

CONCORD PROFESSIONAL BUILDING

INVESTMENT OFFERING



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EXECUTIVE SUMMARY

CONCORD PROFESSIONAL BUILDING

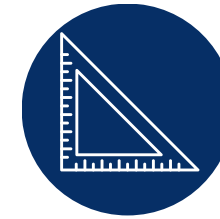
Wolf Commercial Real Estate (WCRE | CORFAC International), as the exclusive broker, is pleased to present Concord Professional Building, an investment opportunity encompassing 390 North Broadway in Pennsville, New Jersey.

390 North Broadway is a premier two-story medical and professional office building comprised of 28,162 square feet. The property is currently 64% leased to six tenants, including two anchor occupants: Cooper Health Systems, a prestigious regional healthcare provider, and LabCorp, a nationally recognized leader in diagnostic services. This strong tenant mix, coupled with stable healthcare tenancy, positions the asset as a reliable income-producing investment with upside potential through additional lease-up.

The Concord Professional Building benefits from limited competitive inventory in the immediate market, offering investors a strategic advantage in a supply-constrained environment. Its location provides direct, efficient access to I-295, the NJ Turnpike and the Delaware Memorial Bridge, allowing seamless connectivity throughout South Jersey, Philadelphia, and Delaware.

Overall, the property offers a compelling blend of stable occupancy, creditworthy tenants, and strategic regional accessibility - making it a rare opportunity for investors seeking a value-add medical/professional office asset in a high-demand corridor.

Executive Summary



**+/-28,162 SF
Two-Story Building**



**Leased to Six Tenants
(64% Leased)**



**Occupied by Two
Prestigious Healthcare
Servicers**



**Prime Location with
Tri-State Accessibility**



**Limited Competing
Inventory in the Market**

PROPERTY OVERVIEW

CONCORD PROFESIONAL BUILDING



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CONCORD
PROFESSIONAL
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**INVESTMENT
OFFERING**

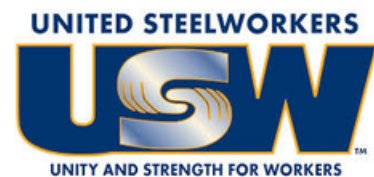
TENANT OVERVIEW



Cooper University Health Care is South Jersey's leading academic health system, offering comprehensive primary, specialty, tertiary, and urgent care. With nearly 14,000 team members, including over 1,000 physicians across 95 specialties, Cooper treats some of the region's most complex and critically ill patients. Hospitals throughout the area rely on Cooper's highly skilled experts for advanced, specialized care.



Labcorp is a global life-sciences and healthcare company dedicated to "harnessing science for human good." With nearly 70,000 employees worldwide, Labcorp performs more than 700 million diagnostic tests each year and supports over 120 million patient encounters annually, helping people, providers, and researchers make informed healthcare decisions. Its comprehensive diagnostics and drug-development services advance medicine and improve lives around the world.



The association is dedicated to protecting and improving the status and welfare of its members through organization, education, and collective bargaining on wages, hours, and employment conditions. It also promotes civic, cultural, physical, and recreational activities that support the well-being of members and their families. As a nonprofit, it operates with all rights and privileges granted under New Jersey law.



PRAC of Southern New Jersey empowers low- and moderate-income community members through programs that promote economic progress, self-sufficiency, and cultural awareness. Founded in 1971 by Salem County agricultural workers, PRAC has grown into a vital resource for Hispanic communities across Atlantic, Cumberland, and Salem Counties. Today, its community centers and expanded services support and uplift residents of all backgrounds.



Mid-Atlantic Pain Specialists provides interventional pain management services in Vineland, Cherry Hill, and throughout South Jersey. Offering treatments such as epidural steroid injections, facet joint injections, and trigger point therapy, the clinic focuses on relieving pain and improving quality of life. Their team delivers customized, advanced therapy solutions designed for each patient's condition.



Geoffrey Ellington, D.C. provides chiropractic care in Pennsville focused on improving overall health, preventing pain, and helping patients avoid invasive treatments. Whether you're seeking relief from back or neck pain or looking to enhance your overall wellness, Dr. Ellington tailors effective, noninvasive chiropractic programs to each patient's needs. His practice is dedicated to helping individuals rediscover balance, mobility, and long-term health.



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