

# PRIME OFFICES FOR LEASE

## 1873 ROUTE 70 EAST, CHERRY HILL, NJ, 08003

### HERITAGE SQUARE OFFICE CENTER



#### EMILY STEIN

Managing Director  
Director of Healthcare Services  
T: 856.797.1919 x110  
C: 609.457.9816  
E: [Emily.Stein@VantageRES.com](mailto:Emily.Stein@VantageRES.com)

#### KEN RICHARDSON

Vice President  
T: 856.797.1919 x108  
C: 609.346.0512  
E: [Ken.Richardson@VantageRES.com](mailto:Ken.Richardson@VantageRES.com)

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### Property Highlights

**Size/SF Available:** +/- 1,000 - 17,830 RSF

**Asking Lease Rate:** \$17.50/RSF gross plus electric

**Utilities:** Separately metered

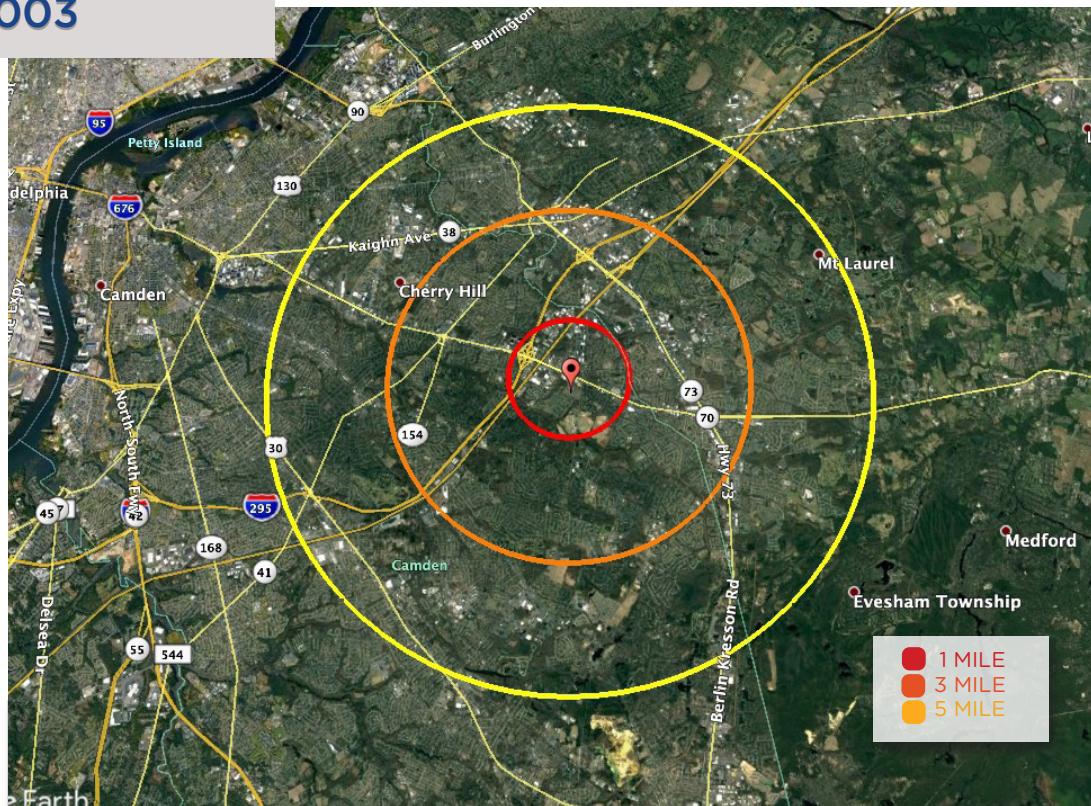
**Signage:** Lobby directory & suite signage

**Parking:** 4.85/1,000 on-site parking

**Occupancy:** Immediately

### Property/Area Highlights

- Heritage Square Office Center is centrally located along Route 70 (Marlton Pike) in Cherry Hill; the office building features newly renovated office suites ranging from +/-1,000 RSF to +/- 17,830 RSF
- The building is in close proximity to all major regional thoroughfares including I-295, the NJ Turnpike and Routes 70 and 73
- Heritage Square Office Center also features ample parking, pylon signage on Route 70, 24/7 secure access, and outdoor patio; the building is within walking distance to numerous amenities including restaurants, healthcare facilities, and retail shopping centers



