



West Jersey Medical Plaza

94 Brick Road
Marlton, New Jersey 08053

Property Overview

Prime office / medical space in South Jersey's sought after 3M market! Suites are available to accommodate any user - spaces range from 2,143 SF to 33,182 SF. Part of Virtua West Jersey Health System Marlton Campus with direct access to hospital and multiplex rehabilitation facility.

PRICE REDUCED!	\$15.00 SF/yr (NNN)
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OFFERING SUMMARY

Building Size:	51,939 SF
Available SF:	2,143 - 33,182 SF
Lot Size:	5 Acres
Year Built:	1996
Zoning:	Commercial
Market:	Southern New Jersey
Submarket:	Burlington County
Traffic Count:	50,969

Located just off Route 73 with easy access to Route 70, I-295, and New Jersey Turnpike. Surrounded by numerous restaurants and retailers including the Promenade at Sagamore. 3 miles from Virtua Voorhees Hospital. 5 miles from Thomas Jefferson University Hospital at Voorhees.



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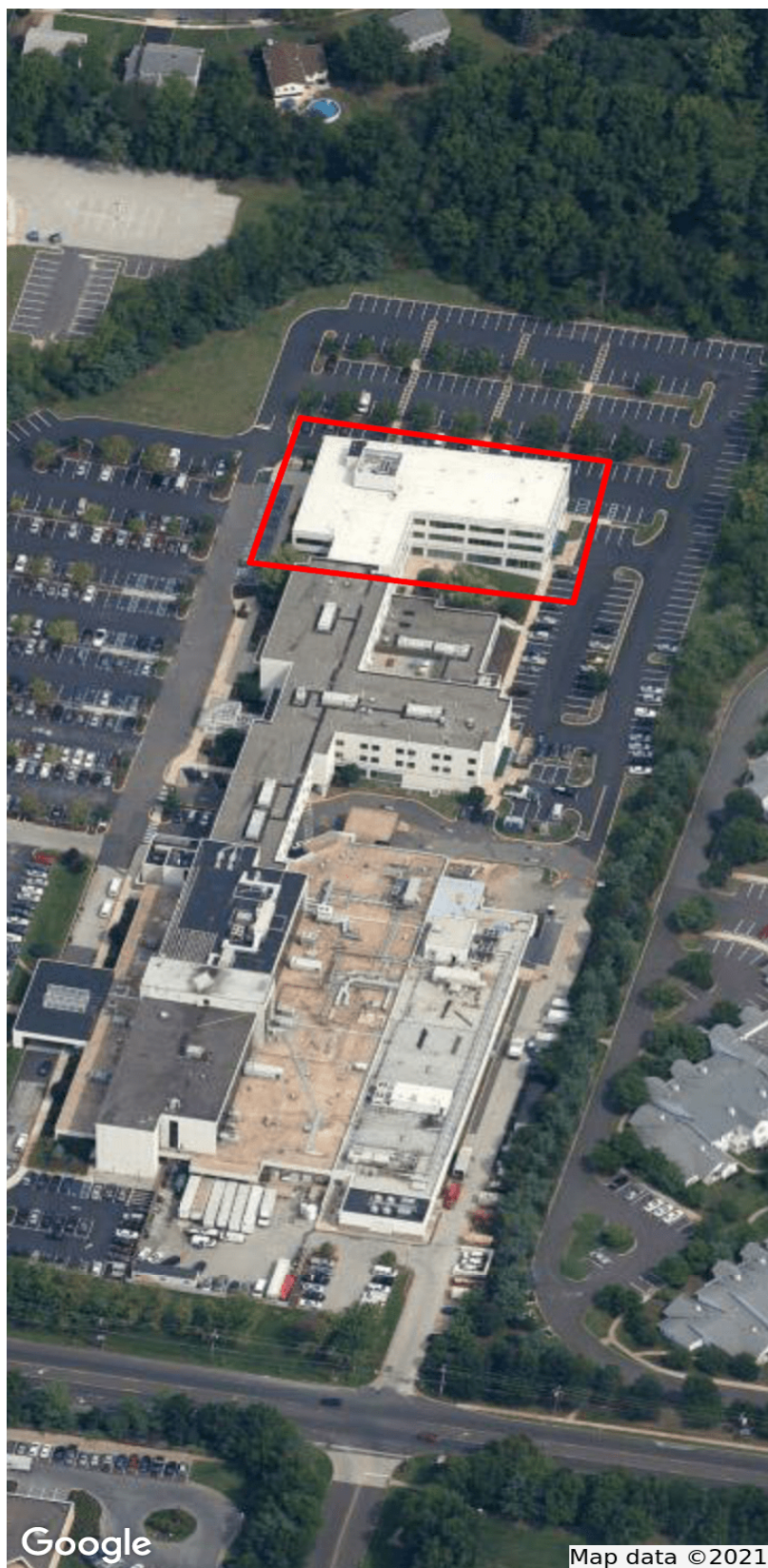
FOR LEASE



