

1811 BERLIN ROAD

Cherry Hill, NJ



PROMINENT OFFICE BUILDING FOR SALE

Two Story Building

+/-2,700 SF

PROPERTY FEATURES

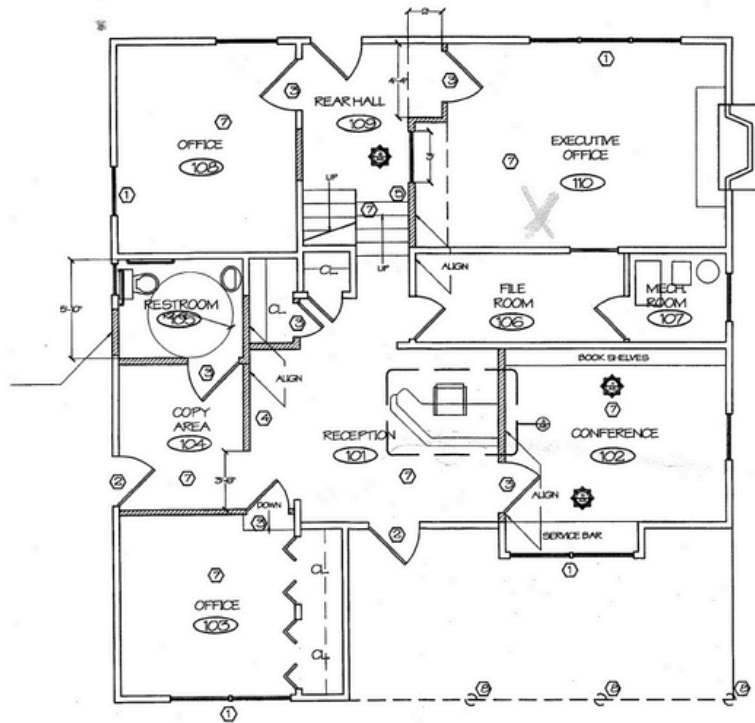
- Sale Price: \$425,000
- Ideal for professional office uses
- Large monument signage along Berlin Road
- On-site parking
- Multiple offices with conference room and reception area

LOCATION HIGHLIGHTS

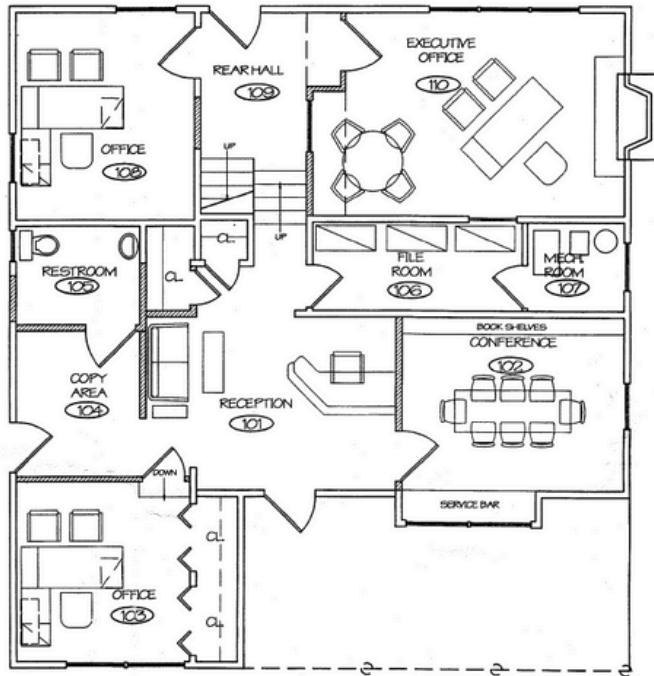
- Situated on heavily traveled Berlin Road (30,267 VPD)
- Close proximity to I-295, NJ Turnpike, Routes 30 and 73
- Twenty minutes to Center City, Philadelphia



1811 BERLIN ROAD | FIRST FLOOR

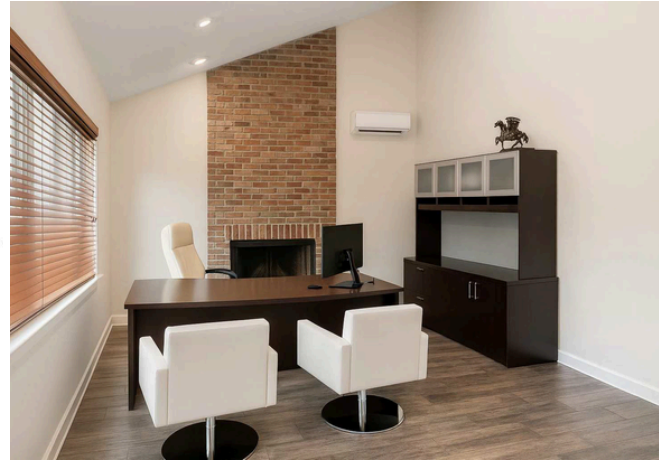


1 1ST FLOOR- CONSTRUCTION PLAN
SCALE 1/8"=1'-0"

