



Sentry Office Plaza

216 Haddon Ave. | Westmont, NJ

Property Description

Located on Haddon Avenue, adjacent to the Westmont PATCO station, this building offers abundant parking, on-site property management 24/7, security camera and controlled access, building cleaning 2x daily (day and evening), as well as being walking distance to shops and restaurants. Outdoor dining is open on Haddon Avenue. The seven-story, 120,389 SF building offers you big city convenience at a small town price. Directly across the street from the exciting new \$50 million Haddon Town Centre mixed use development, this is the perfect location for your business!

SPACE AVAILABLE

41,437 SF

MIN. DIVISIBLE

622 SF

MAX. CONTIGUOUS

9,969 SF

ADJACENT TO

PATCO



LEASE RATES STARTING AT

\$15.50 PSF + UTILITIES

For more information:

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Current Availabilities
Sentry Office Plaza • Westmont, NJ

First Floor - LEASED

Second Floor

Suite 200	2,025 RSF ¹
Suite 202	4,357 RSF ¹
Suite 210	3,195 RSF ¹

¹can be combined for a total of 9,577 SF

Third Floor

Suite 322	1,061 RSF
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Fourth Floor

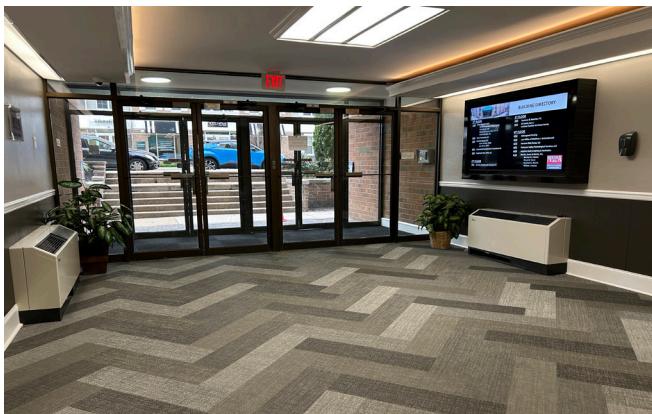
Suite 406	3,203 RSF
Suite 409	622 RSF ^{**}

^{**}\$1,000 month lease + Utilities

Fifth Floor

Suite 500	5,831 RSF ²
Suite 504	Take a Tour 1,557 RSF
Suite 506	4,138 RSF ²

²can be combined for a total of 9,969 SF



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Sixth Floor

Suite 601	1,342 RSF ³
Suite 602	1,387 RSF ³

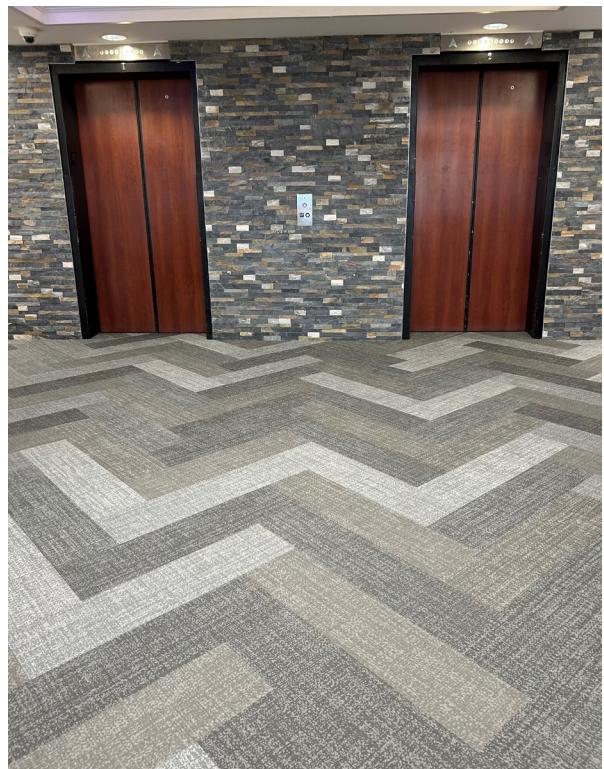
³can be combined for a total of 2,729 SF