MEDICAL



1,553 - 14,813 SF



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Map data ©2021



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,553 - 14,813 SF	Lease Rate:	\$15.00 SF/yr

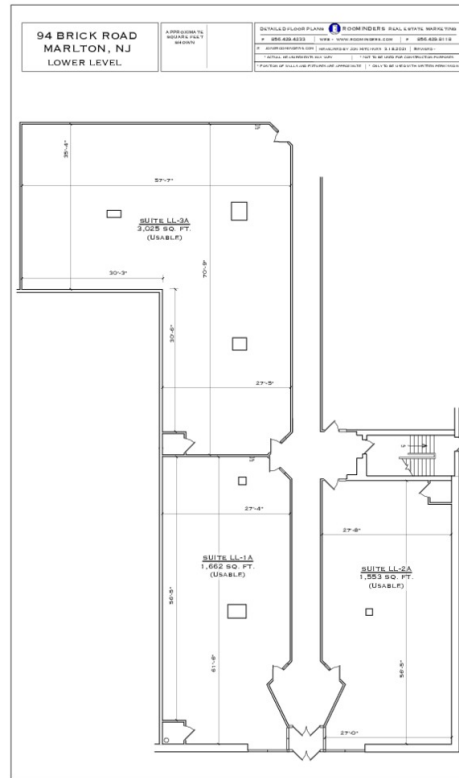
Available SPaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
103	Available	2,143 SF	NNN	\$15.00 SF/yr	1,831+/- USF
201	Available	3,463 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 2,984+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
202	Available	4,071 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 3,508+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
203	Available	5,076 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 4,374+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
204	Available	2,203 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 1,898+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
303	Available	6,336 - 8,726 SF	NNN	\$15.00 SF/yr	Usable SF totals 5,587+/- SF. Can be combined with additional space(s) for 8,726+/- SF.
304	Available	2,390 - 8,726 SF	NNN	\$15.00 SF/yr	Usable SF totals 2,108+/- SF. Can be combined with additional space(s) for 8,726+/- SF.



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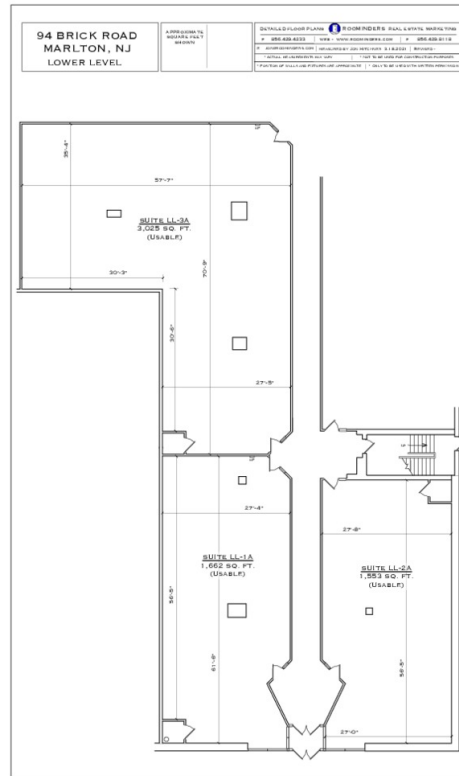
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FOR LEASE

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1,553 - 14,813 SF



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1-A	Available	1,662 SF	NNN	\$15.00 SF/yr	1,662 Usable SF
2-A	Available	1,553 SF	NNN	\$15.00 SF/yr	1,553 Usable SF
3-A	Available	3,025 SF	NNN	\$15.00 SF/yr	3,025 Usable SF



