



Rancocas Valley Professional Arts Building

220 Sunset Rd, Willingboro, NJ 08046

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Rancocas Valley Professional Arts Building

Suite 1 - 3,768 SF -- \$30.00 /SF/YR

Modified Net - Base Year Rent Includes CAM. Utilities Not Included.

Spring is Here — So Is a Rare On-Campus Opportunity at Virtua Willingboro Hospital!!!

The Rancocas Valley Professional Arts Building— independently owned, directly on campus, and surrounded by respected medical neighbors like South Jersey Radiology, Eye Professionals, Rite Aid, CHOP, Cooper Health, and Virtua specialties. We're directly served by public transit and easily accessible from I-295, RT-130 and the NJ Turnpike.

- VIRTUA CAMPUS LOCATION. HEAVY TRAFFIC AND VISIBILITY. SERVED BY PUBLIC TRANSIT. EASY ACCESS TO I-295, RT. 130, NJ TURNPIKE - HEALTHCARE ECOSYSTEM
- CAM INCLUDED IN BASE YEAR RENT



Rental Rate:	\$30.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	19,694 SF
Year Built:	1982
Walk Score ®:	60 (Somewhat Walkable)
Rental Rate Mo:	\$2.50 /SF/MO

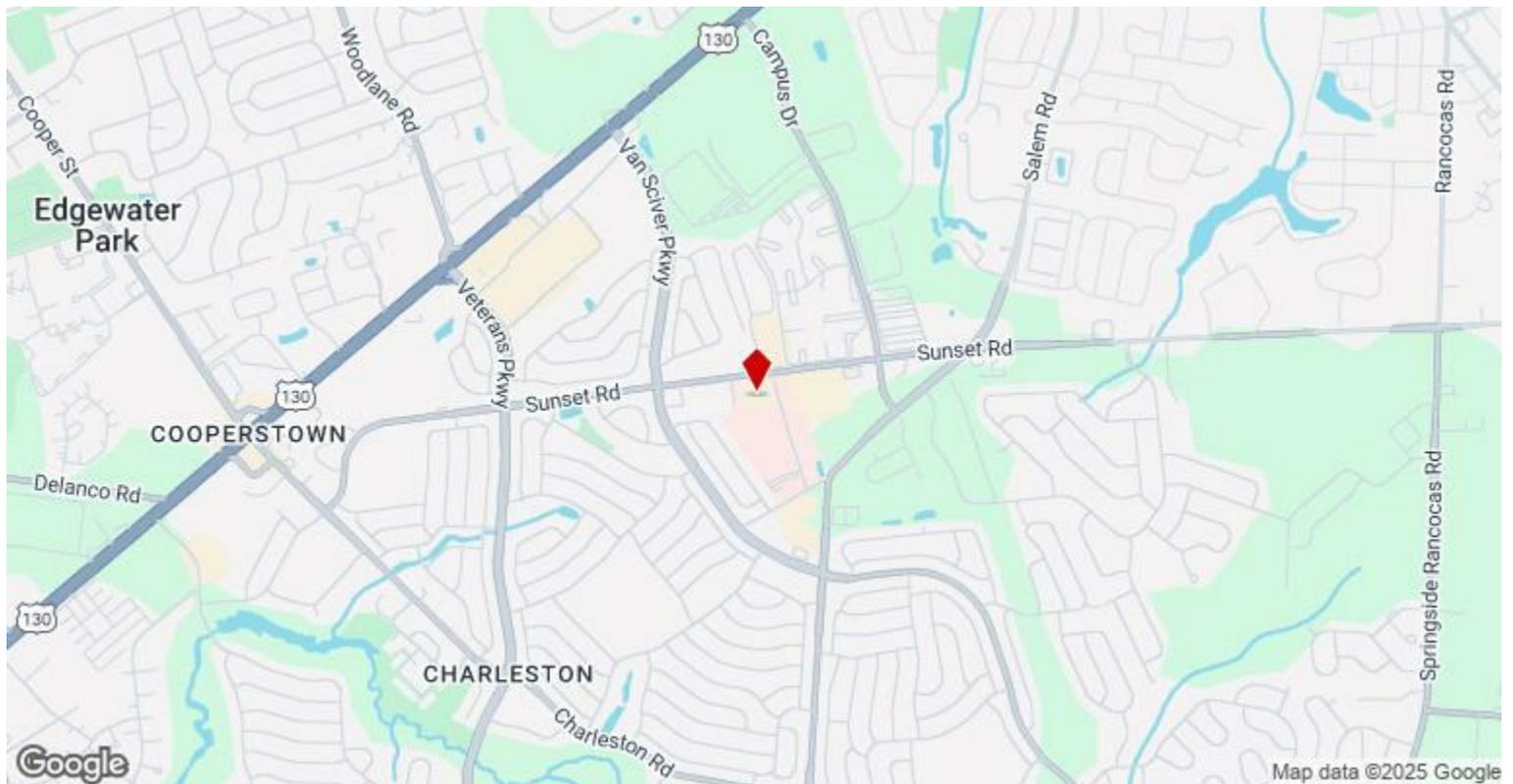
1st Floor Ste Suite 1

Space Available	3,768 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	5 Years

Endcap, Ample Parking, Virtua Hospital Willingboro Campus.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Kenneth D. Schulner, MD	-	
Kurmick Dermatology	-	
NovaCare Rehabilitation	-	
Quest Diagnostics	-	
Virtua Health - Center for Women	-	



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Long-term tenants include:

- Novacare
- Quest Diagnostics
- Virtua Center for Women
- Kurnick Dermatology Group
- Schulner Internal Medicine

We're nearly finished with a full siding project and just completed roof replacements and concrete repairs.

Now available: a 3,768 SF end-cap suite with wraparound parking, steps from the ER, Same-Day Surgery, and SCIP Unit. Now is the chance to join a strong, collaborative care environment.

An ideal space for a pediatric, behavioral health, senior health, dental, orthopedic group, just to name a few, looking to co-locate within this reinvigorated medical hub.

And the timing couldn't be better: Virtua Willingboro Hospital was just named the #1 acute care hospital in the U.S. for reputation in 2024 by Reputation, scoring 881 out of 1,000. This recognition reflects the incredible momentum, culture, and leadership by Virtua Health happening right here on this campus.

