



## 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**



**NEW LOBBY!**

### LEASE RATES STARTING AT

**\$15.50 PSF + UTILITIES**

For more information:

**Rebecca Ting, SIOR**

+1 856 234 9600 • [rebecca.ting@naimertz.com](mailto:rebecca.ting@naimertz.com)

**Julie Kronfeld, SIOR**

+1 856 802 6516 • [julie.kronfeld@naimertz.com](mailto:julie.kronfeld@naimertz.com)



## First Floor - LEASED

### Second Floor

|           |                        |
|-----------|------------------------|
| Suite 200 | 2,025 RSF <sup>1</sup> |
| Suite 202 | 4,357 RSF <sup>1</sup> |
| Suite 210 | 3,195 RSF <sup>1</sup> |

<sup>1</sup>can be combined for a total of 9,577 SF

### Third Floor

|           |           |
|-----------|-----------|
| Suite 322 | 1,061 RSF |
|-----------|-----------|

### Fourth Floor

|           |           |
|-----------|-----------|
| Suite 406 | 3,203 RSF |
| Suite 409 | 622 RSF** |

\*\*\$1,000 month lease + Utilities

### Fifth Floor

|           |                        |
|-----------|------------------------|
| Suite 500 | 5,831 RSF <sup>2</sup> |
| Suite 504 | Take a Tour 1,557 RSF  |
| Suite 506 | 4,138 RSF <sup>2</sup> |

<sup>2</sup>can be combined for a total of 9,969 SF



## Sixth Floor

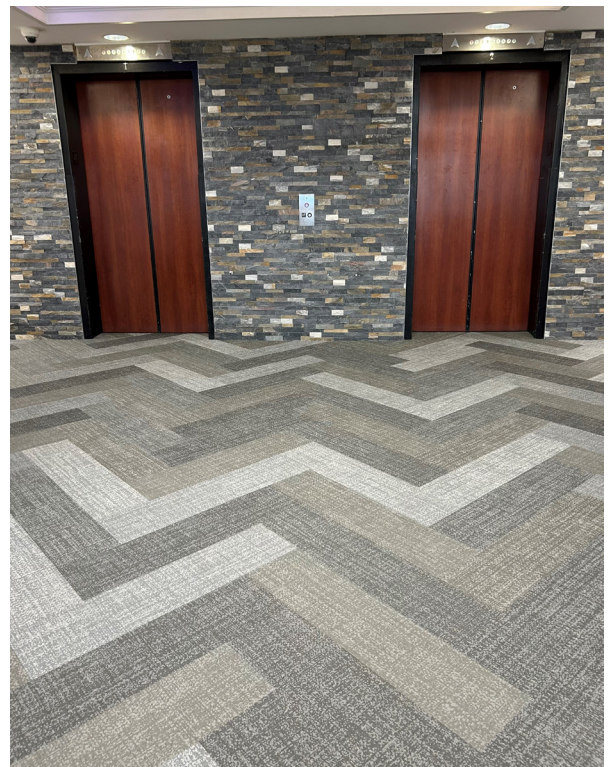
|           |                        |
|-----------|------------------------|
| Suite 601 | 1,342 RSF <sup>3</sup> |
| Suite 602 | 1,387 RSF <sup>3</sup> |

<sup>3</sup>can be combined for a total of 2,729 SF

## Seventh Floor

|           |                        |
|-----------|------------------------|
| Suite 700 | 4,334 RSF              |
| Suite 705 | 1,197 RSF <sup>4</sup> |
| Suite 707 | 1,350 RSF <sup>4</sup> |
| Suite 708 | 1,035 RSF <sup>4</sup> |

<sup>4</sup>Can be combined for a total of 3,582 SF



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## Sentry Office Plaza • Westmont, NJ

