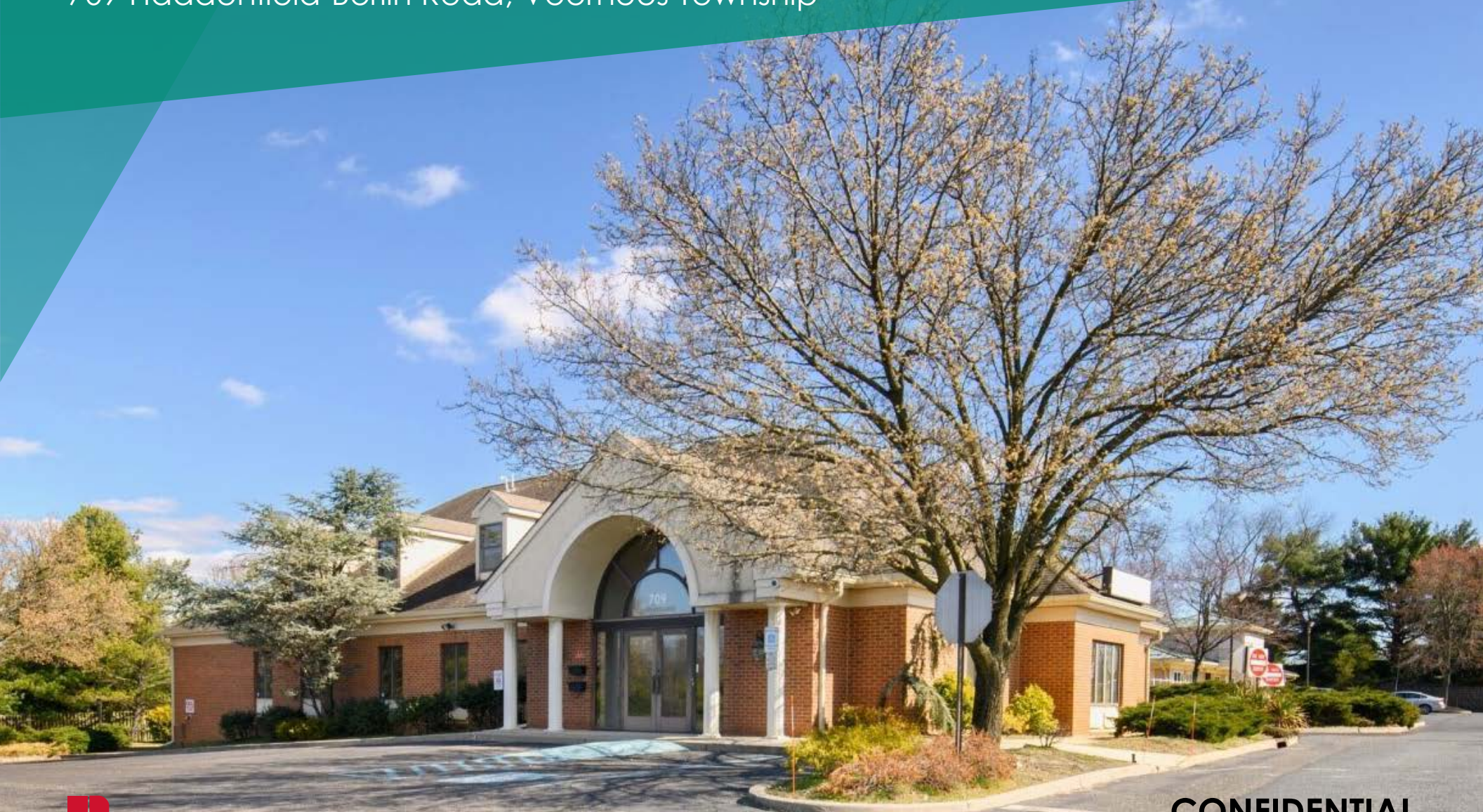


MEDICAL OFFICE BUILDING NET LEASED INVESTMENT OPPORTUNITY

709 Haddonfield-Berlin Road, Voorhees Township



DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.



