

# MARLTON EXECUTIVE PARK

Marlton, NJ

Owned &  
Managed By



## PROMINENT OFFICE SUITES FOR LEASE

### 1 Executive Drive

Suites from 2,064 SF up to 35,000 SF

### PROPERTY FEATURES

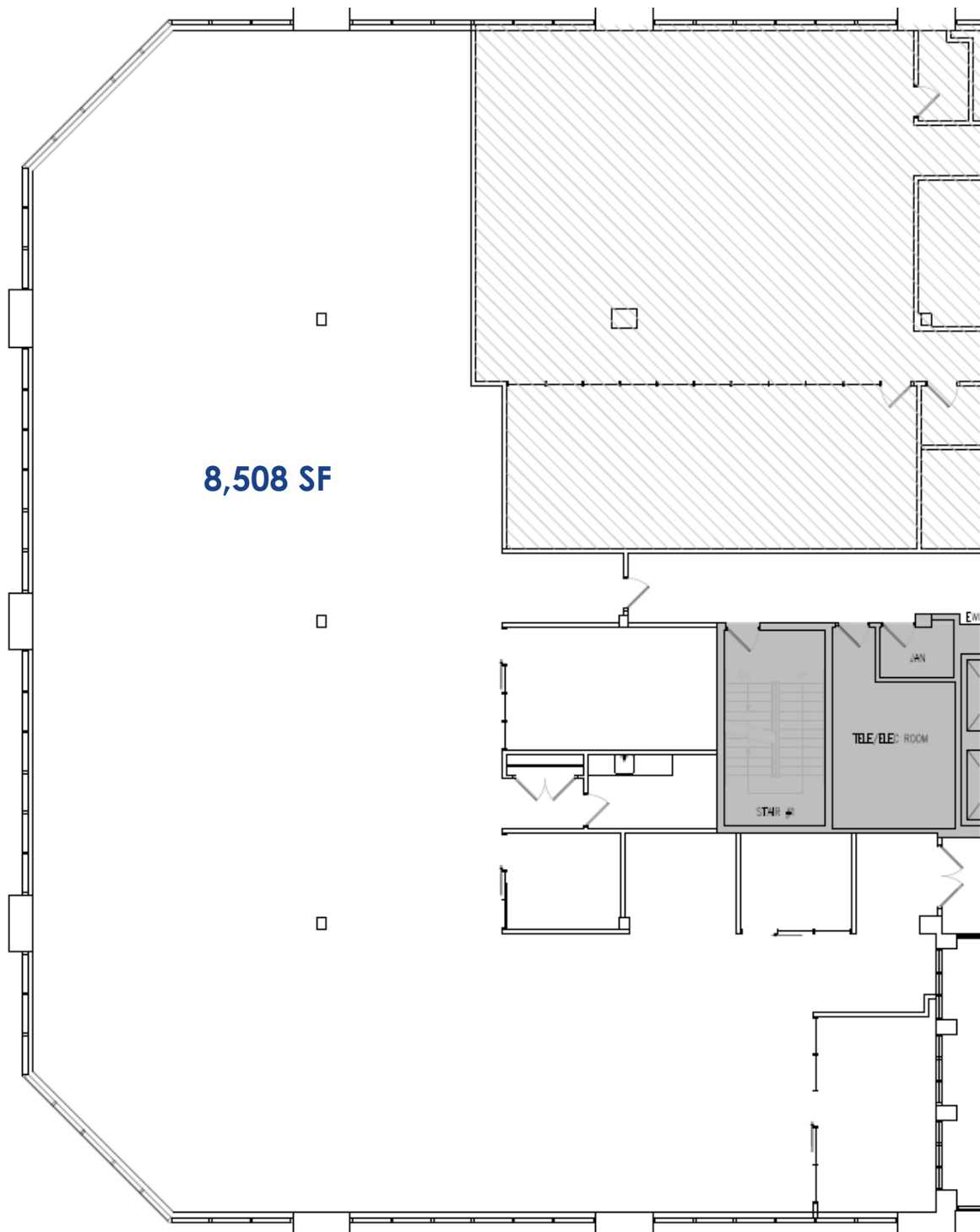
- Owned & managed by reputable Nessel Development
- Immediately available
- Negotiable rental rate
- Fresh lobby upgrades
- Covered parking with solar array
- Common area bathroom upgrades underway
- Building equipped with Fiber Internet - available for tenant use

