

# PROFESSIONAL OFFICE BUILDING FOR LEASE

190 NORTH EVERGREEN AVENUE, WOODBURY, NJ 08096

LAKESIDE PROFESSIONAL CAMPUS



#### MIKE GRIES

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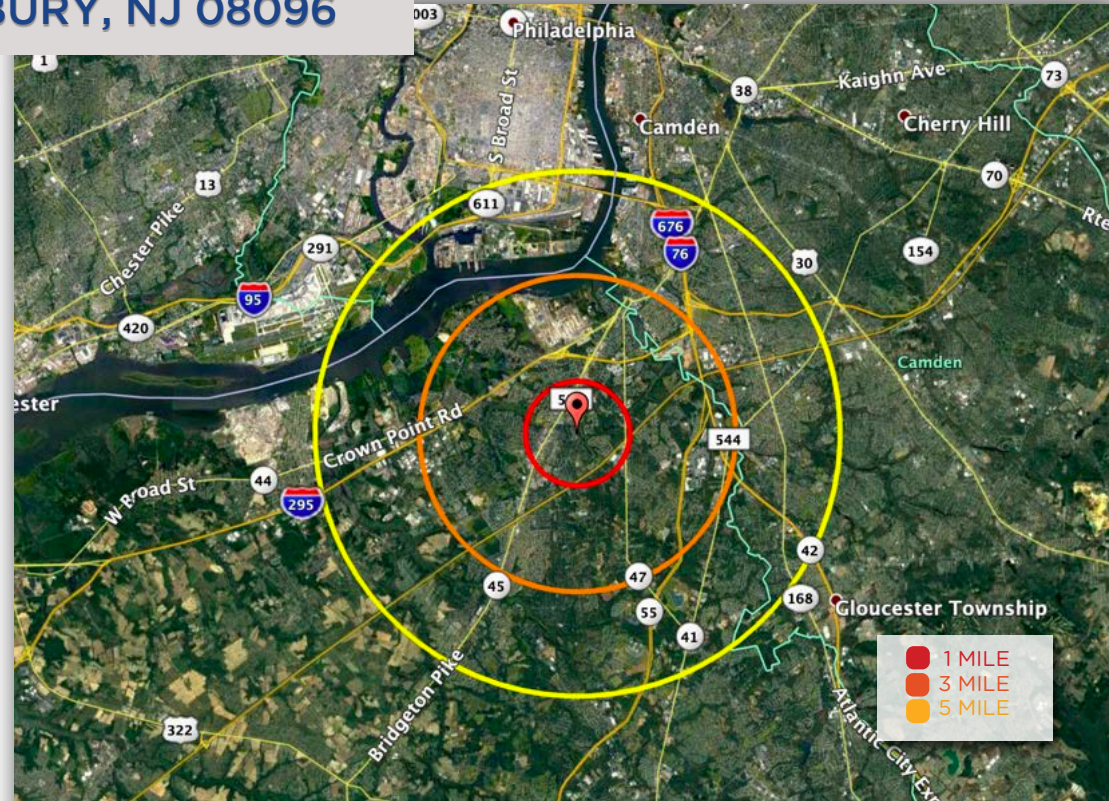
### Offering Summary

**Size/SF Available:** Unit 2: +/- 6,554 SF  
 Unit 96: +/- 4,677 SF  
 Unit 96A: +/- 2,312 SF  
 Unit 122: +/- 3,762 SF  
 Unit 210: +/- 1,491 SF

**Lease Rate:** \$16 - \$18 / SF Gross  
**Parking:** Abundant onsite  
**Occupancy:** Immediate  
**Signage:** Monument and Directory

### Property/Area Highlights

- + Professional building located within a mile of Inspira Medical Center, Gloucester County Courthouse, and the Woodbury Train Station
- + Wide range of available SF allows for a tailored solution for individual tenants. Ideal for medical, financial, legal and/or other professional users
- + Conveniently located in close proximity to Interstate 295, North Broad Street (Route 45) and the New Jersey Turnpike
- + Only 10 minutes from the Walt Whitman Bridge allowing for easy access to The Philadelphia International Airport



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	11,934	65,635	156,980
<b>EST. HOUSEHOLDS:</b>	5,083	26,290	61,362
<b>AVG. HOUSEHOLD INCOME:</b>	\$62,691	\$72,715	\$74,123



