



PRIME SPACE FOR SUBLEASE IN CLASS A OFFICE BUILDING  
**2 EXECUTIVE CAMPUS**

**📍 2370 ROUTE 70 WEST, CHERRY HILL, NJ 08002**

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# OFFERING SUMMARY



## SF AVAILABLE

+/- 3,439 SF



## LEASE RATE

\$17.50 / SF gross + electric



## SIGNAGE

Directory and hallway signage



## PARKING

Abundant parking



CLASS A BUILDING

# AREA HIGHLIGHTS

- ✓ Turn-key office space for lease in a Class A office building. The space includes 7 offices or 6 offices and 1 conference room, a large kitchen/break room, copy area, and a large open bull pen area
- ✓ Recent renovations to building include an exquisitely redone lobby with polished granite floors, elevator served levels, furnished conference center, and a freight elevator
- ✓ Located less than 10 miles from Center City Philadelphia via the Ben Franklin Bridge. Immediate access to both Routes 38 & 70 is available for easy commutes
- ✓ Nearby amenities include the Garden State Park, Cherry Hill Mall, and multiple hotels including Crown Plaza, Holiday Inn, and Days Inn



TURN-KEY OFFICE SPACE

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	61,504	320,731	1,871,275
2026 POPULATION PROJECTION	61,516	320,741	1,876,378
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	23,939	122,337	726,624
2026 HOUSEHOLD PROJECTION	23,967	122,355	729,071
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$103,831	\$95,091	\$81,080
MEDIAN HOUSEHOLD INCOME	\$76,647	\$70,386	\$55,129

