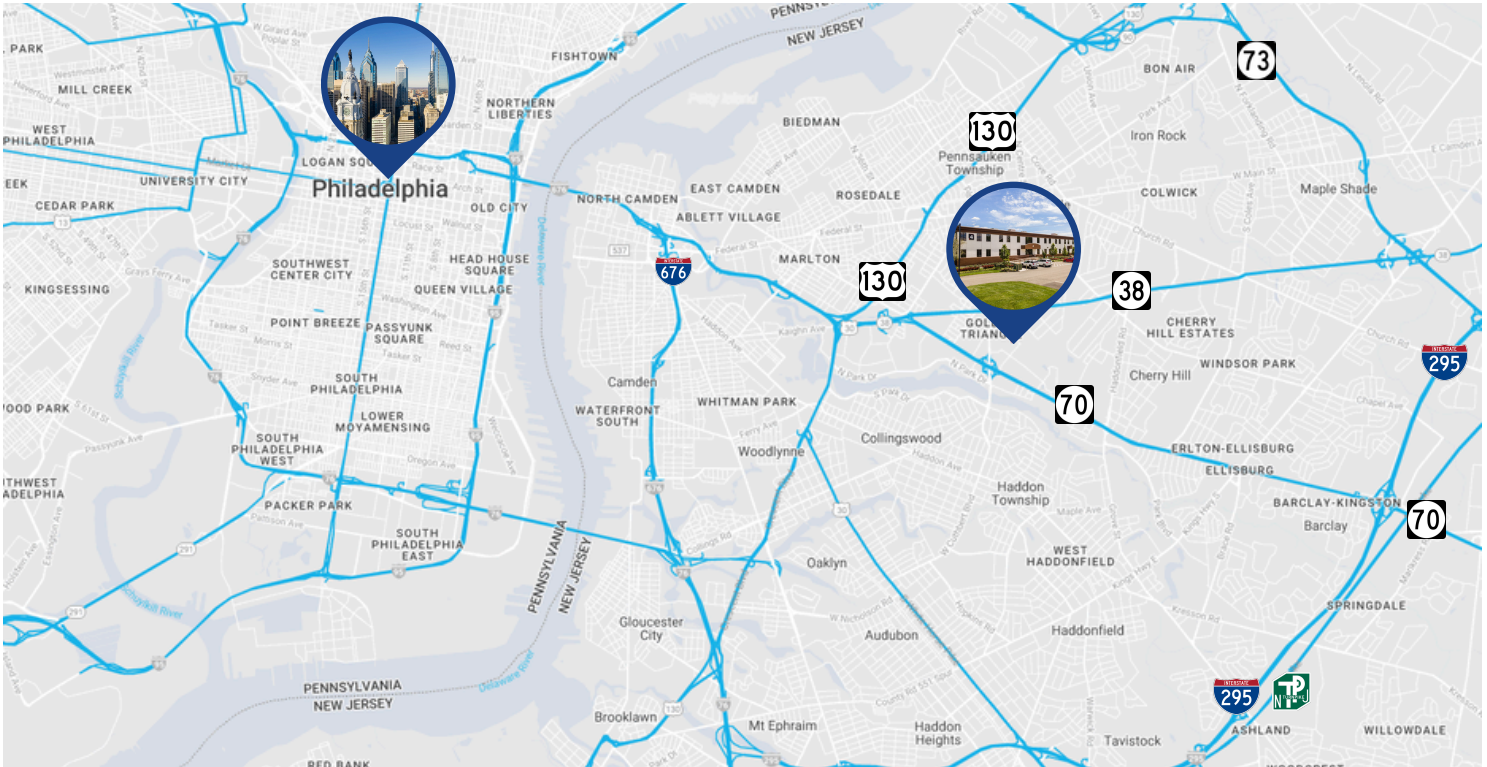
SUITE INFORMATION

- **Suite 101: +/- 1,008 SF**
 - **\$20/SF Full-Service Lease including Janitorial**
- **Suite 102: +/-3,619 SF**
 - **\$20/SF Full-Service Lease including Janitorial**
- **Suite 103: +/- 1,669 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 | • ShopRite |
| • Boot Barn | • Barnes & Noble |
| • Staples | • Trader Joe's |
| • HomeGoods | • Home Goods |
| • UPS Store | • DSW |
| • Ross | • Nordstrom Rack |
| • Home Depot | • Massage Envy |
| • Costco | • Orangetheory Fitness |