Property Photos

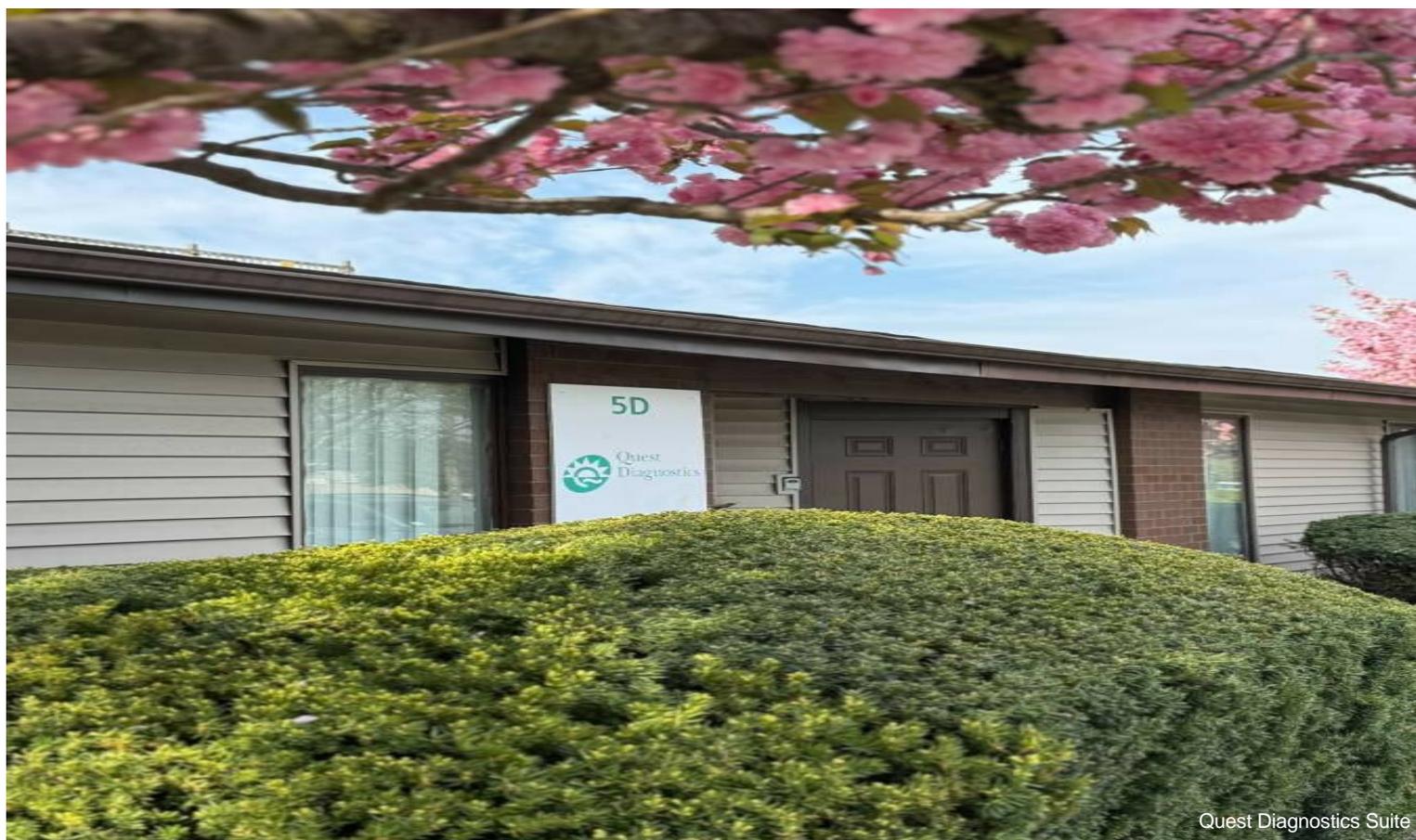


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North Side of Complex

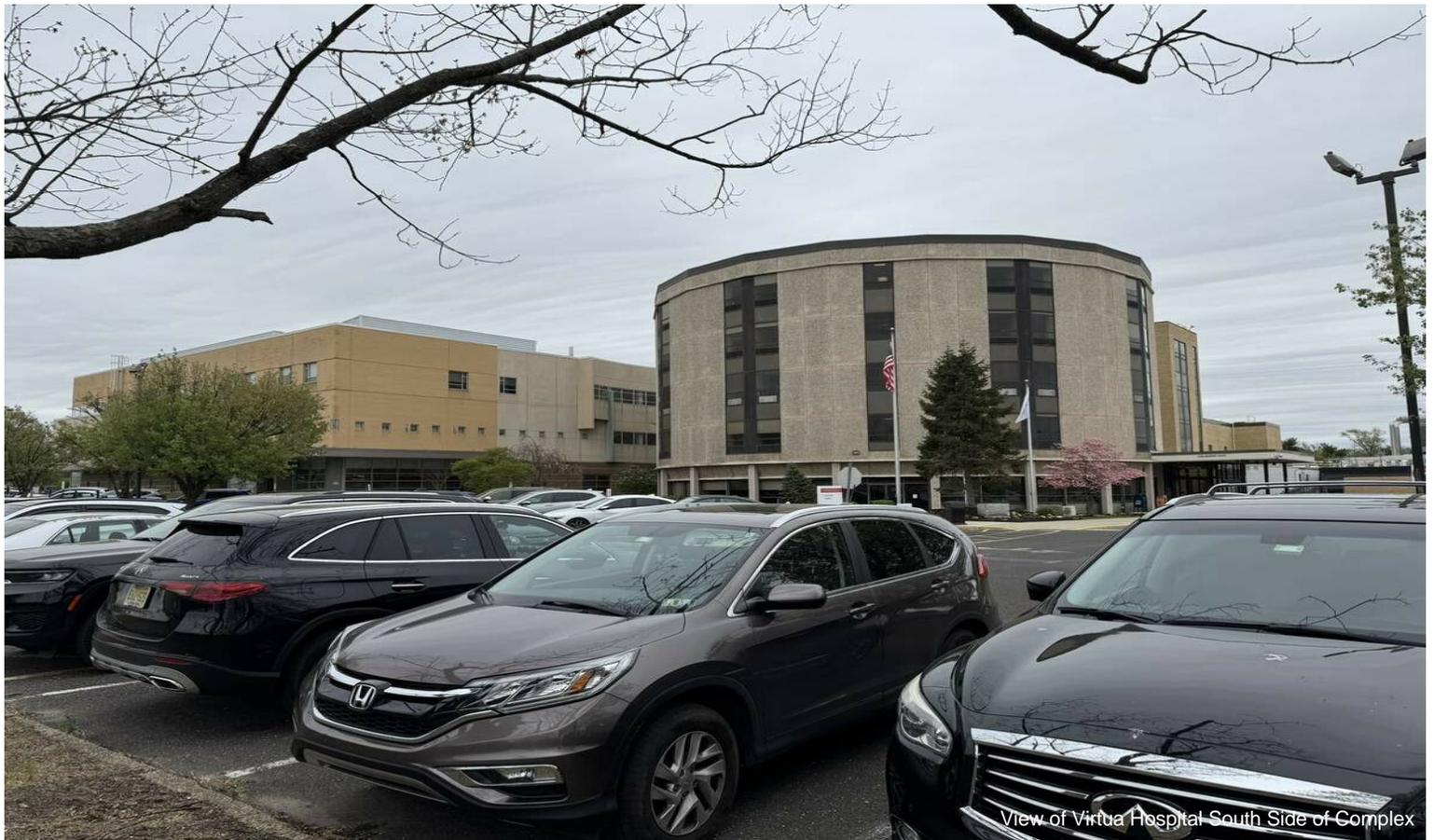