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION:	9,517	83,205	223,740
ESTIMATED HOUSEHOLDS:	3,568	32,290	88,324
AVERAGE HOUSEHOLD INCOME:	\$135,039	\$122,265	\$116,274

**TRAFFIC COUNT (RT 70): 52,085 VPD**

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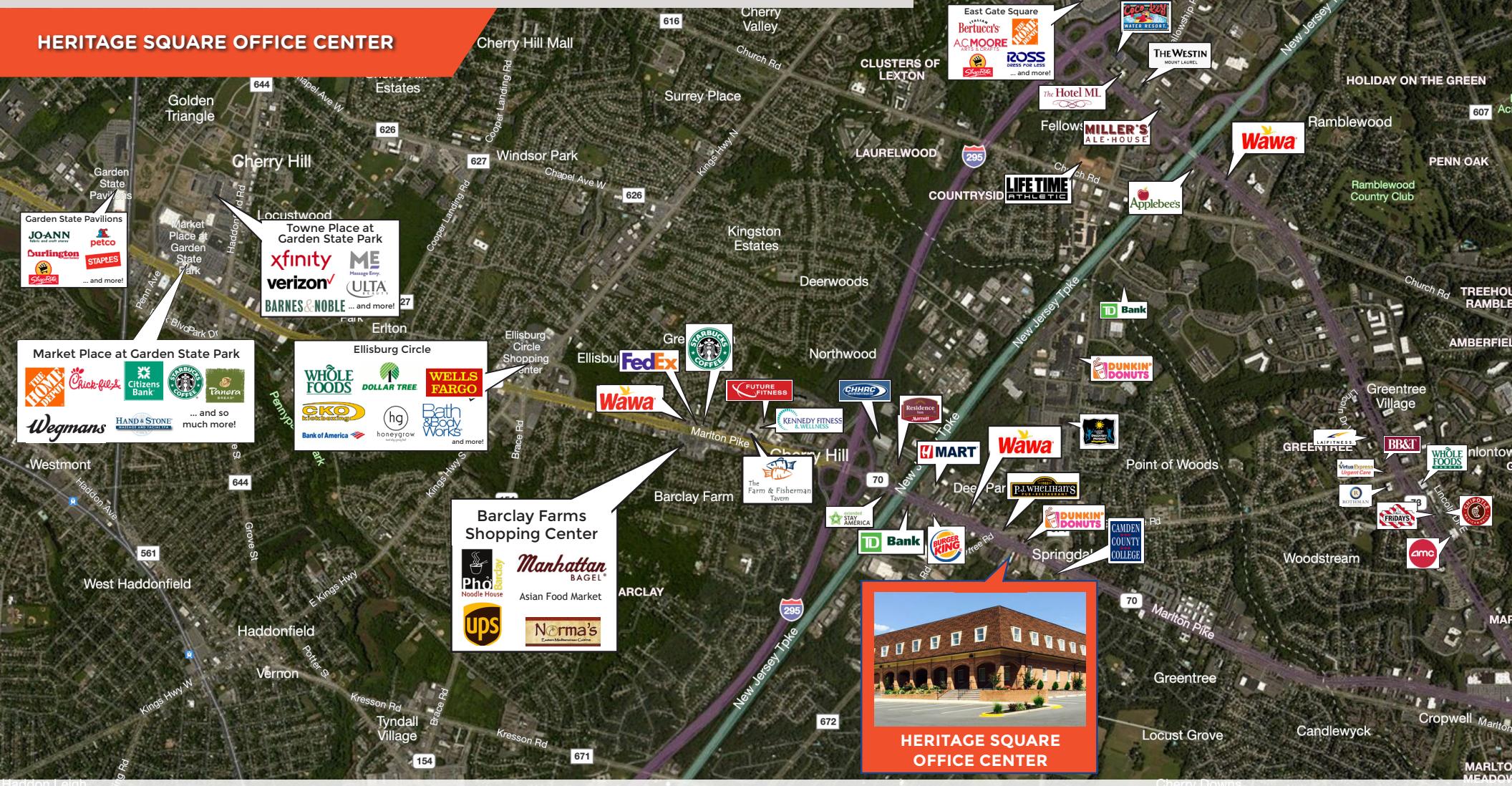
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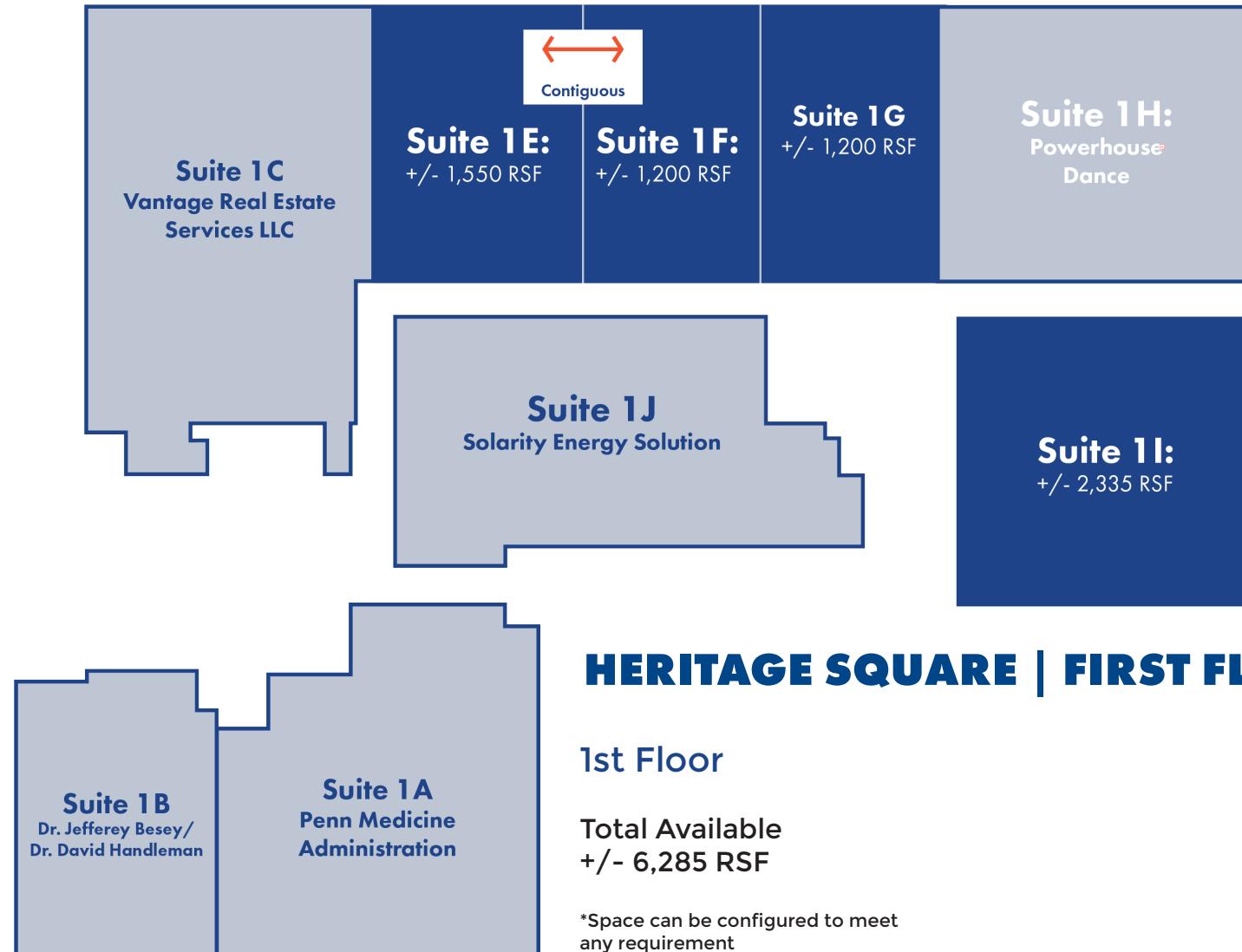