BANKING & GAS

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

DINING

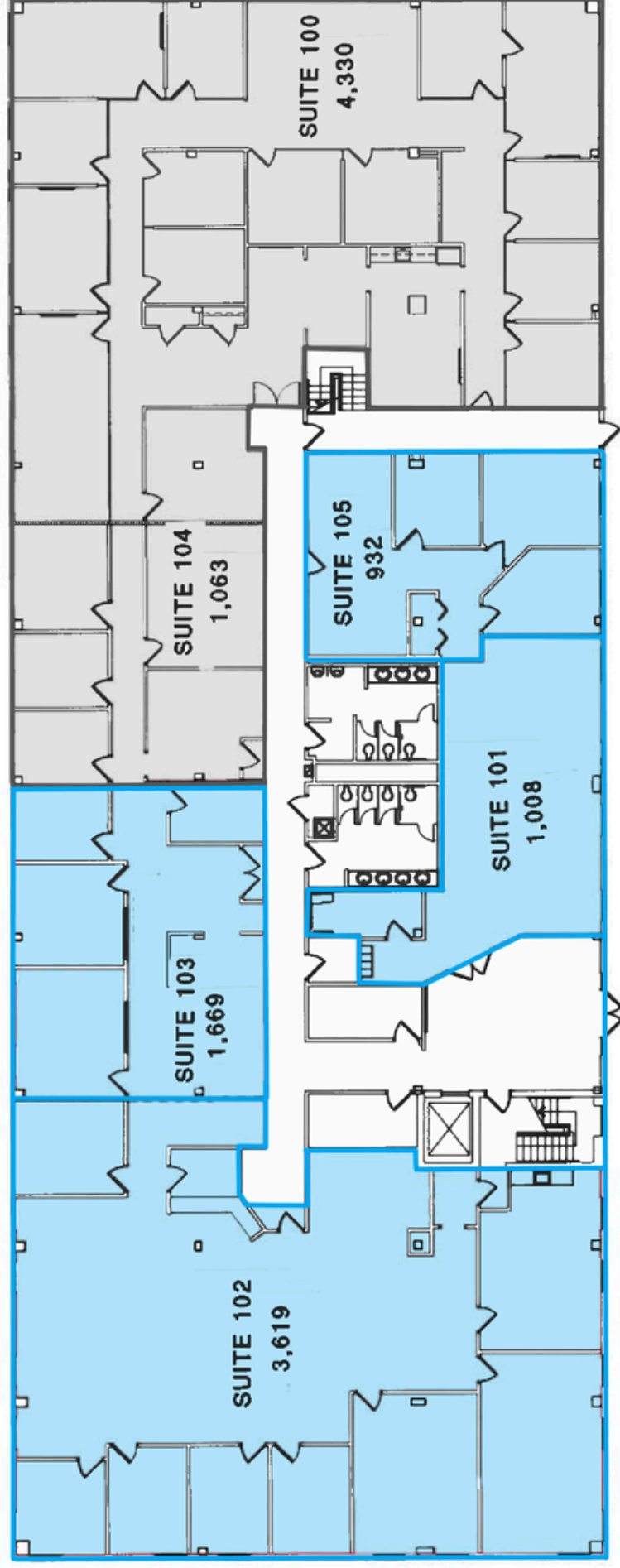
- | | |
|-----------------------|--------------------------|
| • King of Pizza | • Starbucks |
| • Brio Italian Grille | • Dunkin Donuts |
| • Primo Hoagies | • Chick-fil-A |
| • Jersey Mike's | • Raising Cane's |
| • Five Guys | • Chipotle |
| • Shake Shack | • The Cheesecake Factory |
| • Whole Hog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



4 EXECUTIVE CAMPUS, CHERRY HILL, NJ

FLOOR PLAN



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