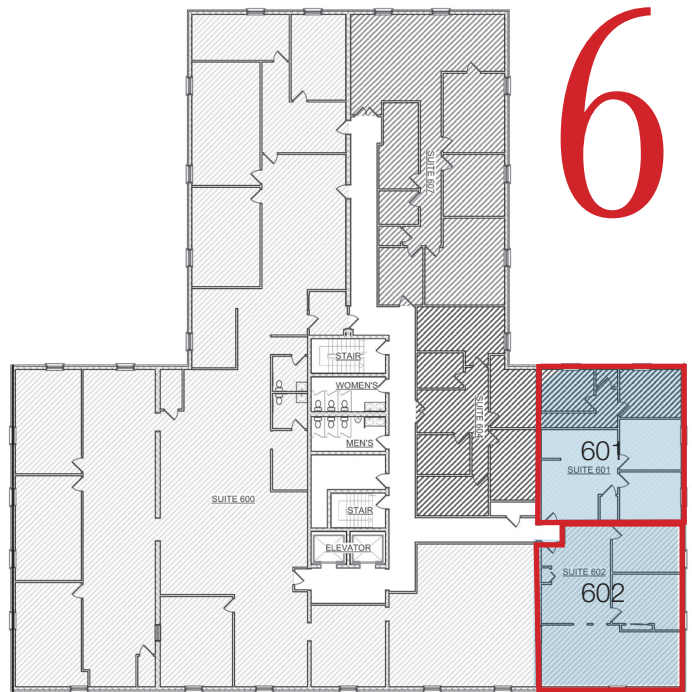
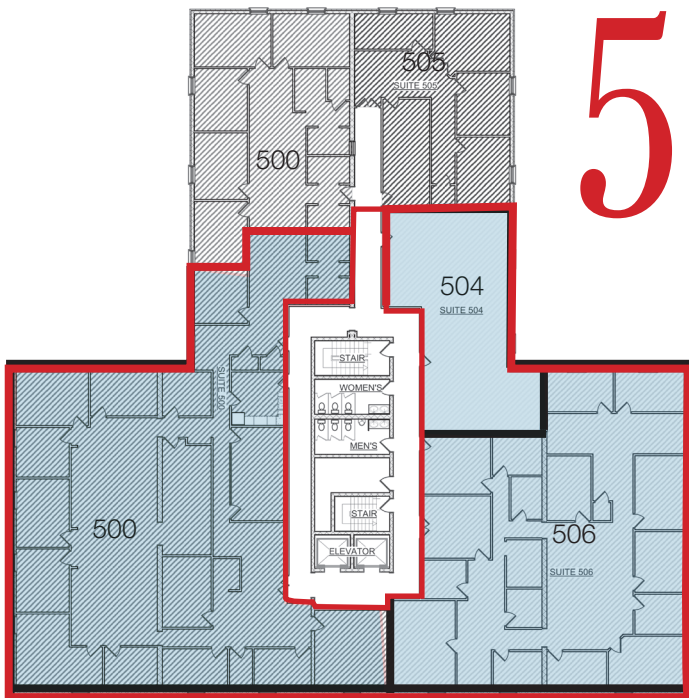


Available Suites Shaded Blue (Refer to Current Availabilities table for SF)