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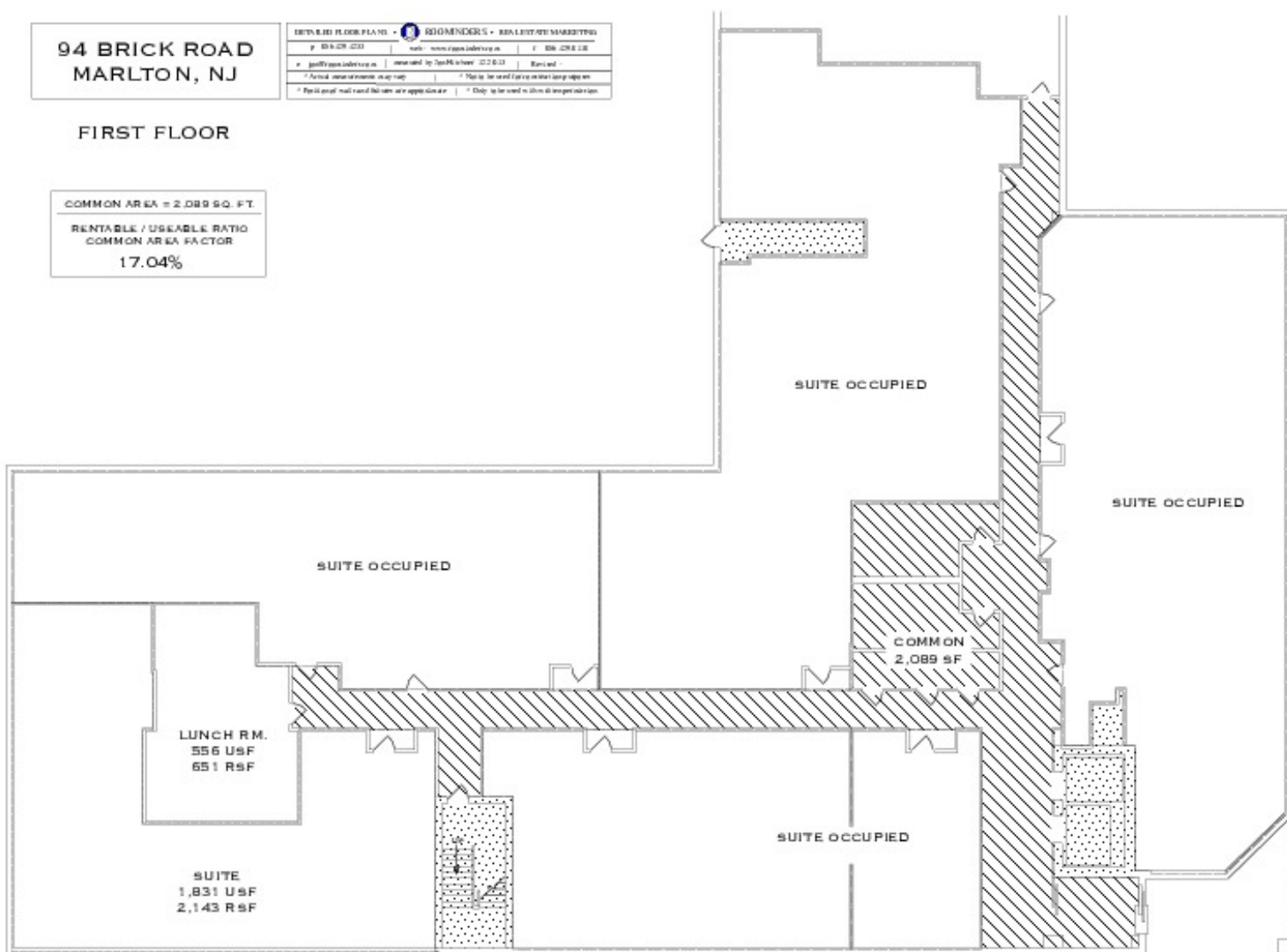
1,553 - 14,813 SF

94 BRICK ROAD
MARLTON, NJ

DETAILED FLOOR PLAN			ROOMINGERS • REAL ESTATE MARKETING		
p: 856 234 9600	url: www.naimertz.com	f: 856 234 9600			
e: jon@rooming.com	generated by: JonM@rooming.com	02/28/23	Blanked		
* Actual measurements may vary			* Not to be used for construction purposes		
* For all general and special use applications			* Only to be used to show the general location		

