



# OFFICE SPACE FOR LEASE

496 NORTH KINGS HIGHWAY  
CHERRY HILL, NJ

EXCLUSIVE LISTING



**Property Description:** Office Space for Lease

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

**Available:** First Floor 1,053 +/- RSF  
Second Floor: 150 +/-RSF - 3,956 +/-RSF

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

**Comments:**

- Join Family Foot & Ankle, Advance Health Network and NJA Homes
- New Ownership
- Major Improvements Throughout
- Fully furnished
- Shared conference room and large kitchen available for all tenants
- Elevator on site
- Perfect for all professional uses
- Easy access to Routes 70, I-295 and the New Jersey Turnpike
- Excellent parking

*For Further Information, Please Contact:*

**Adam Rose (Ext. 22)**

**(856) 985-9522**

**arose@rosecommercial.com**

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.



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## FIRST FLOOR



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

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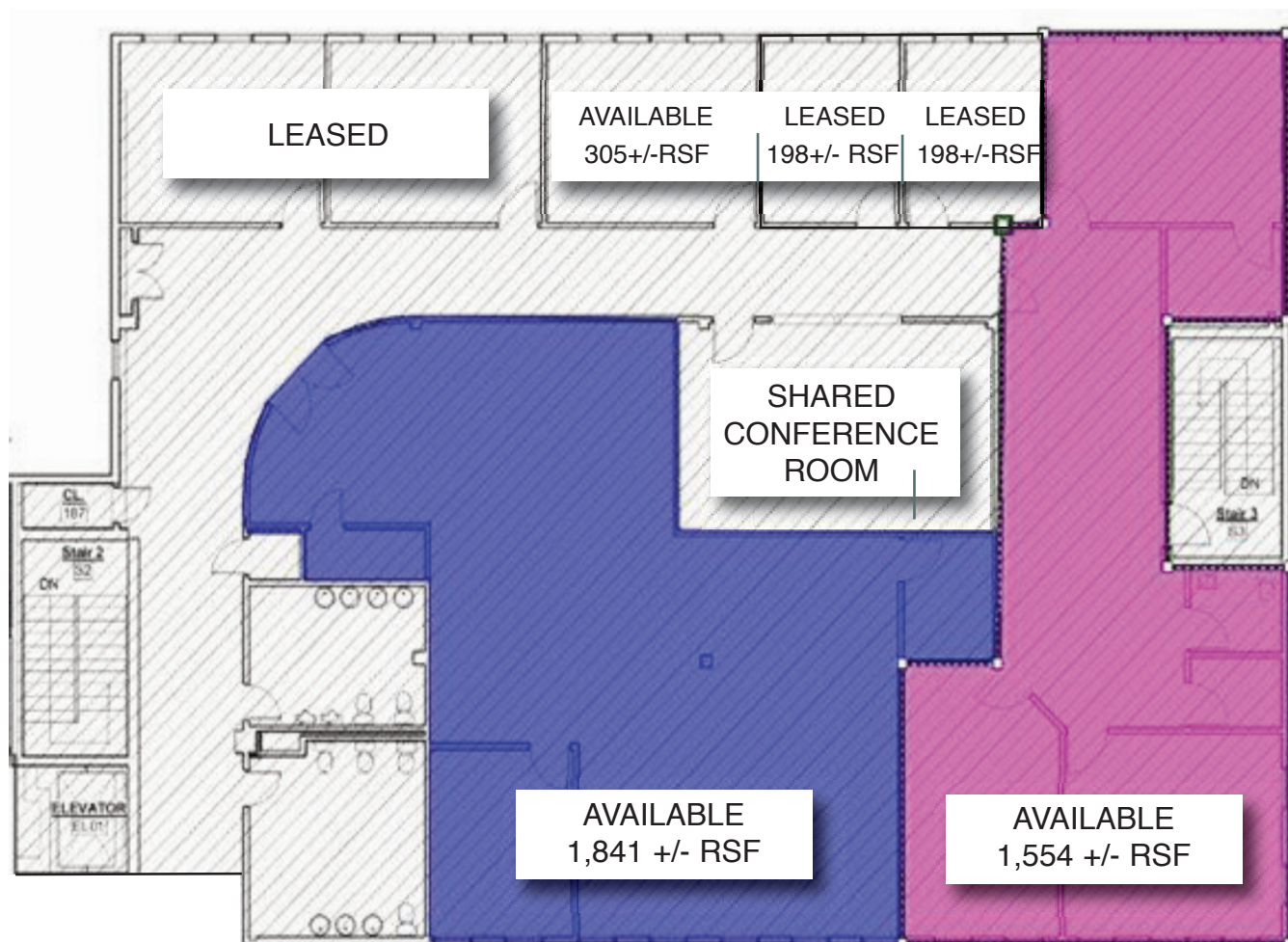


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## SECOND FLOOR



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