### LOCATION HIGHLIGHTS

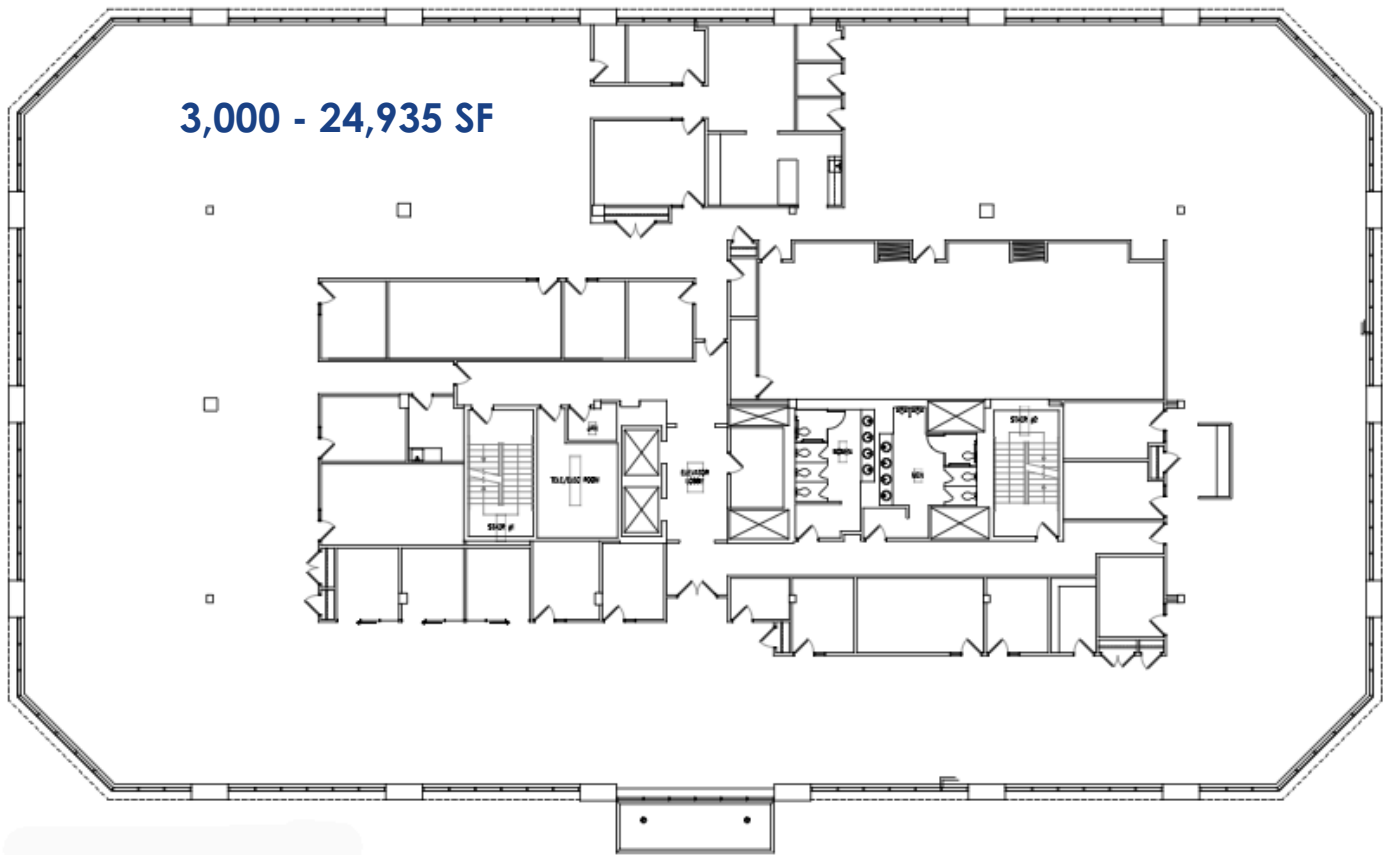
- Located off Route 73
- Easy access to Route 70, I-295, NJ Turnpike and AC Expressway
- Access to high-end retail, entertainment and dining