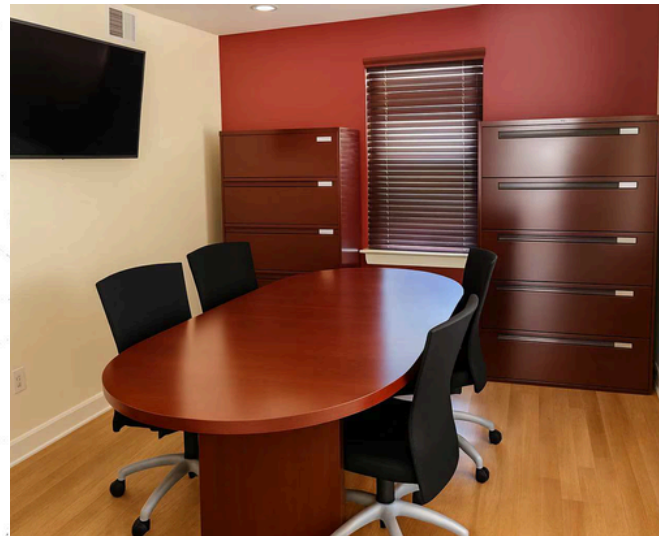


2 1ST FLOOR- FURNITURE PLAN
SCALE 1/8"=1'-0"

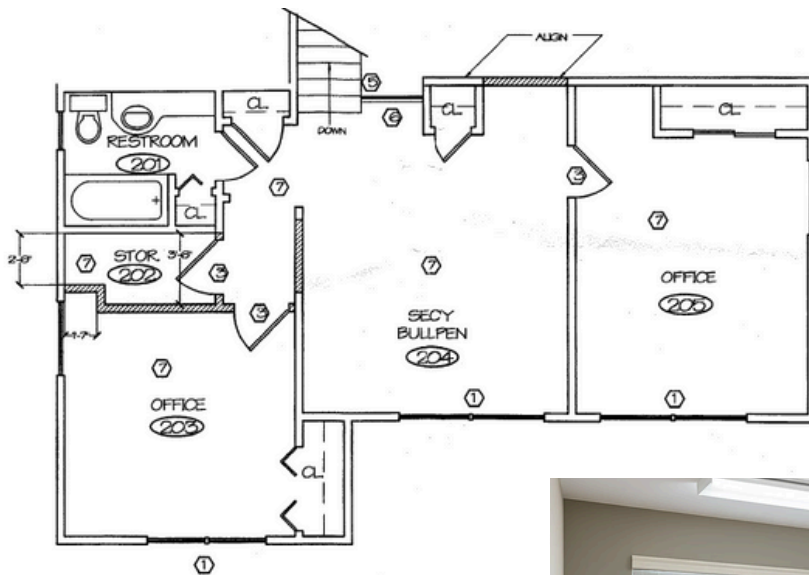
EXECUTIVE OFFICE



CONFERENCE ROOM



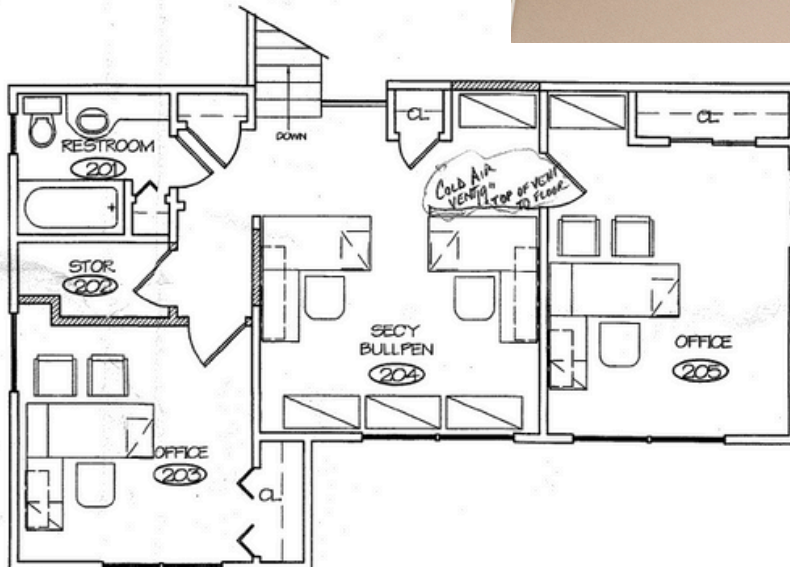
1811 BERLIN ROAD | SECOND FLOOR



2ND FLOOR- CONSTRUCTION PLAN

SCALE 1/4"=1'-0"

