CHERRY TREE CORPORATE CENTER

"The Only Class A Building in South Jersey with 24/7 on-site Emergency Generator"

BUILDING AMENITIES

- Modern five-story atrium lobby, three digital elevators and common area artwork
- Fully equipped conference center with WiFi (384 DSL) by reservation
- Full service café with on-site catering, direct to your suite
- Finely landscaped exterior with park-like settings, outdoor patio and seating

LOCATION

- 11 minutes to Center City Philadelphia
- 5 minutes to the Ben Franklin Bridge and the Cherry Hill Mall
- Convenient to Patco High Speed Line; Routes 73, 295 and the New Jersey Turnpike
- Immediately accessible to Routes 70 and 130

BUILDING SPECIFICATIONS

- Class A, 150,000 square feet office building
- Five floors, 30,000 square feet each floor and up to 10,000 square feet per wing
- Entrances: North and South Plazas as main building entrances
- Energy efficient (T8) deep cell parabolic lighting throughout
- Security Surveillance and access card. Guest vestibule for after hours access
- ADA Accessible: Barrier Free & compliant throughout the facility
- Fire Evacuation: 4 Stairwells (Tenant Emergency Action Management Plan)
- Management: Professionally managed on-site by owner
- Engineering: HVAC and Life Support operations managed on-site by Fluidics
- Architectural: Improvements and design fit-out by Nelson and Associates
- Building Access Off Hours: 365 days per year via access card
- Standard Building Hours: Monday–Friday 8am–7pm and Saturday 8am–2pm
- Window Lines: Four Feet, solar tinted 54" x 46" glass with mini blinds
- Heat is individually controlled by electric baseboard in addition to gas fired RTU's
- Air Conditioning by Moduline units controlled within tenant space and zoned by wing
- Elevators: 3 Schindler digital Hydraulic cars each with 2500 lb. capacity
- Parking: 5 spaces per 1,000 square feet

CONTACT JOE GLENNON, ASSET MANAGER AT:

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AVAILABLE SPACE

FIRST FLOOR	1,418 RSF	(Suite 110)
	448 RSF	(Suite 112)
	1,372 RSF	(Suite 149)
SECOND FLOOR	2,649 RSF	(Suite 200)
THIRD FLOOR	847 RSF	(Suite 340)
FIFTH FLOOR	6,389 RSF	(Suite 501)
	2,854 RSF	(Suite 508)
	2,210 RSF	(Suite 518)

Note: Subdivision options are available.