

# OFFICE SPACE FOR LEASE

# ROSE

COMMERCIAL REAL ESTATE

496 NORTH KINGS HIGHWAY  
CHERRY HILL, NJ

EXCLUSIVE LISTING



For Further Information, Please Contact:

**Adam Rose (Ext. 22)**

**(856) 985-9522**

**arose@rosecommercial.com**

**Property Description:** Office Space for Lease

**Building Size:** 23,000 +/- SF

**Available:** 1,200 +/- SF (First Floor)  
5,000 +/- SF (Second Floor)

**Lease Rate:** \$18.50 / SF Full Service

**Comments:**

- Join Family Foot & Ankle and Advance Health Network
- New ownership
- Major Improvements Throughout
- Fully furnished
- Pylon signage available
- Elevator on site
- Perfect for all professional uses
- Easy access to Routes 70, I-295 and the New Jersey Turnpike
- Excellent parking

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856)

[www.rosecommercial.com](http://www.rosecommercial.com)



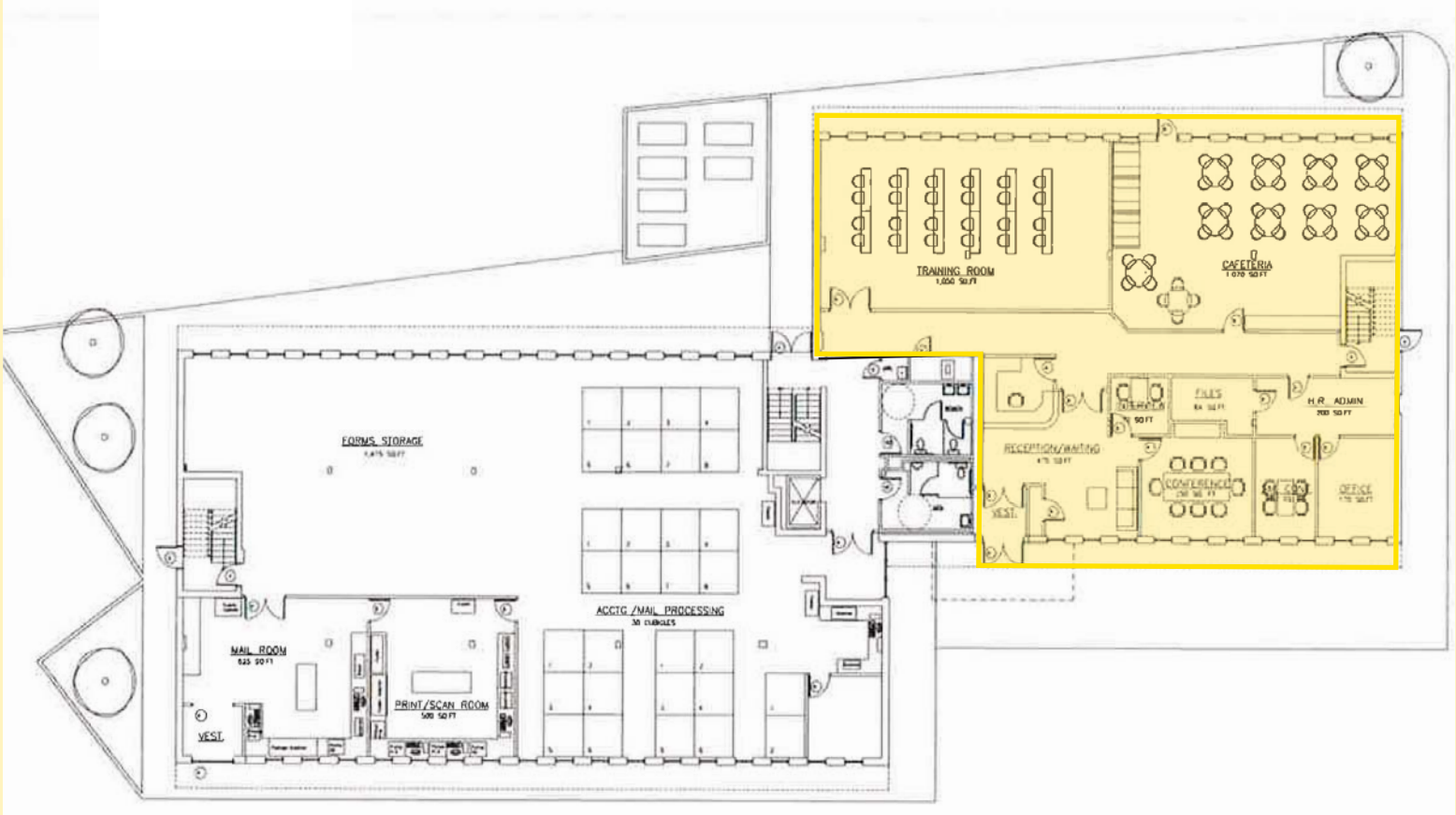
# OFFICE SPACE FOR LEASE

## 496 NORTH KINGS HIGHWAY CHERRY HILL NJ

### EXCLUSIVE LISTING

Second FLOOR

5,000 +/- SF



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

[www.rosecommercial.com](http://www.rosecommercial.com)