Seventh Floor

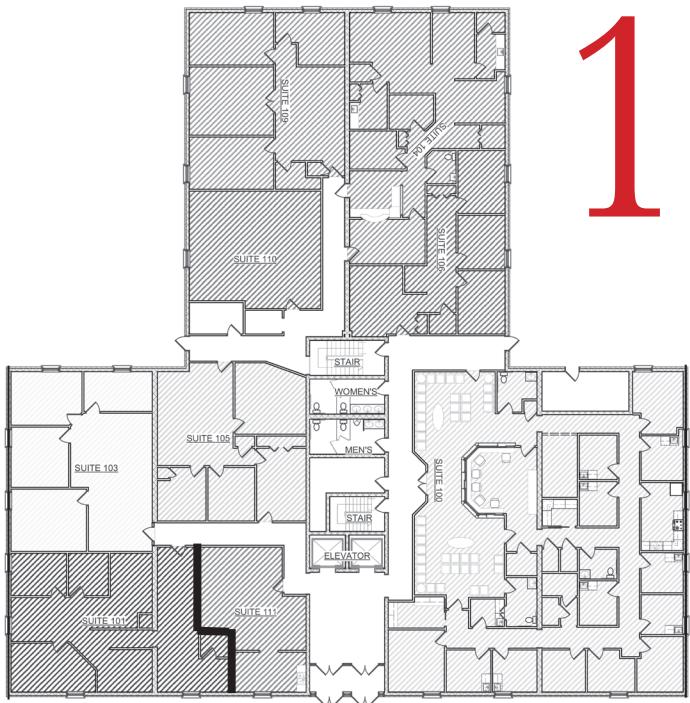
Suite 700	4,334 RSF
Suite 705	1,197 RSF ⁴

Suite 707	1,350 RSF ⁴
Suite 708	1,035 RSF ⁴

⁴ Can be combined for a total of 3,582 SF



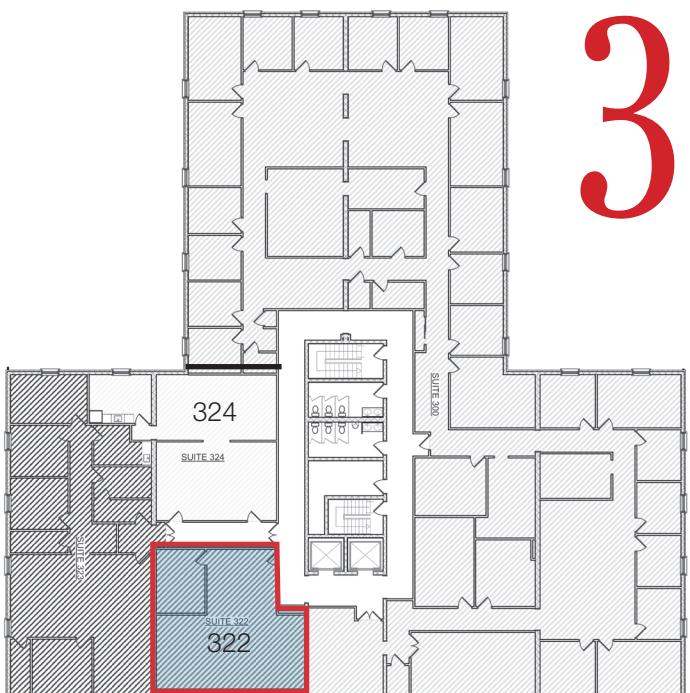
Floorplans
Sentry Office Plaza • Westmont, NJ