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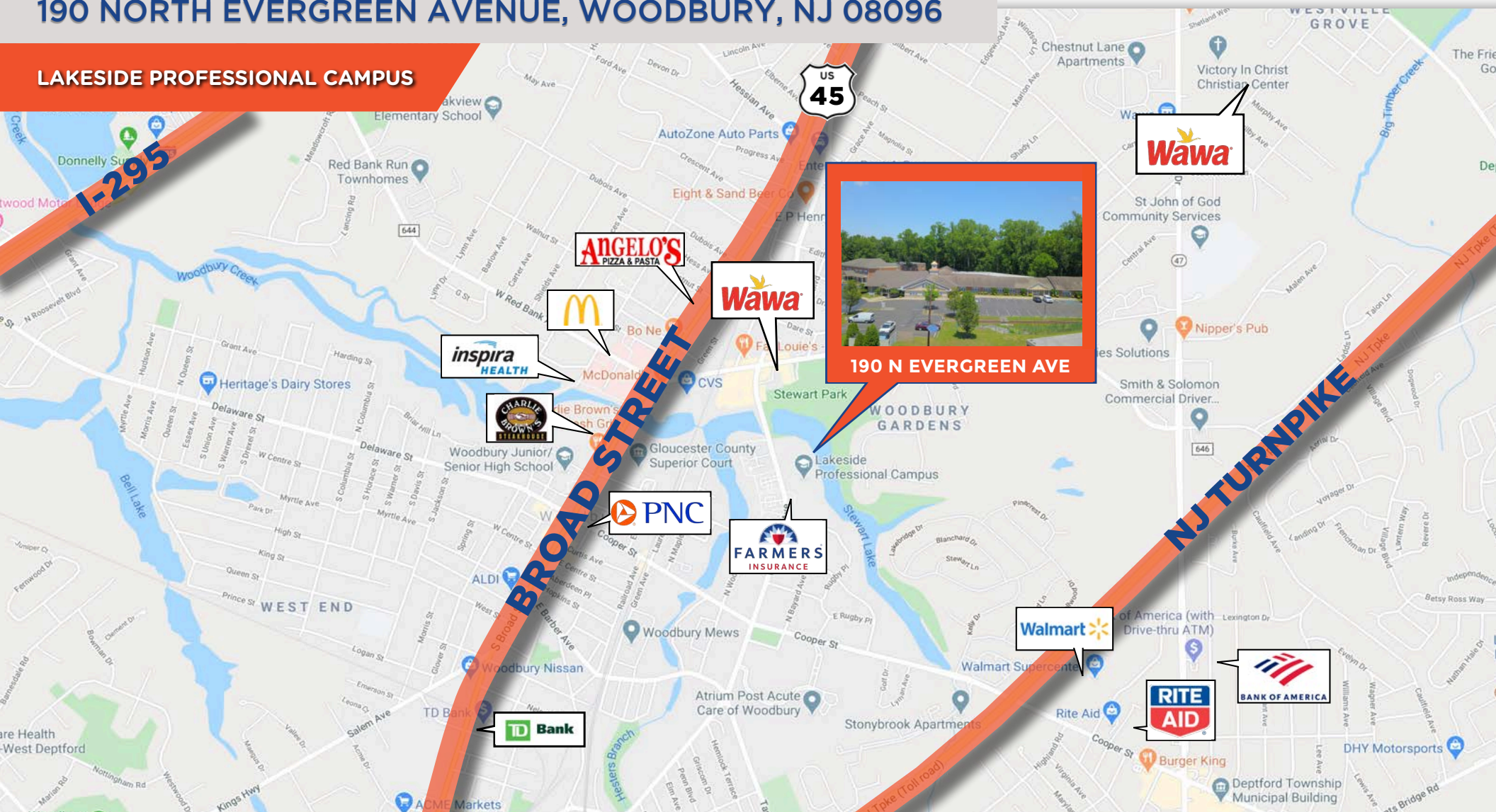
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LAKESIDE PROFESSIONAL CAMPUS 190 NORTH EVERGREEN AVENUE - BUILDING 1	
102	Jefferson Health
110	Durand Inc.
122	Inspira Health Network
201	Griswold Home Care
202	David C. Graham, CRPC
203	Professional Medical Staffing
204	George W. Crossley, CPA, LLC
205	Giving Better Lives LLC
206	Farmers Insurance - Lisa Carney Agency
207	Laurel Medical Management Group
208	Farmers Insurance - Lisa Carney Agency
210	Your Business Here
Managed By: First National Realty Partners, LLC 800-605-4966	