Property Photos



Property Photos



West Side of Complex



View of Virtua Hospital South Side of Complex

Property Photos

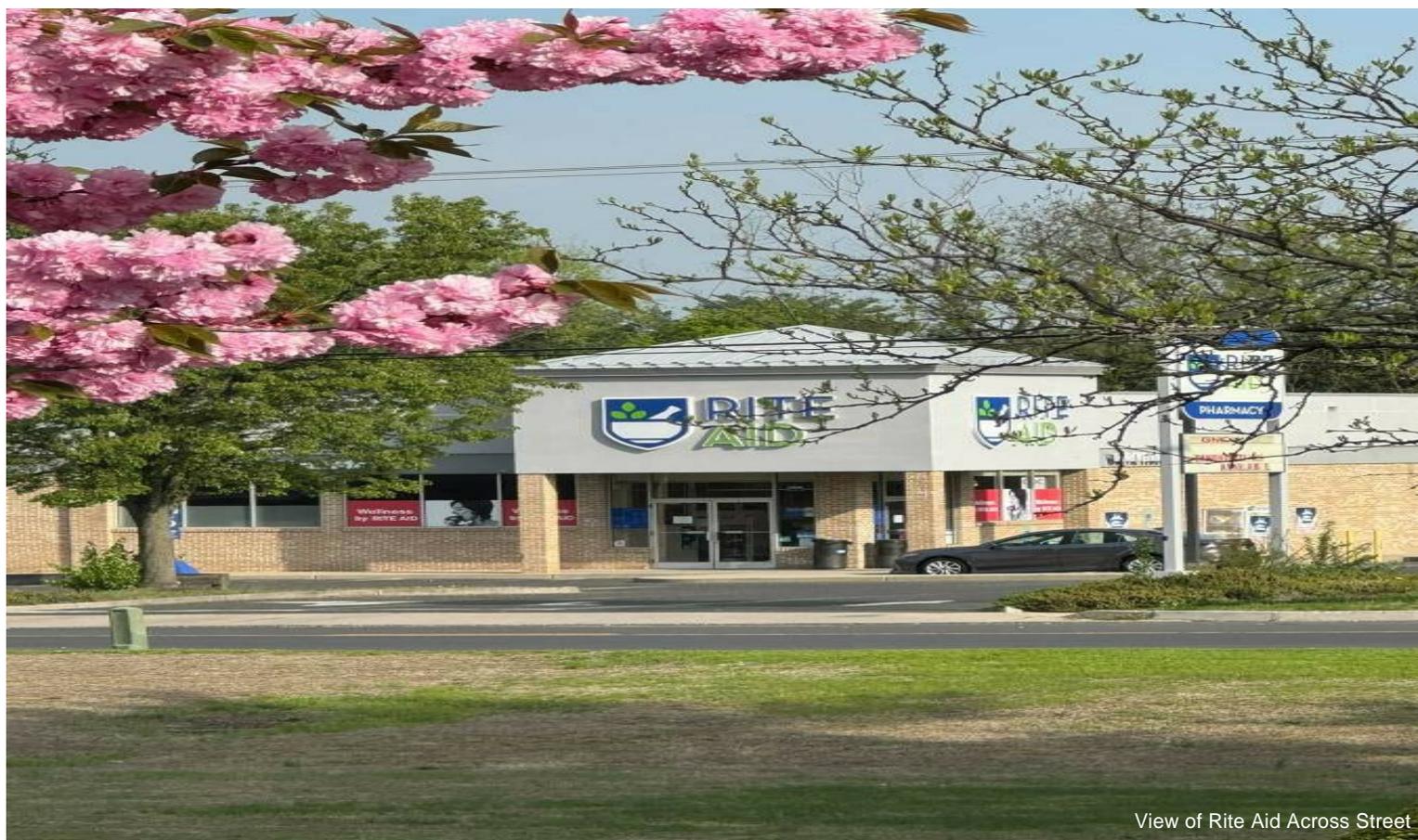