FIRST FLOOR

COMMON AREA = 2,089 SQ. FT.
RENTABLE / USEABLE RATIO
COMMON AREA FACTOR
17.04%



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MARLTON, NJ

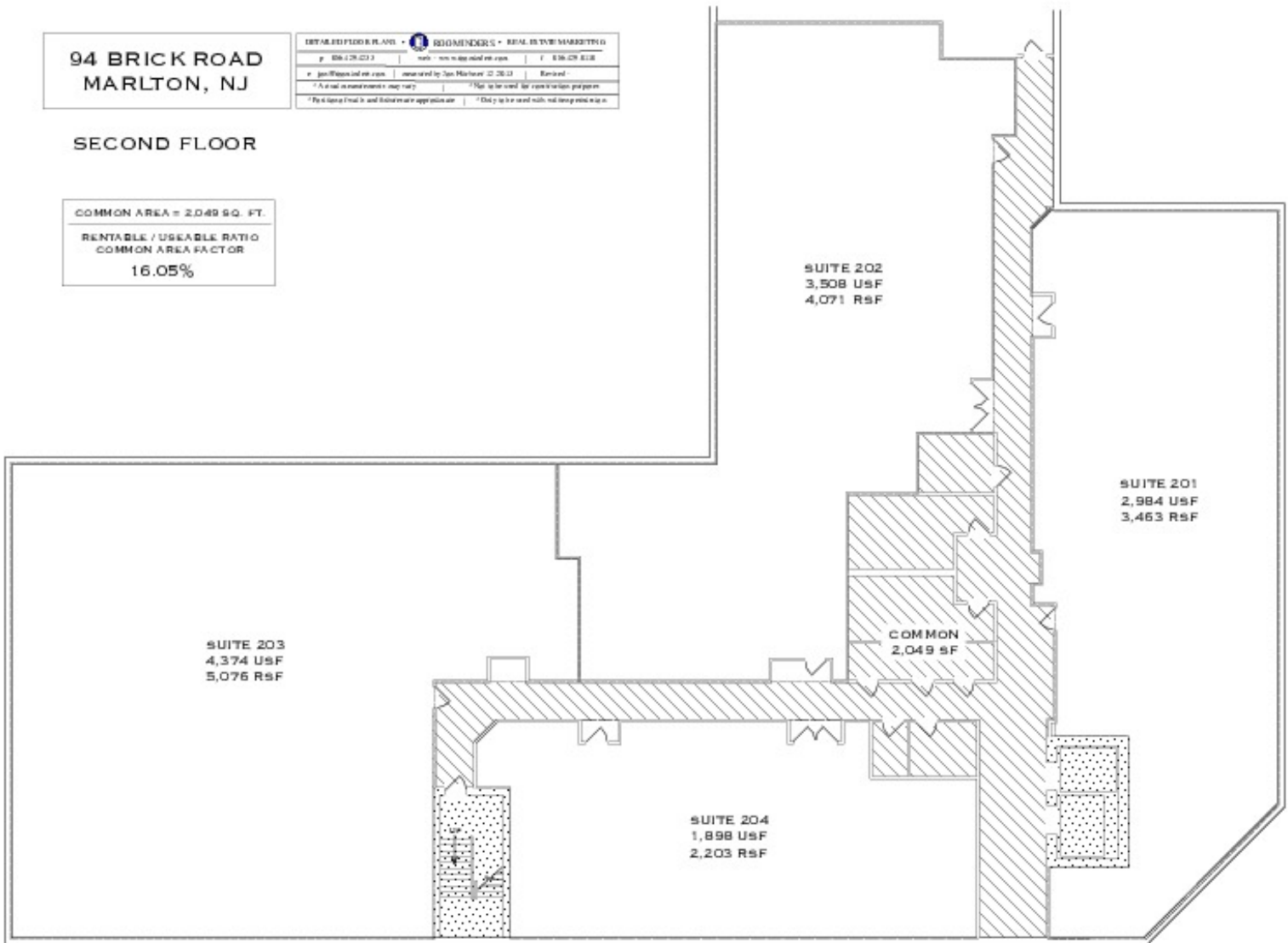
SECOND FLOOR

COMMON AREA = 2,049 SQ. FT.