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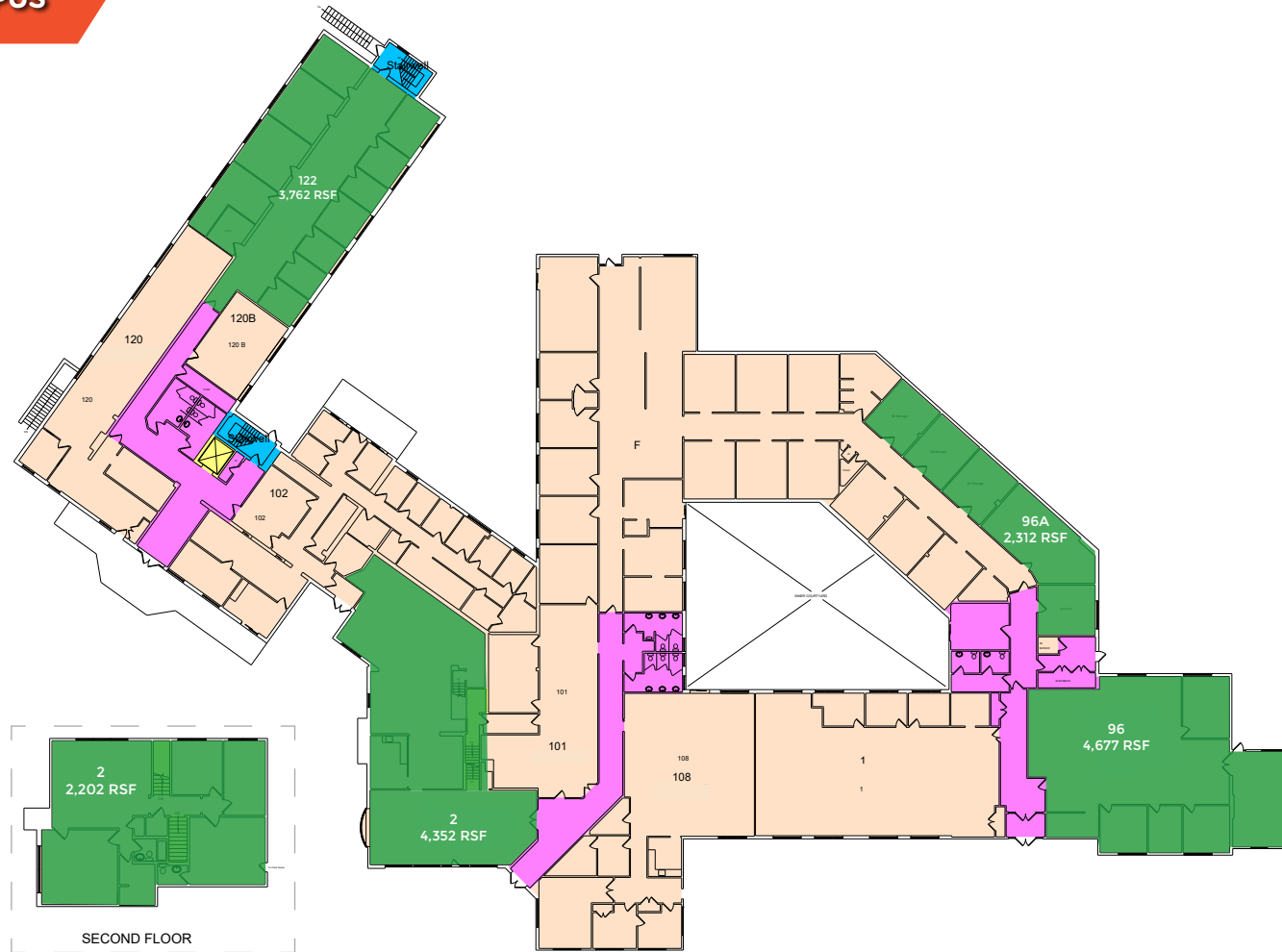
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# PROFESSIONAL OFFICE BUILDING FOR LEASE

## 190 NORTH EVERGREEN AVENUE, WOODBURY, NJ 08096

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### First Floor Available Spaces



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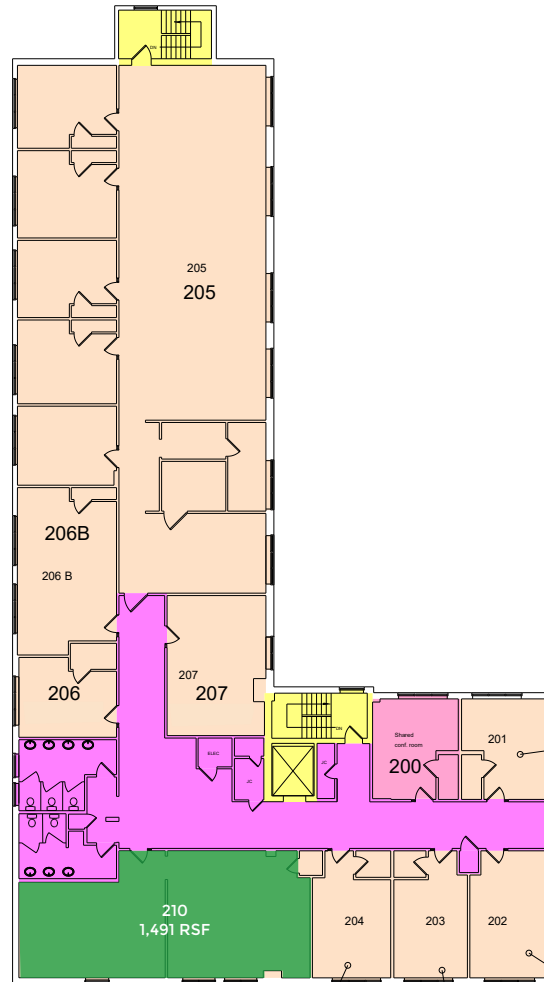
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## Second Floor

Available Spaces



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