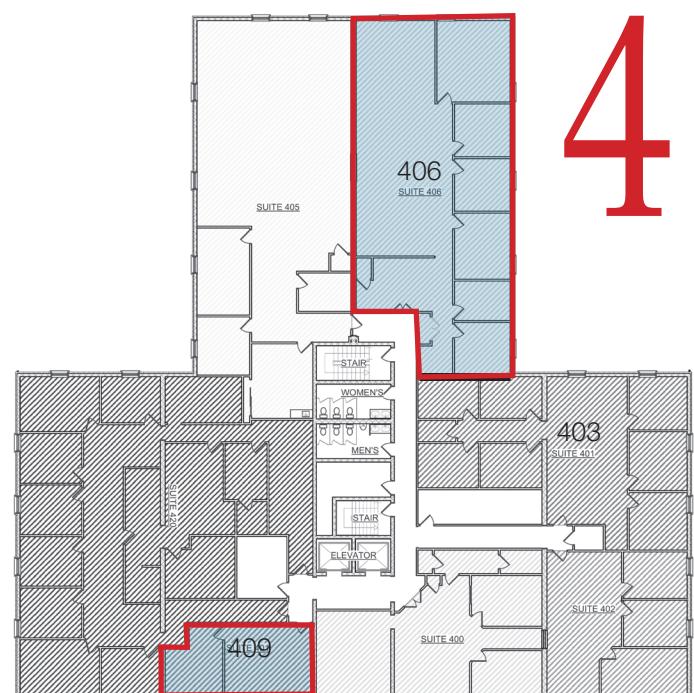
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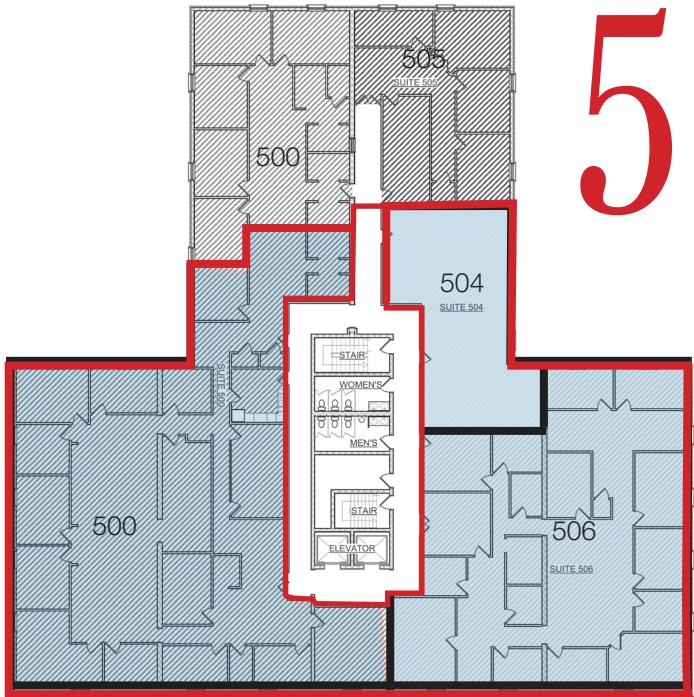


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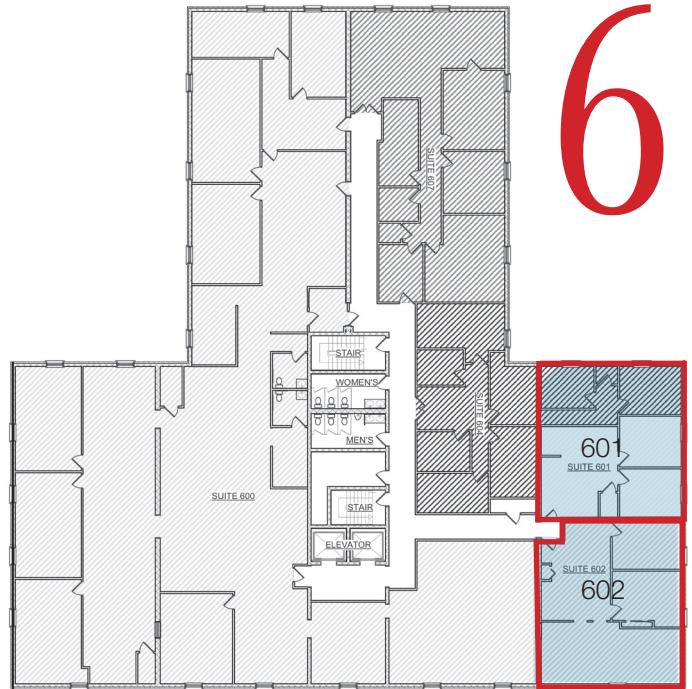


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Floorplans Sentry Office Plaza • Westmont, NJ