View from Sunset Road

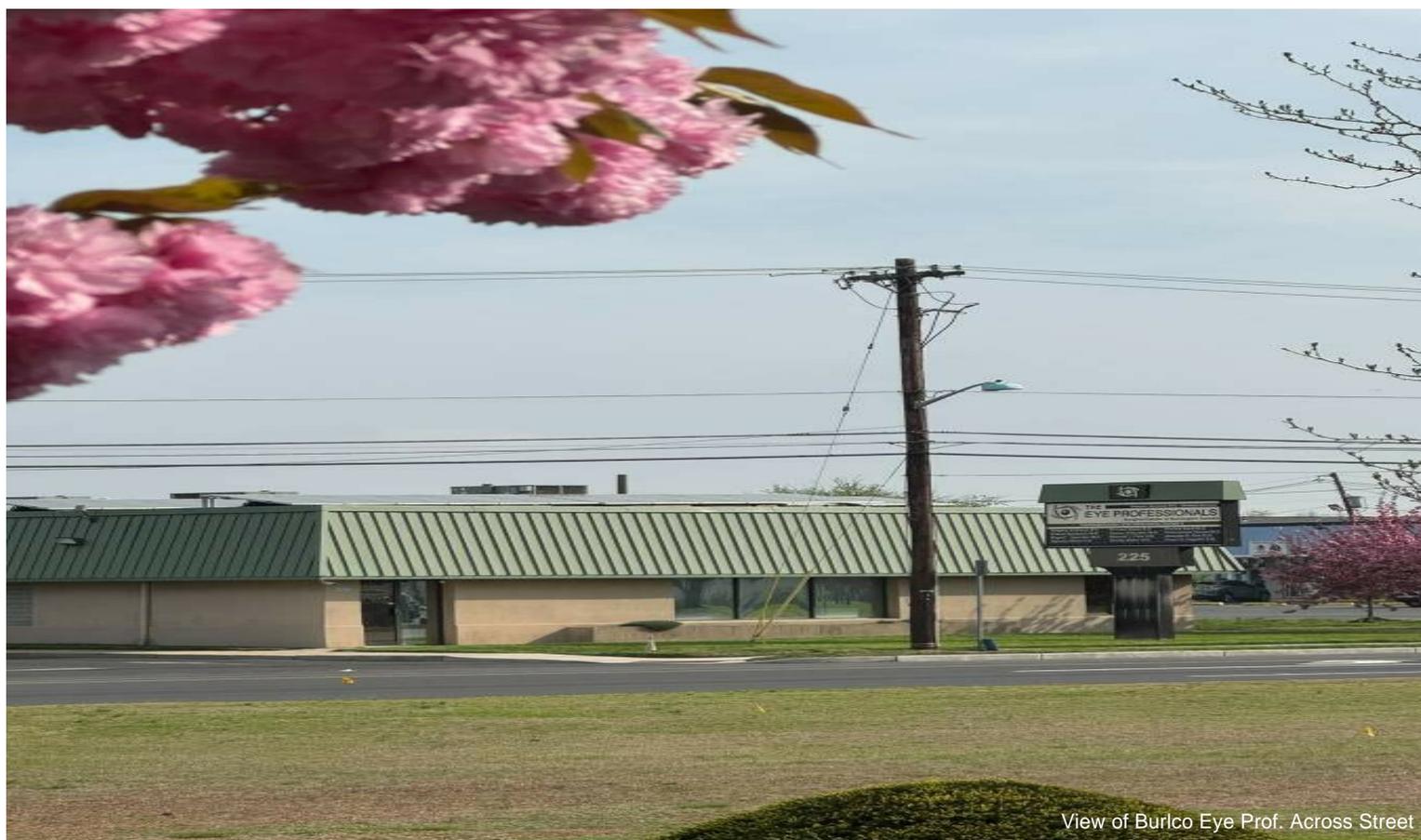


Wide Shot View from Sunset Road

Property Photos



View of Rite Aid Across Street