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EXECUTIVE SUMMARY

Binswanger is pleased to present a net-leased medical office building located in Southern New Jersey in the South Camden County submarket. The building is 100% leased to two tenants, Penn Medicine Becker ENT & Allergy and Complete Wellness Spas. **The building and property have the following features:**

- 9,308 SF Building located on a 0.88 Acre Lot
- Located directly across the street from Acme Market anchored Eagle Plaza Shopping Center
- 20,000 Vehicles per day on Haddonfield-Berlin Road
- Easy access to Camden, NJ and Philadelphia, PA
- Total Population of 215,690 people within the 5 Mile radius and Average HH Income of \$105,707.
- Area retail includes Target, Starbucks, Wawa, Royal Farms, Acme, Chick-fil-A, Panera Bread, McDonald's, Edge Fitness, Echelon Fitness, and Flyer's Skate Zone.
- Healthcare users in the immediate area include Virtua Primary Care of Voorhees, Jefferson Health Voorhees Primary Care, CHOP Specialty Care & Surgery Center of Voorhees, Penn Family Medicine of Voorhees, The Maro Group (Internal Medicine), Trabecular Medical Group, LLC (Cooper Health), Advocare South Jersey Orthopedic Associates, Patient First, Consensus Health Primary Care of Voorhees, and Optum Primary Care of Voorhees.



PROPERTY OVERVIEW



Building Size

9,308 SF



Lot Size

0.88 AC



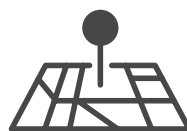
Building Description

Two (2) Story Medical Building with a Lower Level



Sale Price

\$3,200,000



Zoning

O1 – Office 1 (Voorhees Township) – Medical is a Permitted Use



Location

Convenient access to I-295, I-76, Route 30, Route 73, the Atlantic City Expressway, and 30 minute drive-time to Philadelphia International Airport.

STATISTICS FOR SOUTH CAMDEN COUNTY SUBMARKET



\$23.30

Average Lease
Price per SF
(Q4 2024)



3.0%

Annual Rent
Growth
(Q4 2024)



7.5%

Vacancy
Rate
(Q4 2024)