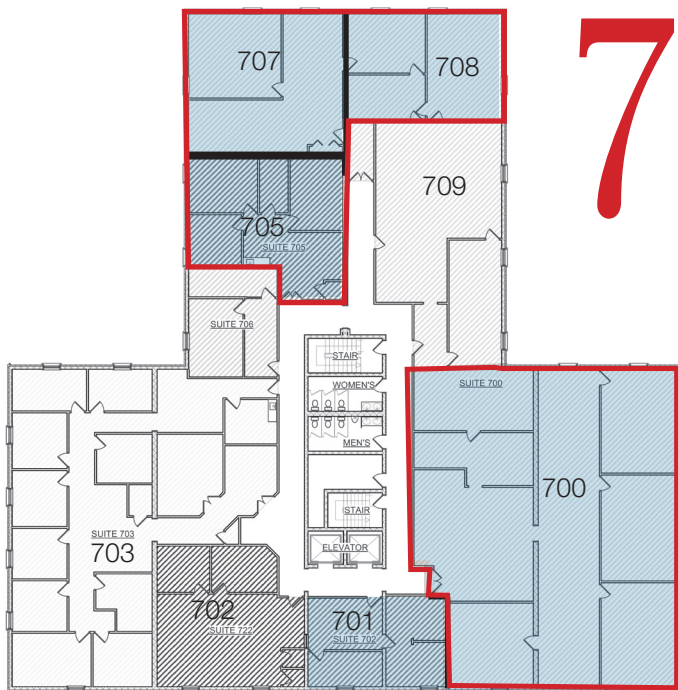




Floorplans  
Sentry Office Plaza • Westmont, NJ

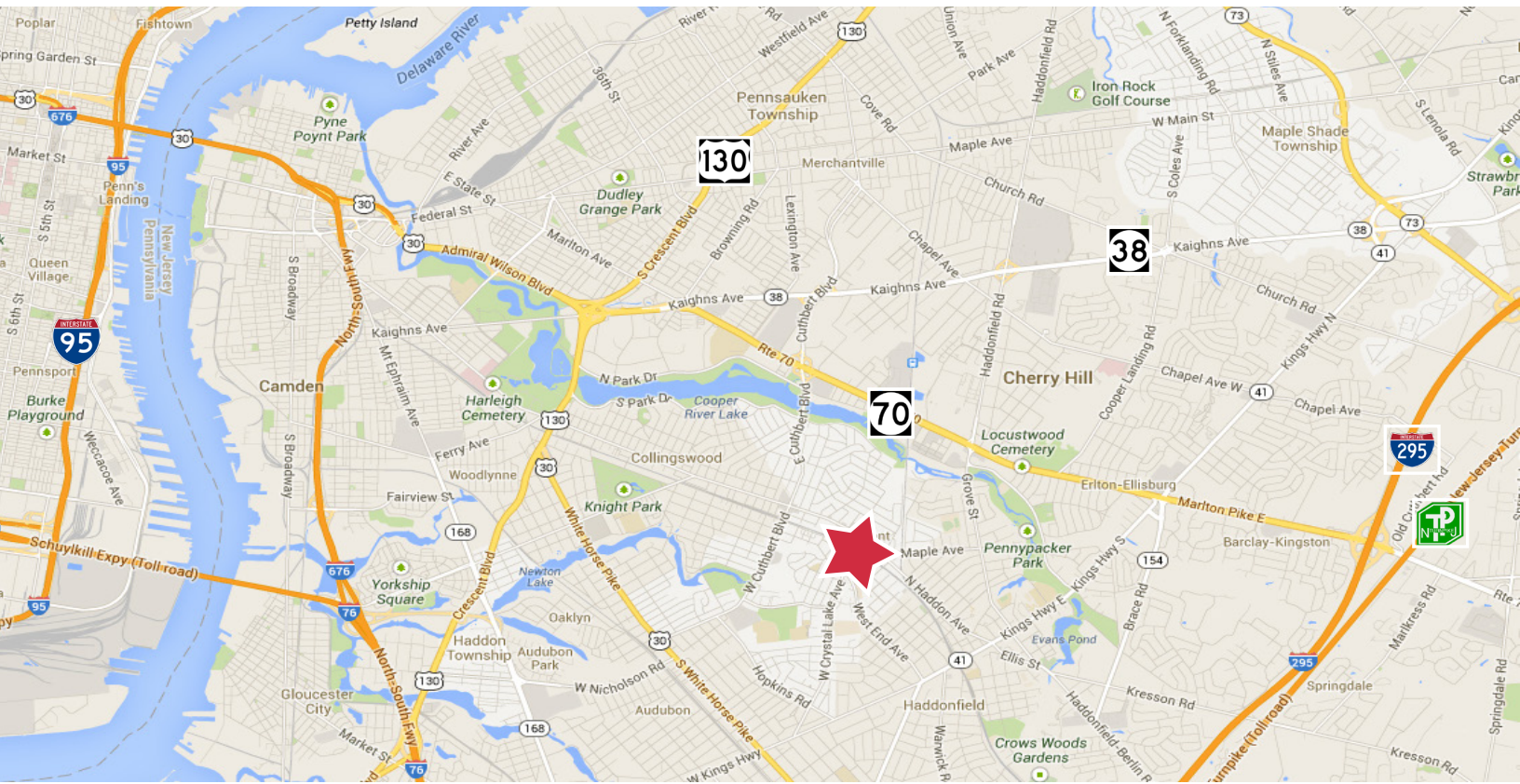


Available Suites Shaded Blue (Refer to Current Availabilities table for SF)





## 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

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### Nearby Amenities



21 Roland Avenue  
Mount Laurel, New Jersey  
+1 856 234 9600  
[naimertz.com](http://naimertz.com)

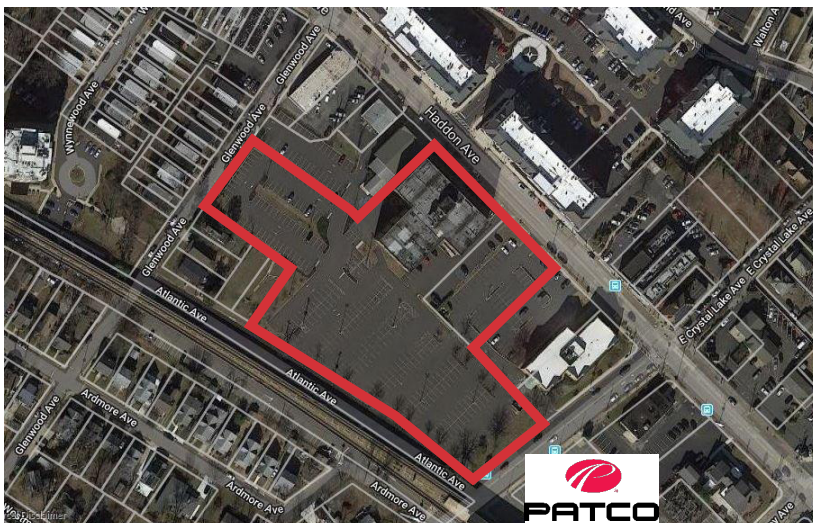
## Location

Sentry Office Plaza • Westmont, NJ



## 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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