RENTABLE / USEABLE RATIO
COMMON AREA FACTOR

16.05%

ESTABLISHED PLANS • REDAWERS • REAL ESTATE MARKETING		
g 006-028-023-3	work - not to be used for copy	f 030-020 8128
e - per/Plotted and set copy	prepared by Tom Markover 07-28-13	Revised
* Actual measurements may vary	** High School used for orientation purposes	
* This is a final to build document and is approximate	* This is to be used with, not in place of, a	



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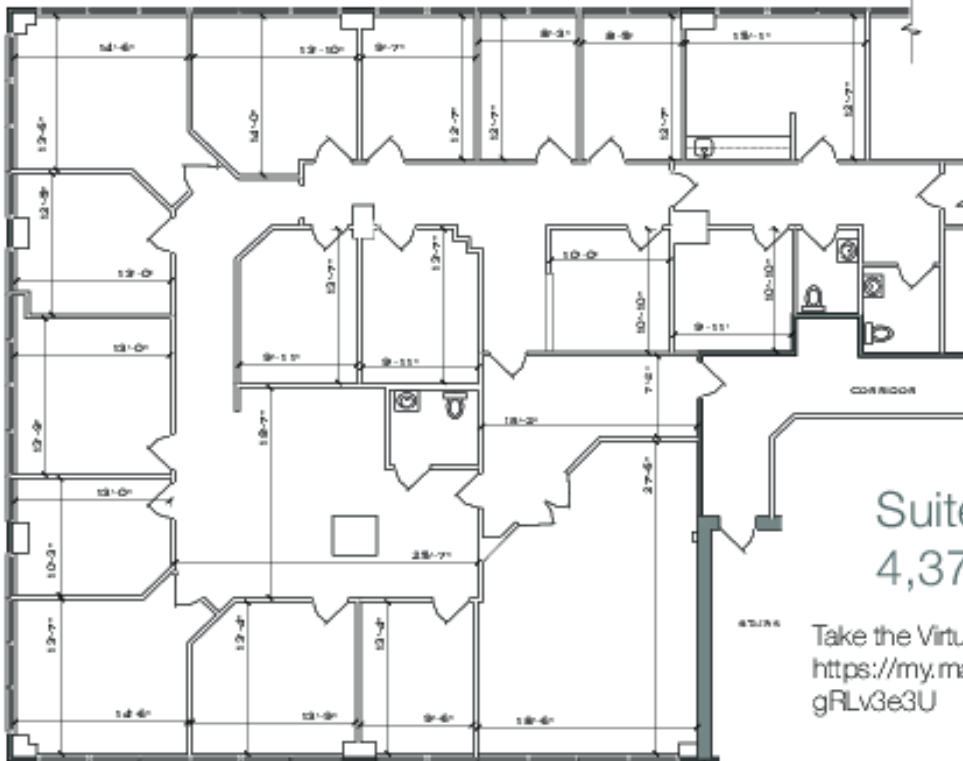
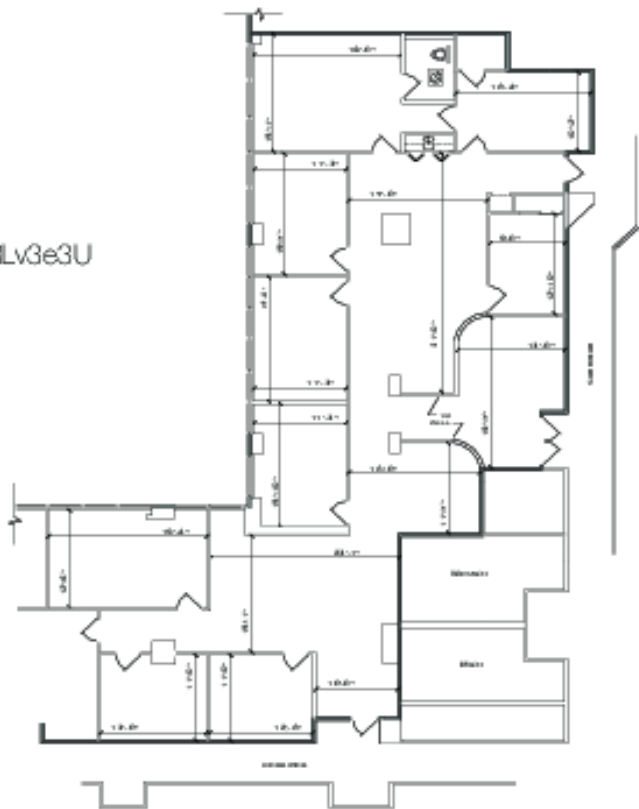
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Floor Plans

