



# EXCLUSIVE LISTING CLASS "A" OFFICE BUILDING FOR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM

## 1763 ROUTE 70 EAST, CHERRY HILL, NJ



<b>Property Description:</b>	Two Story Office Building for Lease
<b>Size:</b>	2,000 +/- SF (Suite 300)
<b>Available:</b>	November 1, 2023
<b>Lease Rate:</b>	\$20.00/ SF Plus Utilities and Janitorial
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Located at signalized intersection</li><li>• New HVAC Units</li><li>• Elevator serviced building</li><li>• Direct access off Route 70 and Marlkrass Road</li><li>• Abundant parking in covered lot</li><li>• Located near entrance to I-295 (Exit 34)</li></ul>

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.



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## FLOOR PLAN