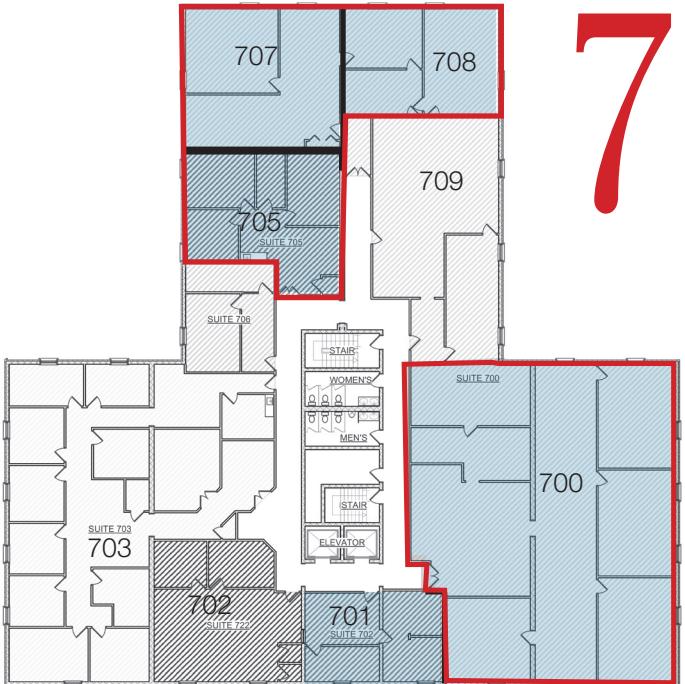


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Available Suites Shaded Blue (Refer to Current Availabilities table for SF)