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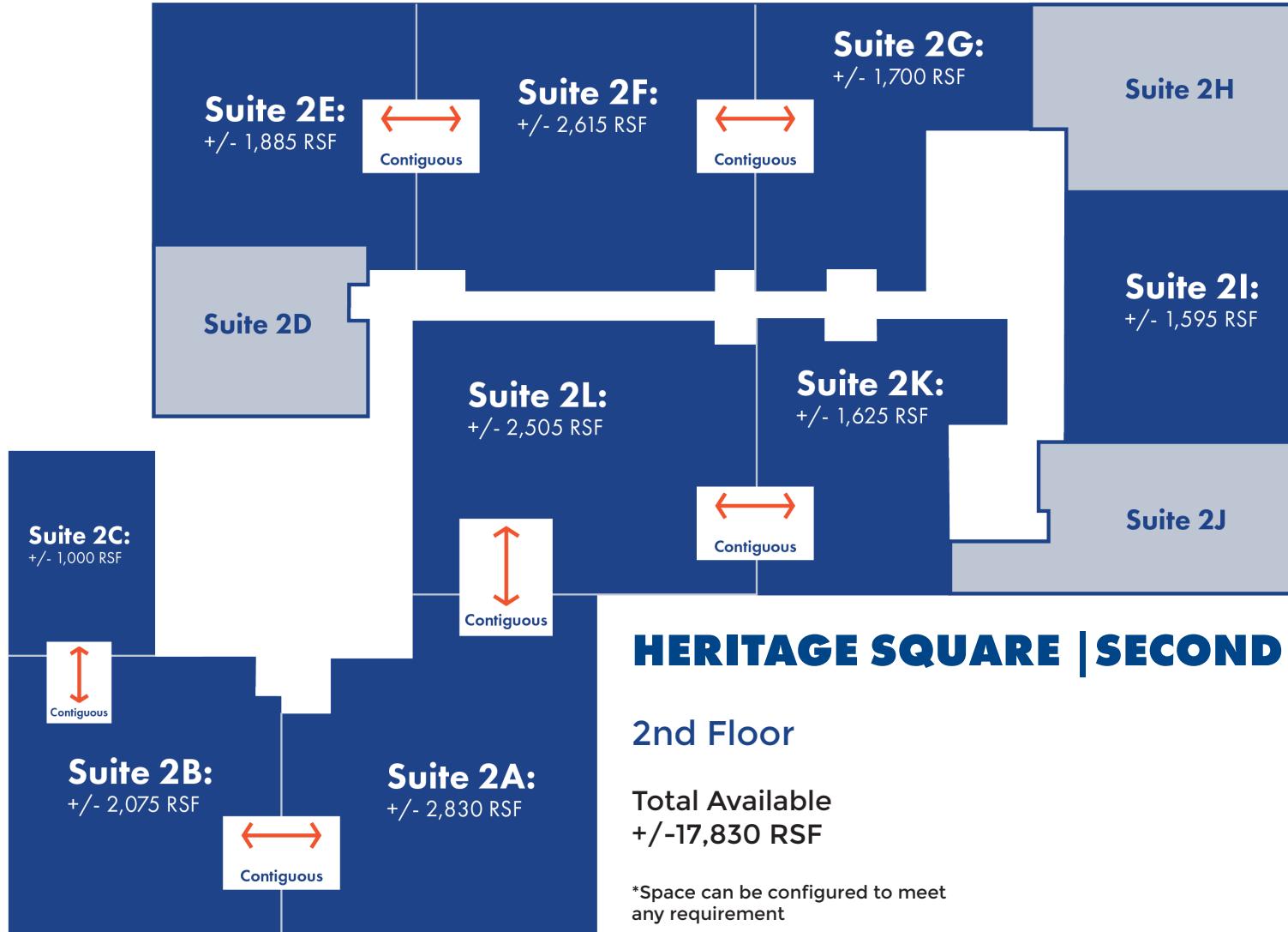
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Fox Hollow Woods





# HERITAGE SQUARE | SECOND FLOOR

## 2nd Floor

Total Available  
+/-17,830 RSF

\*Space can be configured to meet any requirement

The logo for Vantage Commercial. It features the word "Vantage" in a large, bold, blue sans-serif font. The letter "V" is stylized with a green vertical stroke and a red diagonal stroke that points upwards and to the right. Below "Vantage", the word "commercial" is written in a smaller, red, sans-serif font, enclosed in a red horizontal rectangular box. To the left of the "V" is a vertical red bar.

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