# FLOOR PLAN | 1 EXECUTIVE DRIVE | SUITE 200



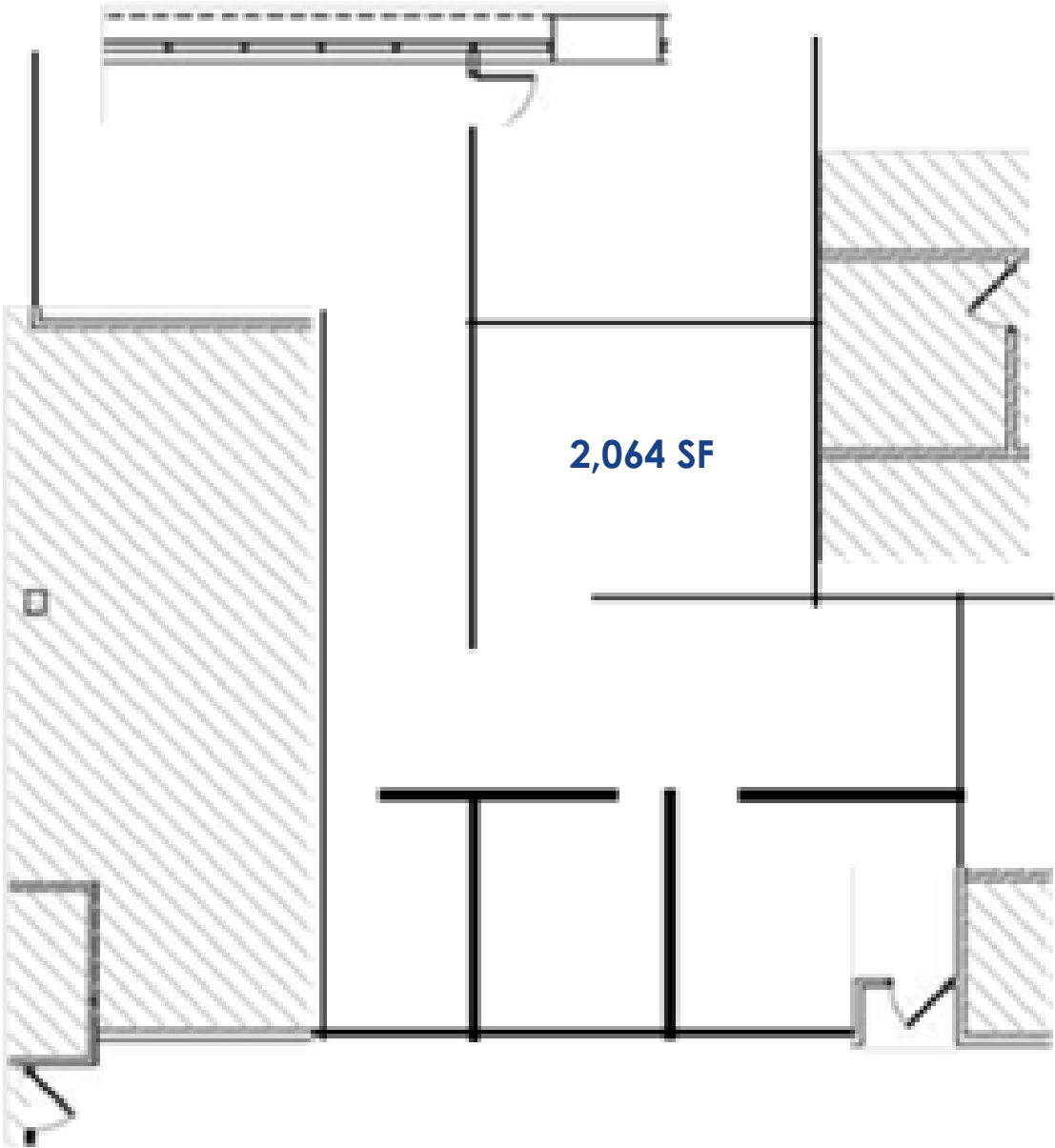
# FLOOR PLAN | 1 EXECUTIVE DRIVE | SUITE 300



[www.WolfCRE.com](http://www.WolfCRE.com)