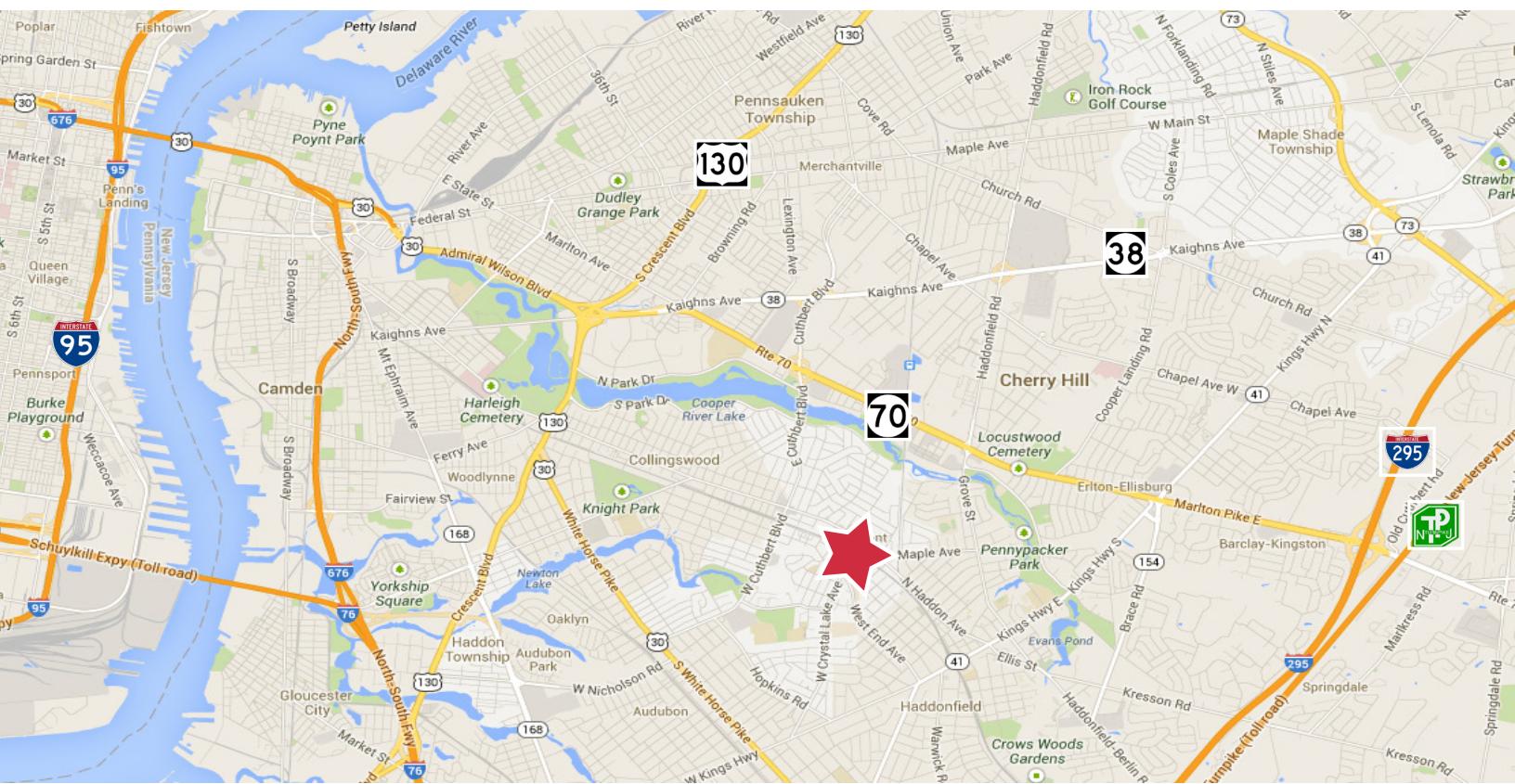


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Location

Sentry Office Plaza • Westmont, NJ



Location Information

- Easy access to both Routes 130, 41 & 70
- 8 miles from Center City Philadelphia via Ben Franklin Bridge
- 3 miles to I-295 (Exit 32)
- Less than a 5 minute walk to the Westmont PATCO station
- Located on the 450 and 451 NJ Transit bus routes

Nearby Amenities



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NAMertz

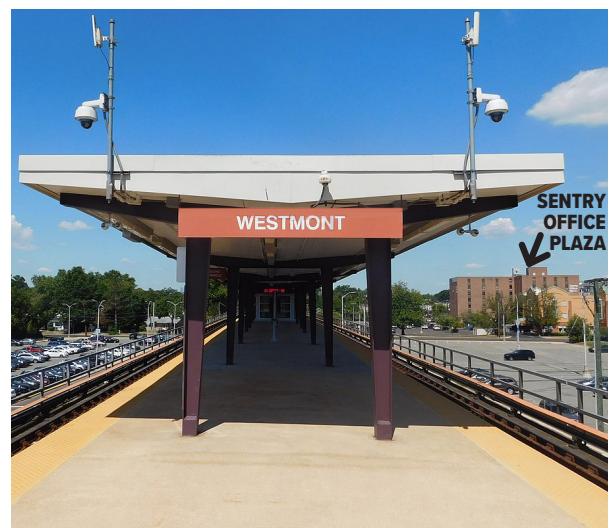
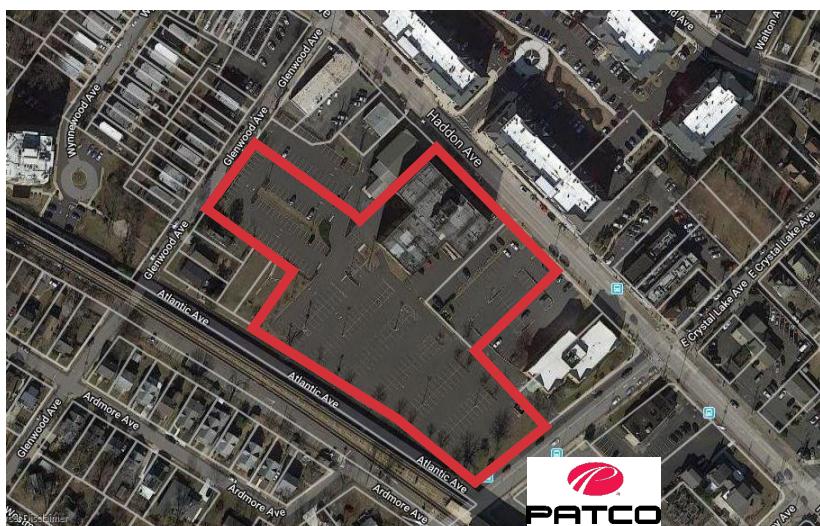
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Location Information

- Only 13 minutes from Westmont to Center City 8th & Market station
- 19 Minutes to 15th & Locust
- Less than a 5 minute walk to the Westmont PATCO station
- Round trip fare only \$5.20



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