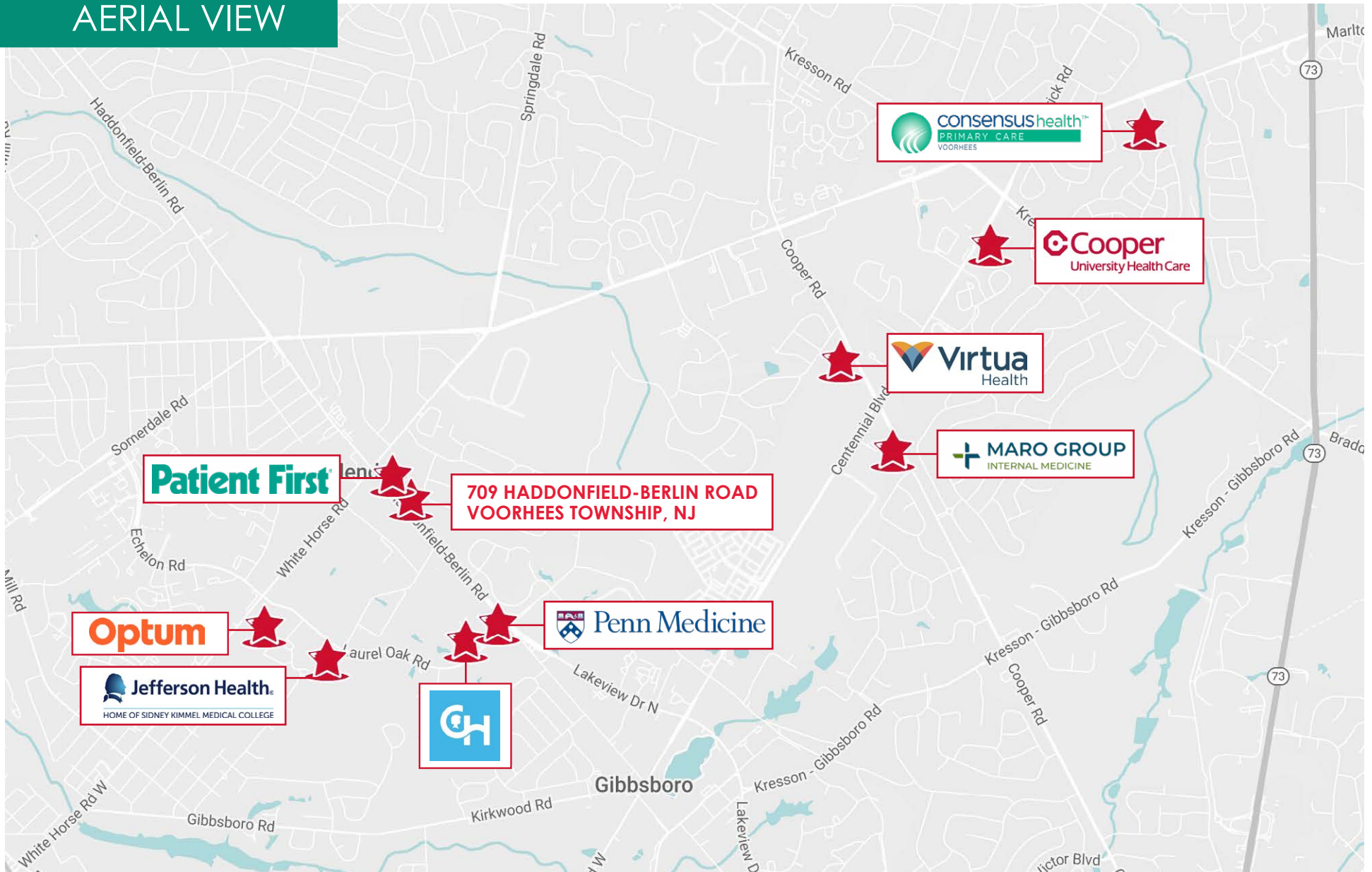
AERIAL VIEW



Google

Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

AERIAL VIEW

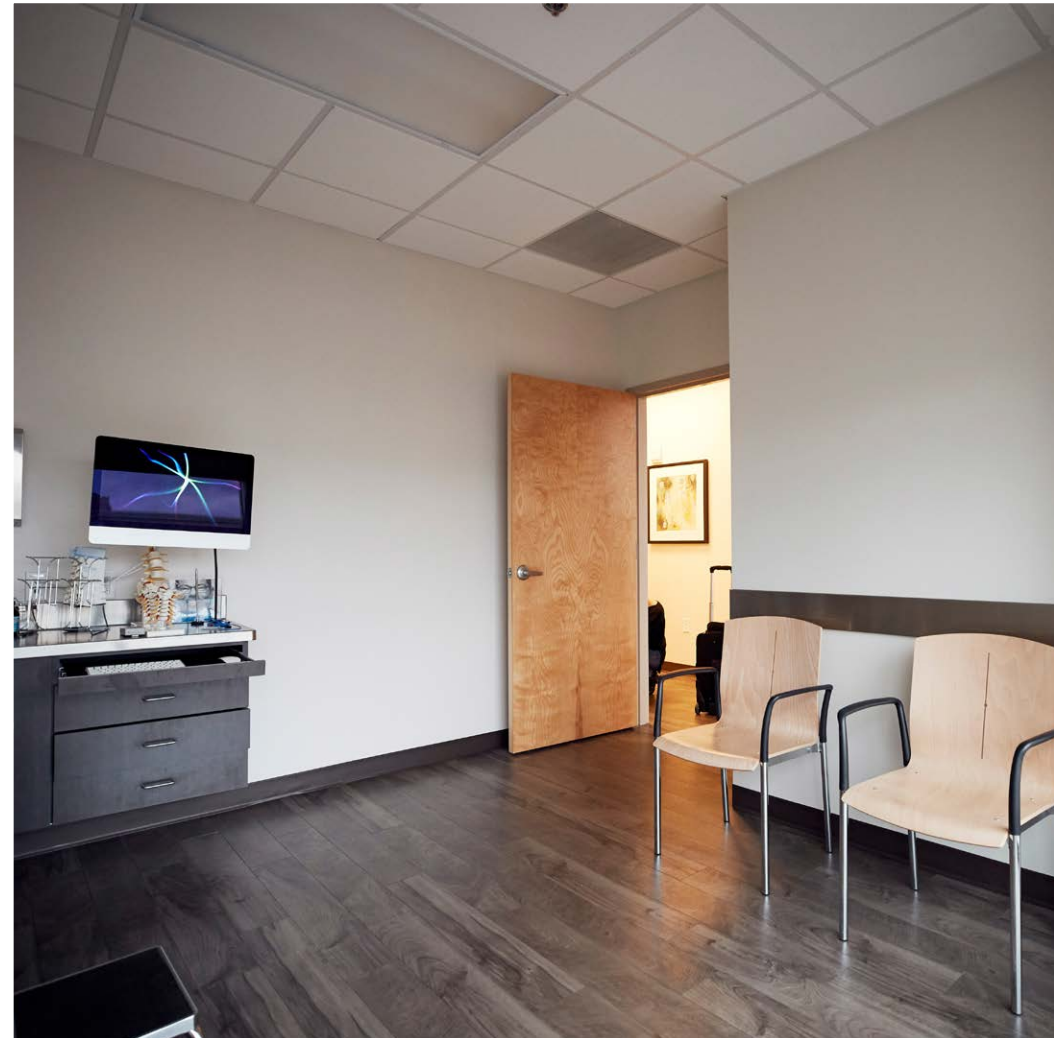


TENANT SUMMARY



PENN MEDICINE BECKER ENT & ALLERGY

- Penn Medicine Becker ENT & Allergy Centers see patients from across the nation, and around the world. This will be their 18th location in New Jersey and Pennsylvania.
- Occupies a total of 6,540 SF (69.72 %) with 4,560 SF on the 1st Floor and 1,980 SF on the Lower Level
- \$135,465 NNN per year
- \$11,288 NNN per month
- 10-year and 5-month lease term
- 3% escalations
- 2/28/2035 Lease Expiration
- Two Five-Year Options
- Tenant is responsible for pro rata share of taxes, common area maintenance, operating expenses, utilities, and janitorial.



TENANT SUMMARY



COMPLETE WELLNESS SPAS

- Complete Wellness Spas specializes in Weight Loss, Skin Care, Aesthetics, and Wellness. This is their 6th location in New Jersey.
- Occupies 2,110 SF (30.28%) on the 2nd Floor
- \$50,640 NNN per year
- \$4,220 NNN per month
- 7-year term
- 3% escalations
- 3/31/2031 Lease Expiration
- One Five-Year Option
- Tenant is responsible for pro rata share of taxes, common area maintenance, operating expenses, utilities, and janitorial.



*CWS Bayonne, NJ Location

SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of 709 Haddonfield-Berlin Road, Voorhees Township, NJ. This Property is being offered to prospective purchasers through an offer process. The Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure. The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, and proven ability.

PROPERTY INSPECTIONS

Property Inspections will be made by appointment only and arranged by Binswanger. Please allow 48 hours' notice.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to dkelly@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Purchasing Entity
- Purchase Price
- Due Diligence Period
- Earnest Money Deposit
- Contingencies (if any)
- Targeted Closing Date
- Purchaser Track Record
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction

PRIMARY CONTACTS



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