

### Woodbury Crossing

1-7 South Broad Street • Woodbury, NJ

Located on a busy corner in the business district of Woodbury, this three-story historic building has over 15,000 RSF of office space available for lease. The Gloucester County Courthouse, County Seat and Post Office are conveniently located across the street.

#### Availabilities:

- Third Floor Office

For more information:

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Executive suites now available, includes conference room, breakroom & reception/waiting area!

Available for Lease

1-7 S. Broad Street  
Woodbury, NJ



## Property Features

- Cafe located on first floor
- Elevator served
- Dual Internet service (Comcast & Verizon)
- Common break room with kitchenette on 2nd & 3rd floors
- Surface parking in rear & abundant free municipal parking one block away
- Storage available on site
- Air conditioning & gas heat

## Current Availabilities

### 1st Floor

- Fully Leased

### 2nd Floor

- Fully Leased

### 3rd Floor

- Suite 3B                      775± SF up to 1,580± SF

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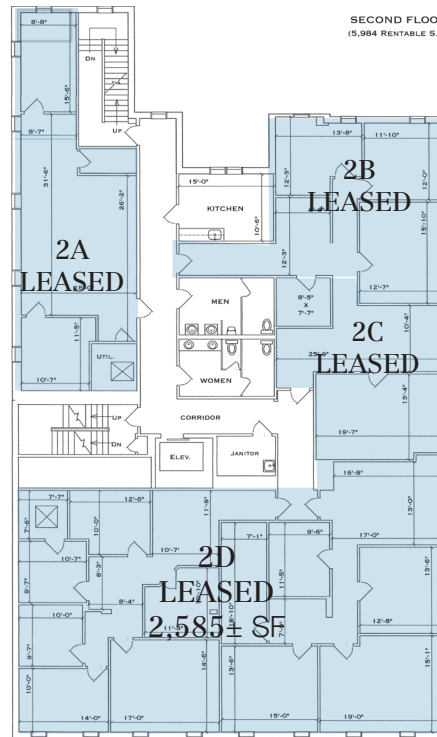
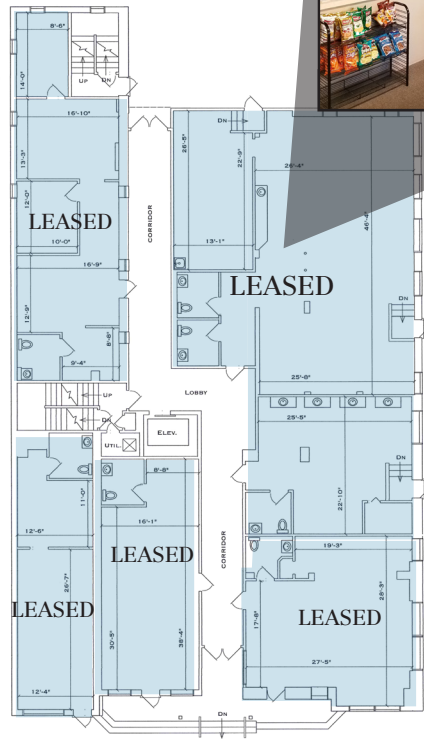
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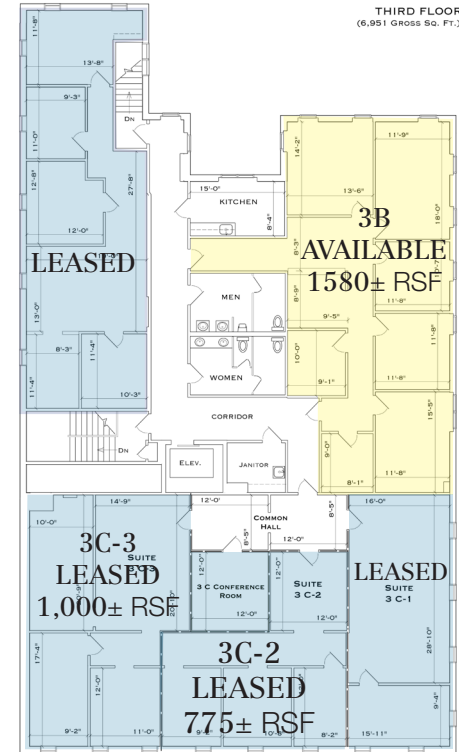
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SECOND FLOOR  
(5,984 RENTABLE S.F.)



THIRD FLOOR  
(6,951 GROSS SQ. FT.)