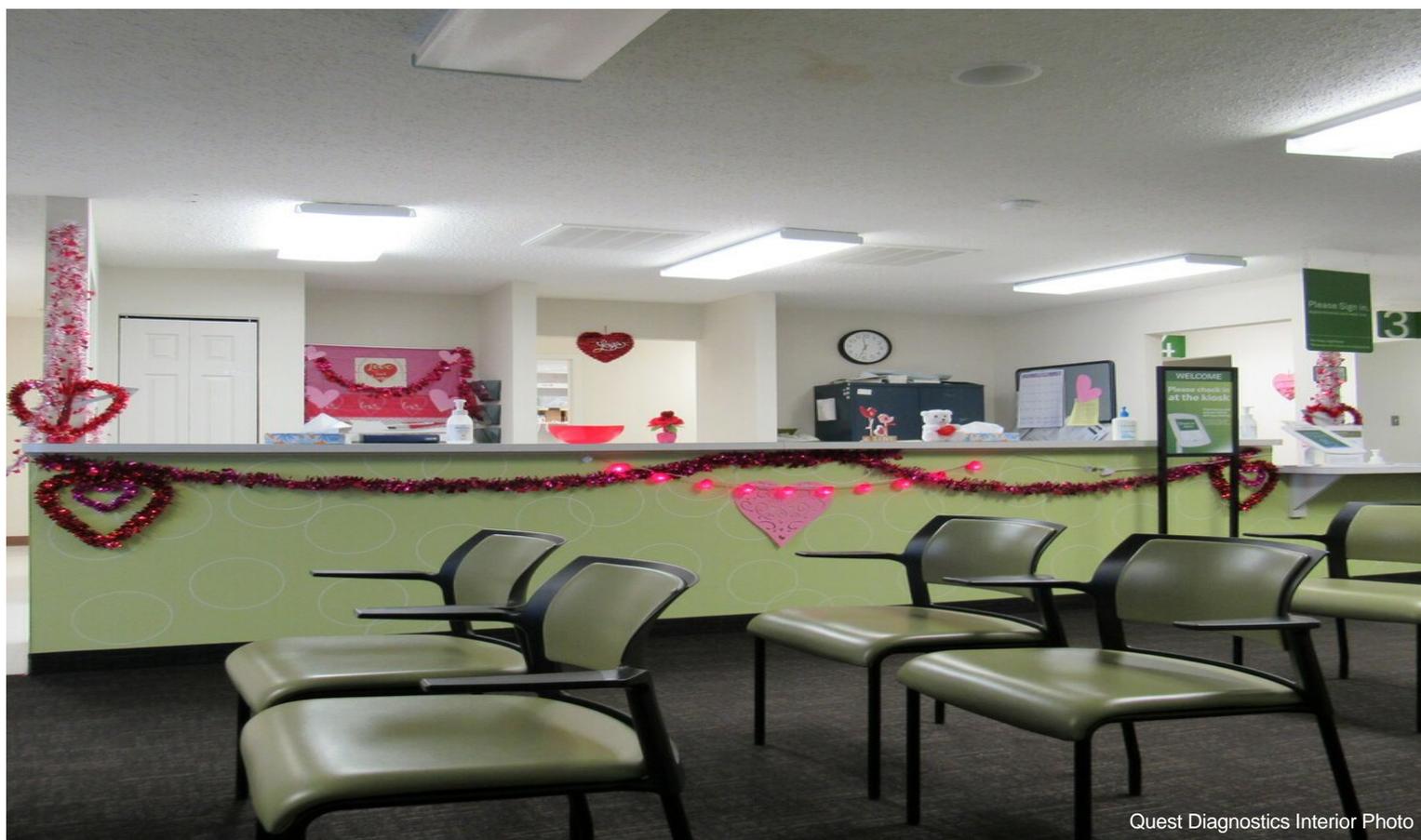


View of Burlco Eye Prof. Across Street

Property Photos



View of South Jersey Radiology Across Street



Quest Diagnostics Interior Photo

Property Photos



Novacare Interior Photo



Former RADONC Unit Interior Photo

Property Photos



Former RADONC Unit Interior Photo