

Class "A" Office Suites For Sublease

50 Lake Center, Marlton, NJ



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Wolf Commercial Real Estate
www.WolfCRE.com



Main Lobby



BUILDING AMENITIES & INFORMATION

- 4-story Class "A" office building
- Recently renovated common areas
- Serene views with scenic walking path around lake
- 400 striped parking spaces (4.5 per 1,000 SF)
- Strong ownership with proven track record
- Deli within walking distance

SUBLEASE INFORMATION

- **Suite 201: 10,060 SF**
- **Suite 300: 23,571 SF**
 - New CAT 6 cabling in place (dual-drop to each location)
 - Recently installed Tenant card-access system

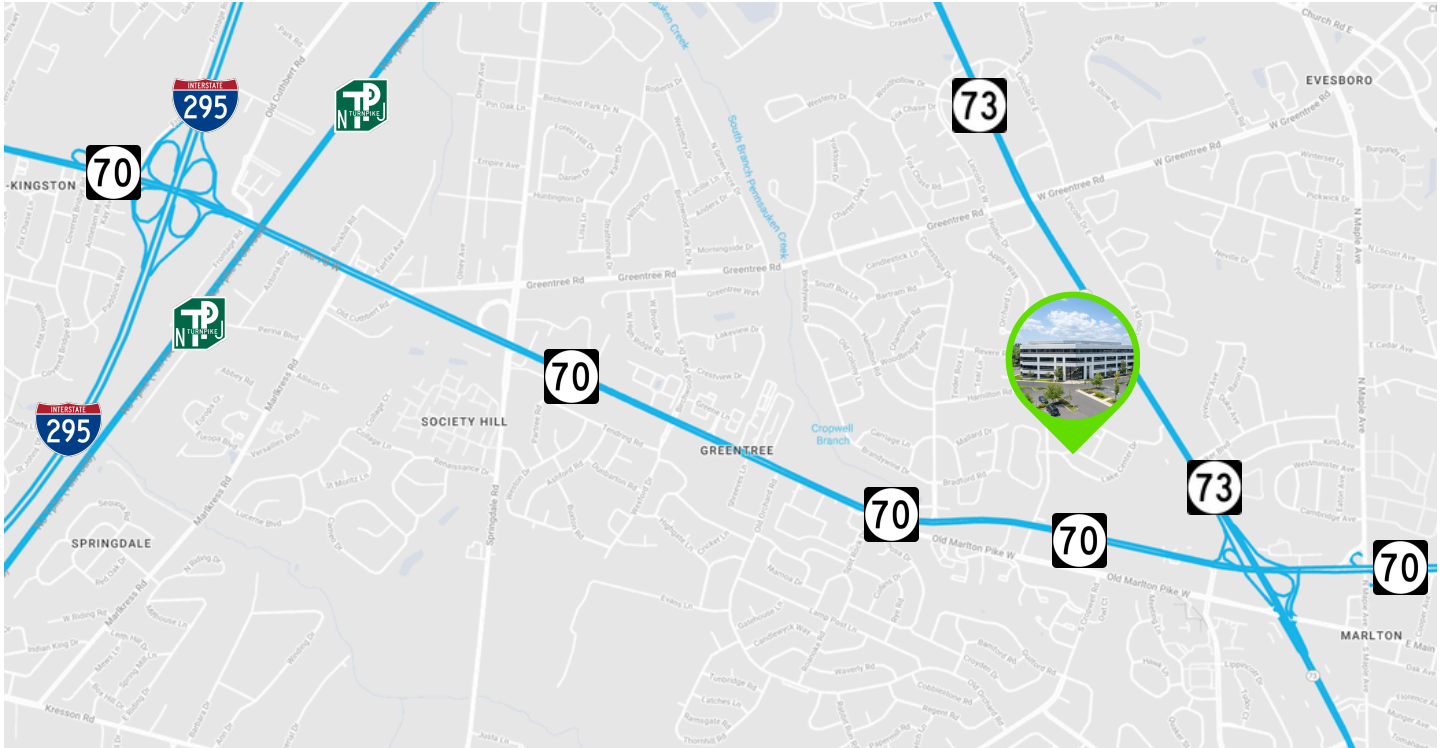


Walking Path with Lake

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LOCATION HIGHLIGHTS

- Located within Lake Center Executive Park with entrances on Route 73 & Cropwell Road
- Employees & visitors have easy access to Routes 70, 73, I-295 and NJ Turnpike



LODGING

- Hyatt Place Mt. Laurel
- Holiday Inn Express
- Hampton Inn Philadelphia/Mt. Laurel

BANKING & GAS

- TD Bank
- Chase Bank
- Republic Bank
- Wawa
- Royal Farms
- Sunoco

RECREATION

- Kohl's
- Wineworks
- Staples
- HomeGoods
- CVS
- Michael's
- TJ Maxx
- Trader Joe's
- Pep Boys
- Planet Fitness
- Whole Foods
- LA Fitness
- Barnes & Noble
- Joe Canal's
- Hand & Stone
- Jiffy Lube