## Retail

- Current tenants include a Monogram Shoppe & Boutique, health & wellness, music school and Whole & Grounded Cafe
- Fully Leased

## 2nd Floor

- Fully Leased
- Shared kitchen and bathrooms
- Elevator served

## 3rd Floor

- Executive offices available
- Shared kitchen and bathrooms
- Elevator served

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### Cafe located on first floor

- Perfect for employees or clients to grab a coffee or snack
- Serving breakfast and lunch from 7am to 4pm weekdays
- Indoor and outside seating
- Espresso bar & more!

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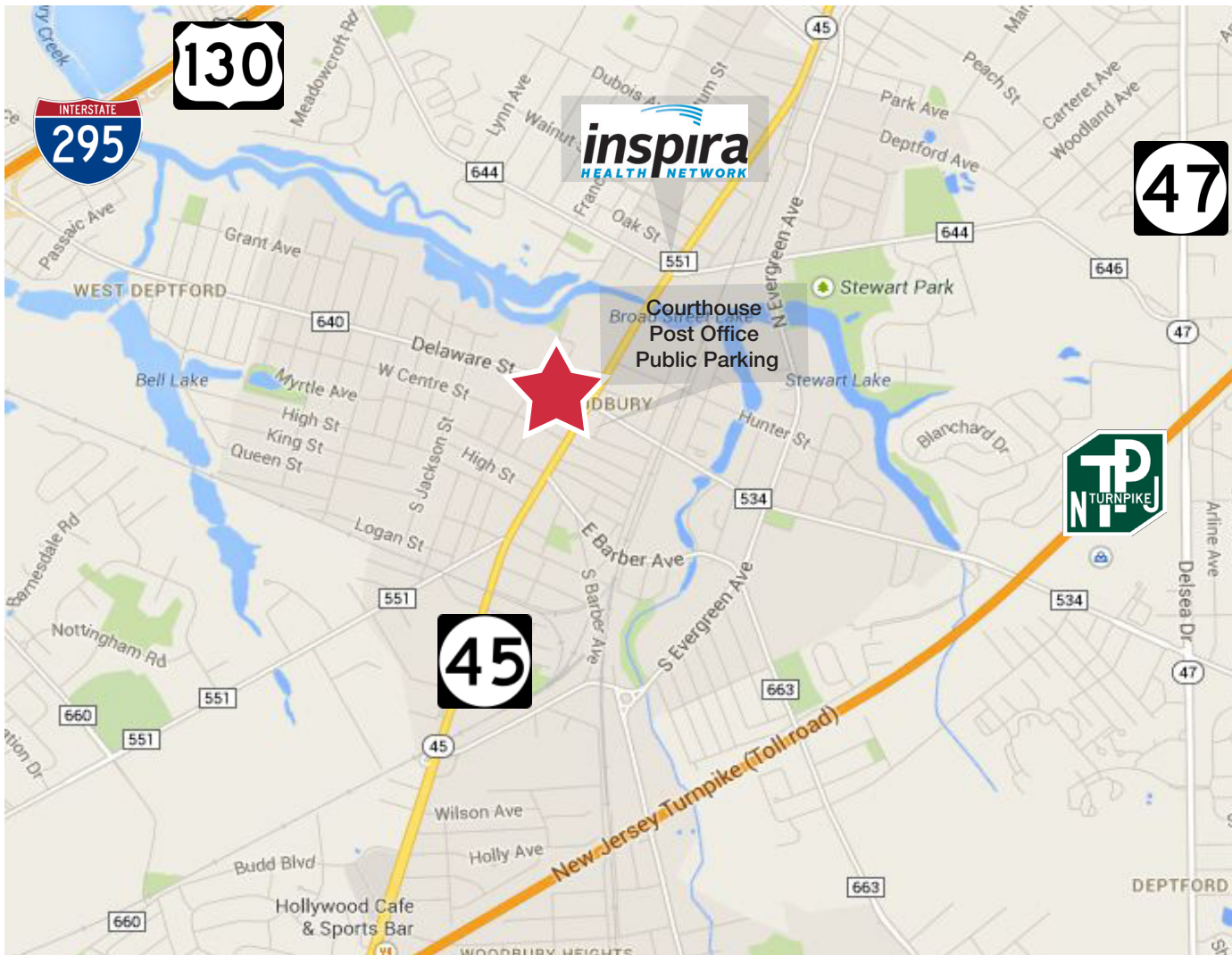
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### Location Information

- Located on South Broad Street (Route 45) in Woodbury at a lighted intersection
- Directly across from the Gloucester County courthouse, county seat, post office & free public parking
- 1.8 miles to I-295 & 3 miles to NJ-Turnpike
- ½ mile from Inspira Medical Center of Woodbury

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