Suite 202 3,508sf

Take the Virtual Tour Here:
<https://my.matterport.com/show/?m=yzogRLv3e3U>



Suite 203 4,374sf

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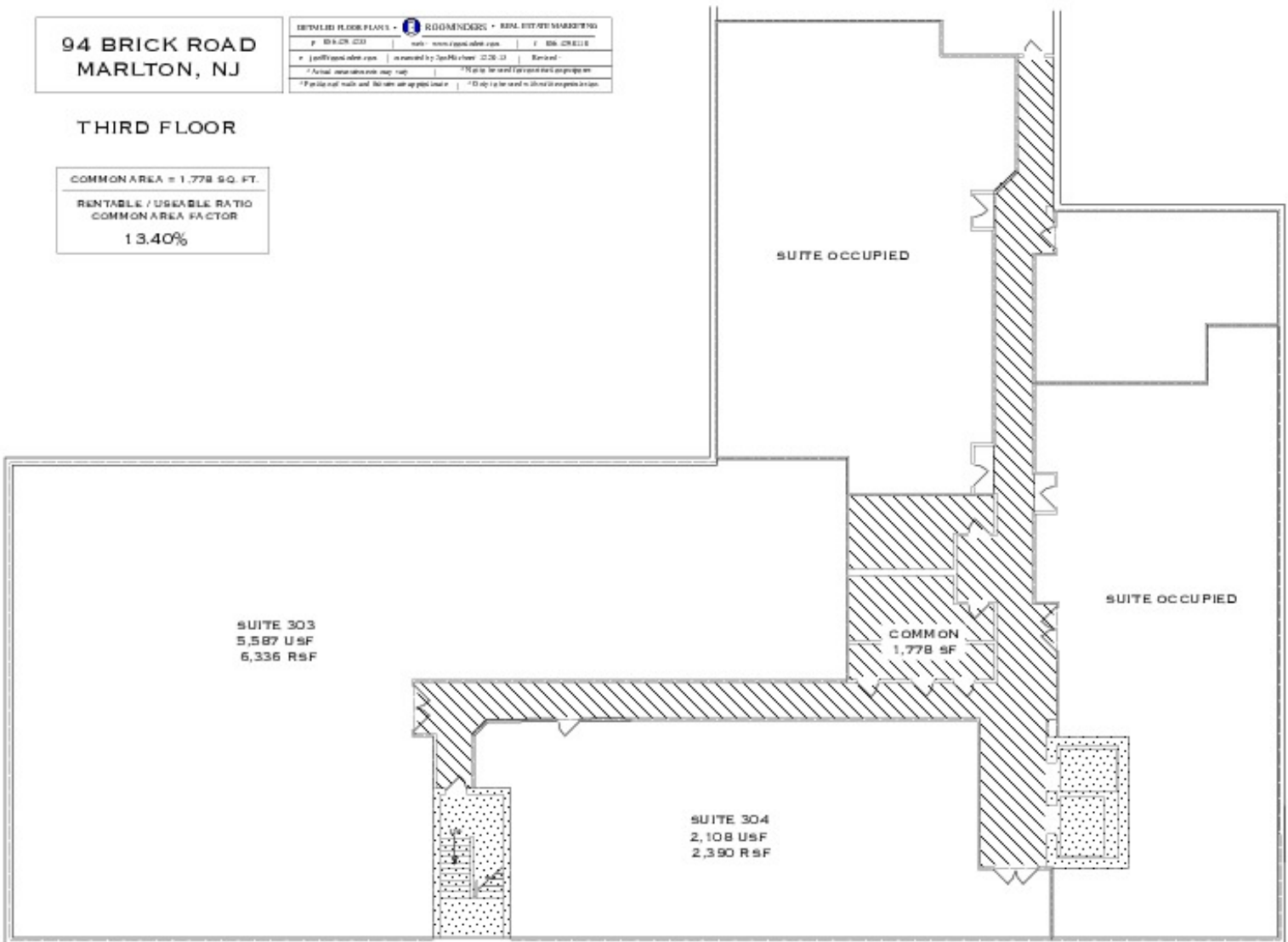
**94 BRICK ROAD
MARLTON, NJ**

THIRD FLOOR

COMMON AREA = 1,778 SQ. FT.