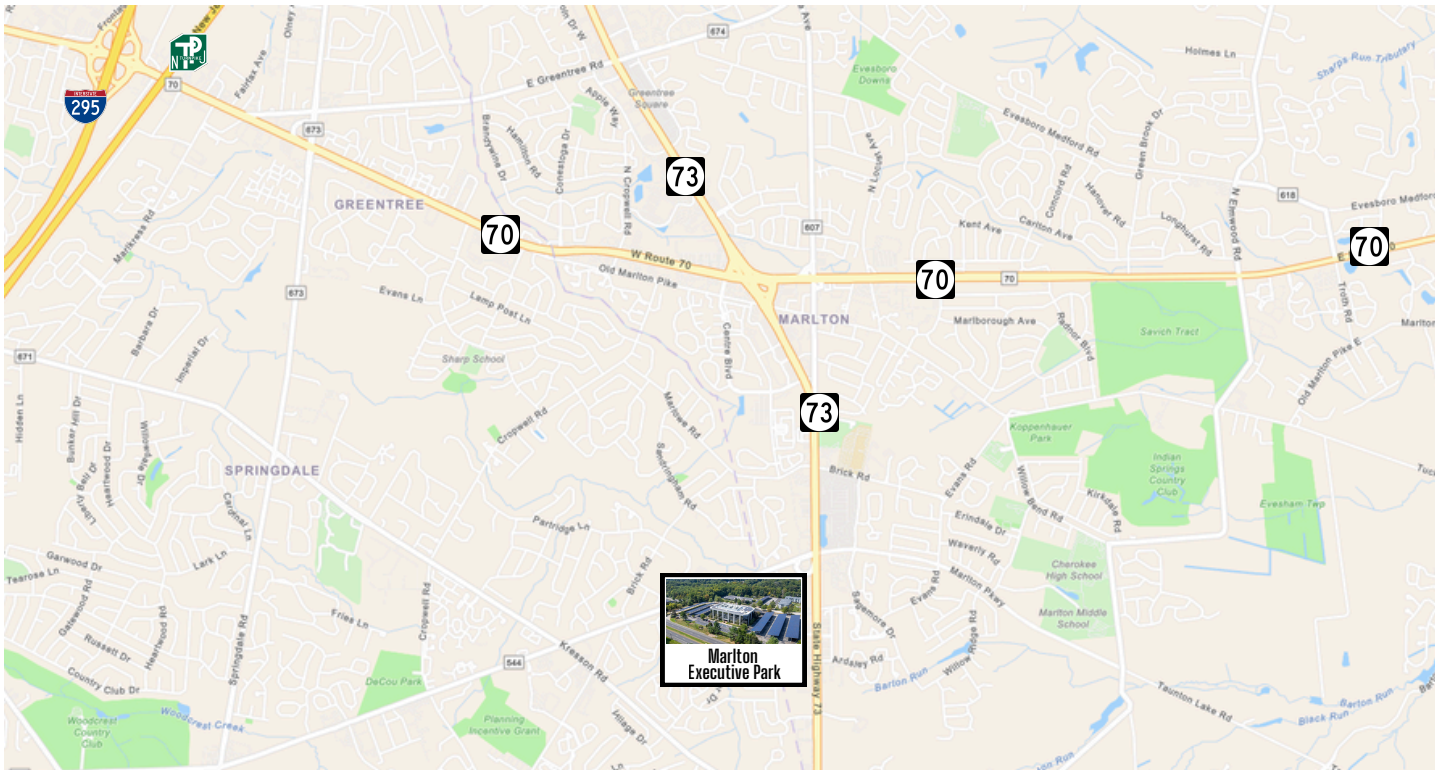
NEW JERSEY | PENNSYLVANIA | NEW YORK

# FLOOR PLAN | 1 EXECUTIVE DRIVE | SUITE 440





# LOCATION HIGHLIGHTS



## MEDICAL

- Advocate
- Cooper Health
- SJRA
- Virtua Hospital - Voorhees & Marlton

## LODGING

- Hampton Inn
- Hilton Garden
- Hyatt Place
- Westin

## BANKING

- Citizens Bank
- PNC Bank
- TD Bank

## RESTAURANTS

- Bone Fish Grill
- Chicken or the Egg
- Chickie's and Pete's
- Farm and Fisherman
- Fleming's Steak House
- LaScala's Fire
- PJ Whelihan's Pub & Restaurant
- Plaza Azteca
- Sweet Greens

## RETAIL

- Promenade (Apple, Nike, Lululemon, LL Bean)
- REI
- Sprouts

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.