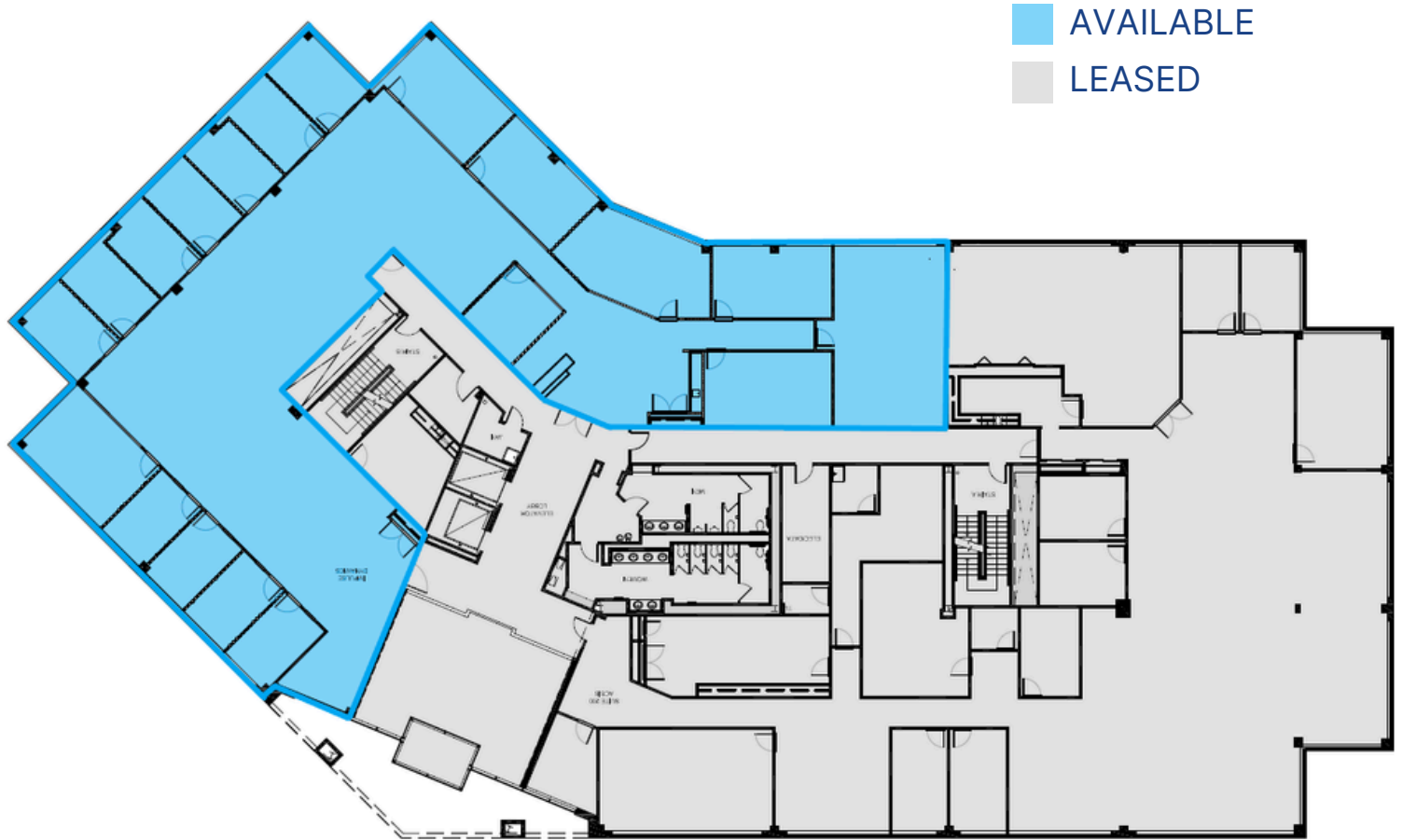
DINING

- Shake Shack
- Fleming's Steak House
- Primo Hoagies
- honeygrow
- Olga's Diner
- Chick-fil-A
- Mission BBQ
- TGI Friday's
- Starbucks
- Marlton Diner
- Chipotle
- Chickie's & Pete's
- Osushi
- Dunkin Donuts
- Smoothie King
- MOD Pizza

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FLOOR PLAN

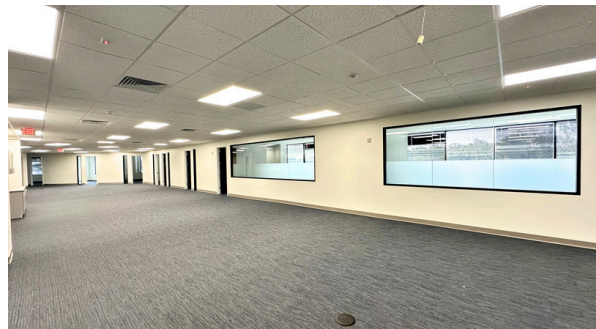
SUITE 201: 10,060 SF



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FLOOR PLAN

SUITE 300: 23,571 SF



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