BULLPEN OFFICE AREA



2ND FLOOR- FURNITURE PLAN

SCALE 1/4"=1'-0"



www.WolfCRE.com

NEW JERSEY | PENNSYLVANIA | NEW YORK

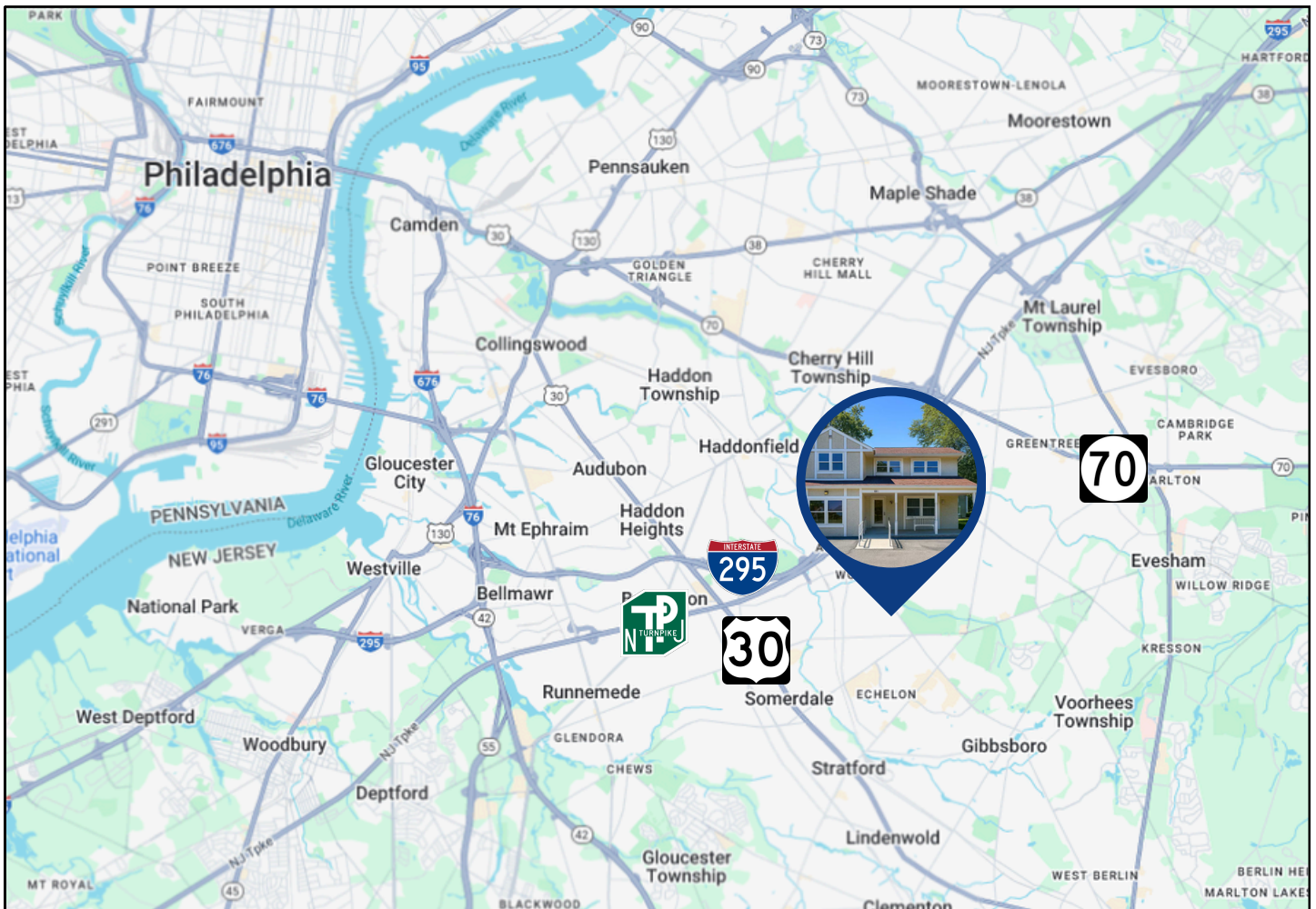
Ryan Barikian

Vice President

856.383.5355

ryan.barikian@wolfcre.com

1811 BERLIN ROAD | LOCATION HIGHLIGHTS



RETAILERS

Cherry Hill Mall	2.5 miles
Gloucester Premium Outlets	10 miles
The Promenade at Sagemore	6 miles

RESTAURANTS

The Capital Grill	3 miles
Il Villagio	1 miles
Aldo Lamberti	4 miles

ENTERTAINMENT

AMC Cherry Hill	2.5 miles
Cinemark 16	6 miles
Lucky Strike	2 miles
Escape Room	2 miles

HEALTHCARE

Jefferson Health	1 miles
Virtua Hospital	6 miles
Penn Medicine	2 miles
Cooper Urgent Care	2 miles