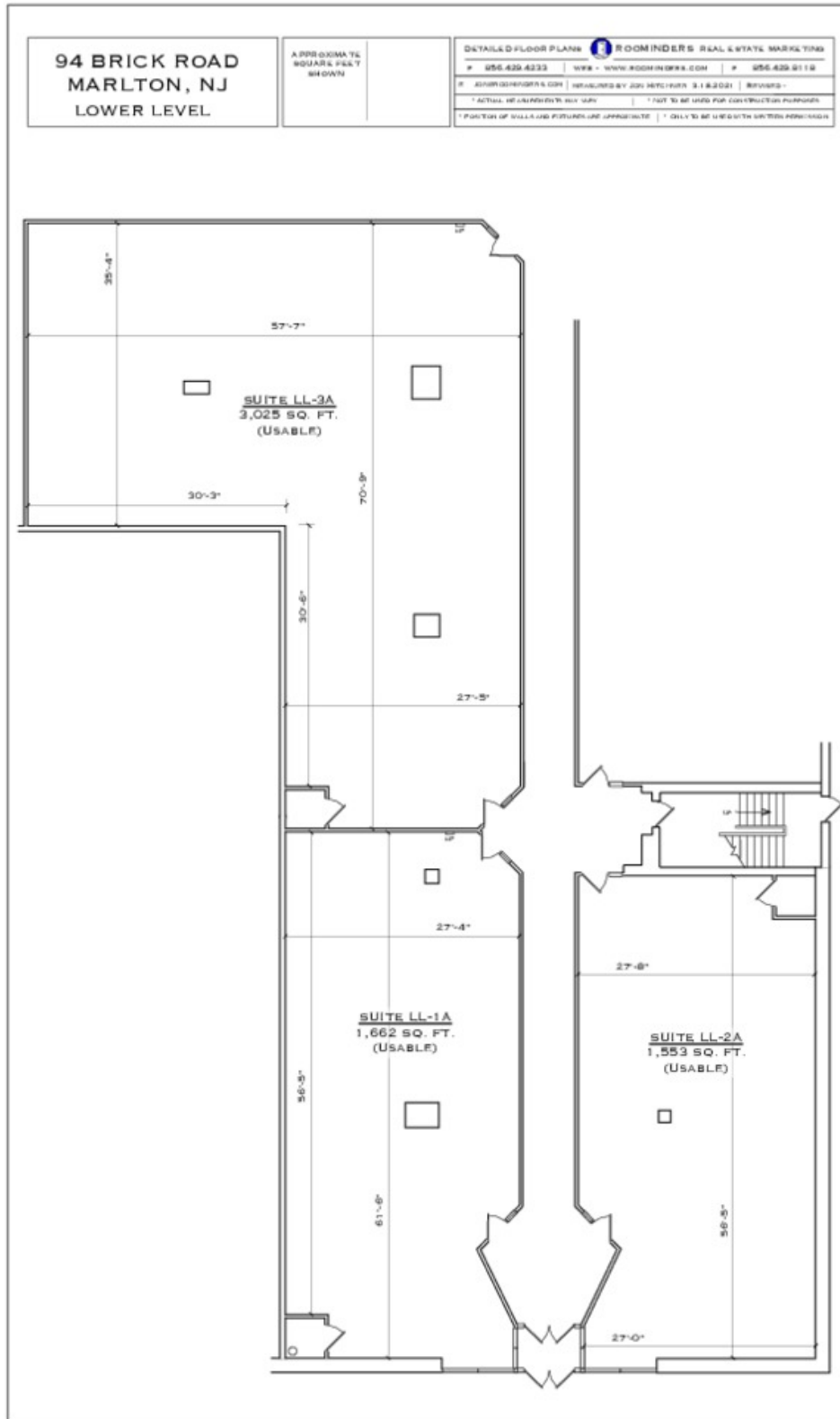
RENTABLE / USEABLE RATIO
COMMON AREA FACTOR
13.40%

DETAILED FLOOR PLANS • ROOMENDERS • REAL ESTATE MANAGEMENT		
100 BRICK RD	Marlton, NJ 08053	303-251-1111
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* Actual measurements may vary.		
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† For the full suite and floor plan, see the listing page.		
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