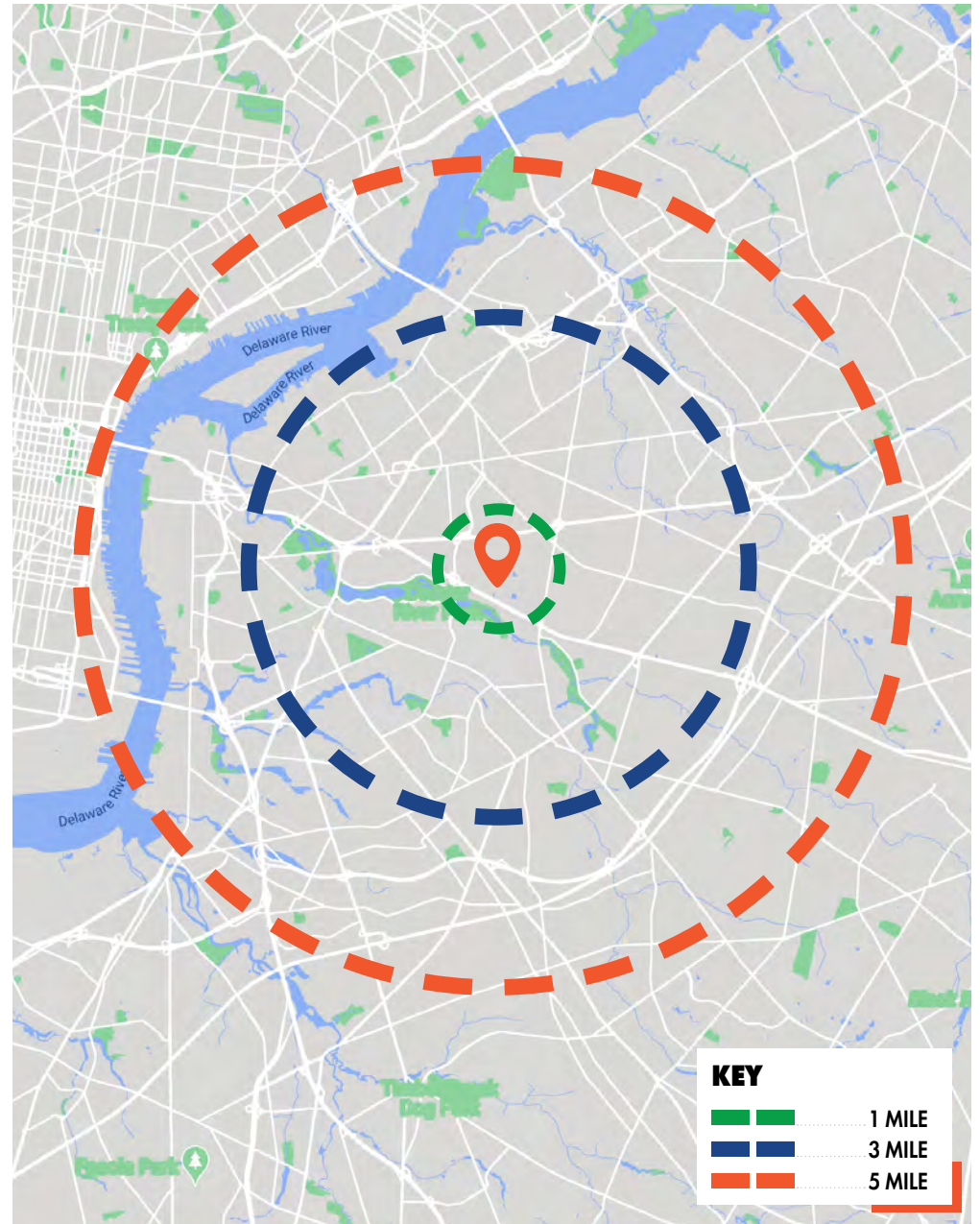
# KEY DISTANCES

**CHERRY HILL MALL**  
2.6 MILES

**ROUTE 38**  
2.7 MILES

**BENJAMIN FRANKLIN BRIDGE**  
5 MILES

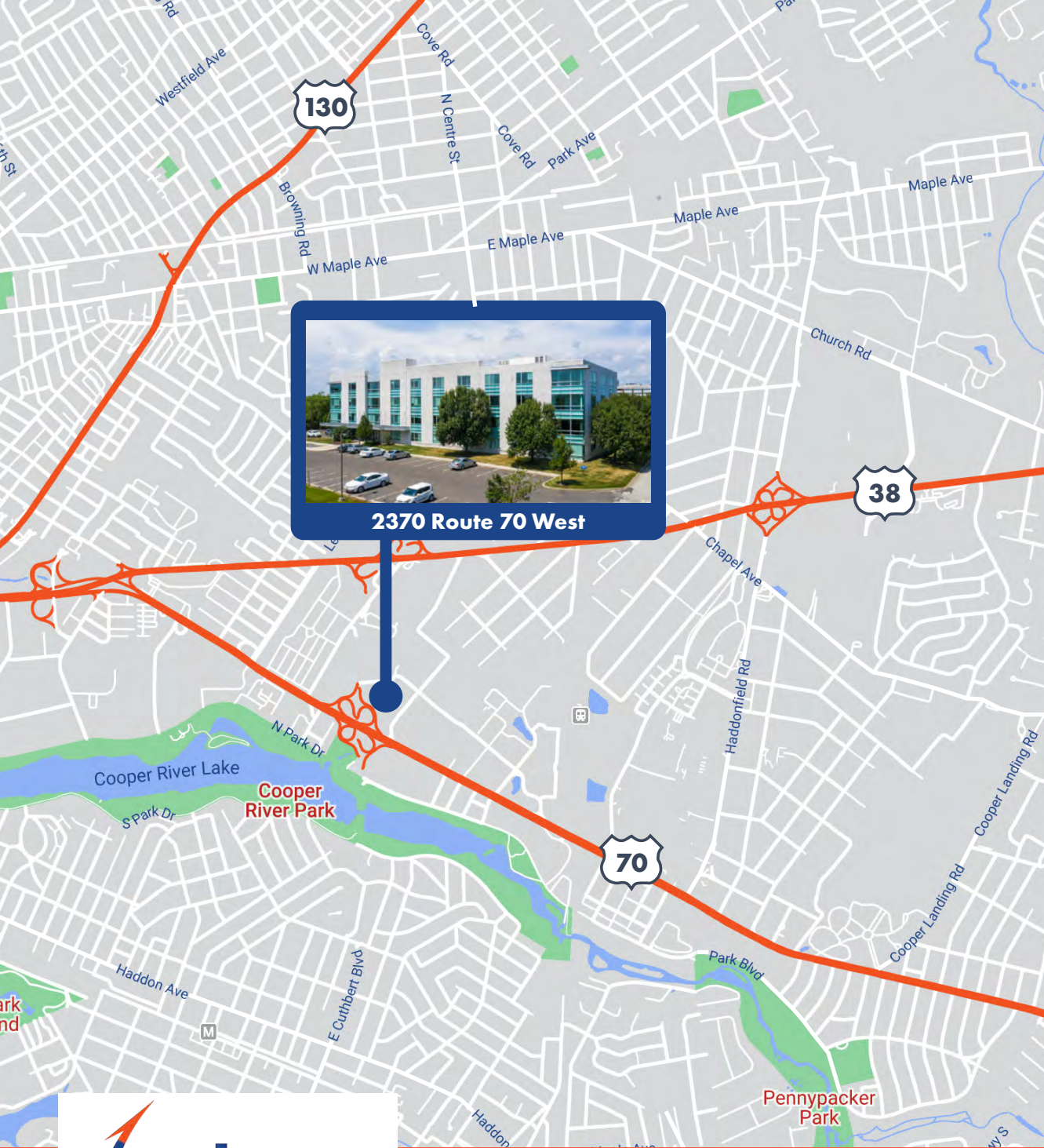
**CENTER CITY, PHILADELPHIA**  
6.9 MILES



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2370 Route 70 West

# NEARBY AMENITIES

## DINING

- Caffe Aldo Lamberti
- Chipotle Mexican Grill
- Dunkin'
- First Watch
- Market Place at Garden State Park
  - - Brio Italian Grille
  - - Houlihan's
  - - Kabuki Japanese Cuisine
  - - Panera Bread
  - - The Cheesecake Factory
- Shake Shack
- The Famous & Original King of Pizza
- Vera Bar & Grill

## RETAIL

- Audi Cherry Hill
- Cherry Hill Food Pantry
- Cherry Hill Imports
- Cherry Hill Volkswagen
- Costco Wholesale
- Garden State Pavilions
  - - Bob's Discount Furniture
  - - Burlington
  - - Petco
  - - Ross Dress for Less
  - - ShopRite
- Market Place at Garden State Park
  - - Barnes & Noble
  - - Best Buy
  - - HomeGoods
  - - Nordstrom Rack
  - - The Home Depot
  - - Trader Joe's
  - - Wegmans



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