



**CLASS A
OFFICE AND MEDICAL OFFICE
SPACE AVAILABLE**

Willingboro Town Center

200 CAMPBELL DRIVE, WILLINGBORO, NJ 08046

Situated just off NJ Route 130 in an amenities-anchored neighborhood offering steps-away access to conveniences, banking, restaurants and cafés, pharmacies, and more, 200 Campbell Drive at Willingboro Town Center offers more


than a place to do work. High-end finishes and exceptionally high ceilings measuring in at 11 feet make this space a desirable work environment. This is a new and rare availability as one of the few large-block spaces in this submarket.




Convenient access, right off NJ Route 130




Café/common room and eating area



Classroom with projection technology on Floor 2



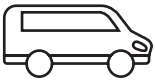
Nearby to several healthcare systems




Second floor accessible via stairs or elevator




High-end interior finishes




On-site shuttle service available to NJ Transit's River Line Station



High-visibility monument and building signage opportunities



Retail-anchored location with restaurants, banks, grocery and conveniences



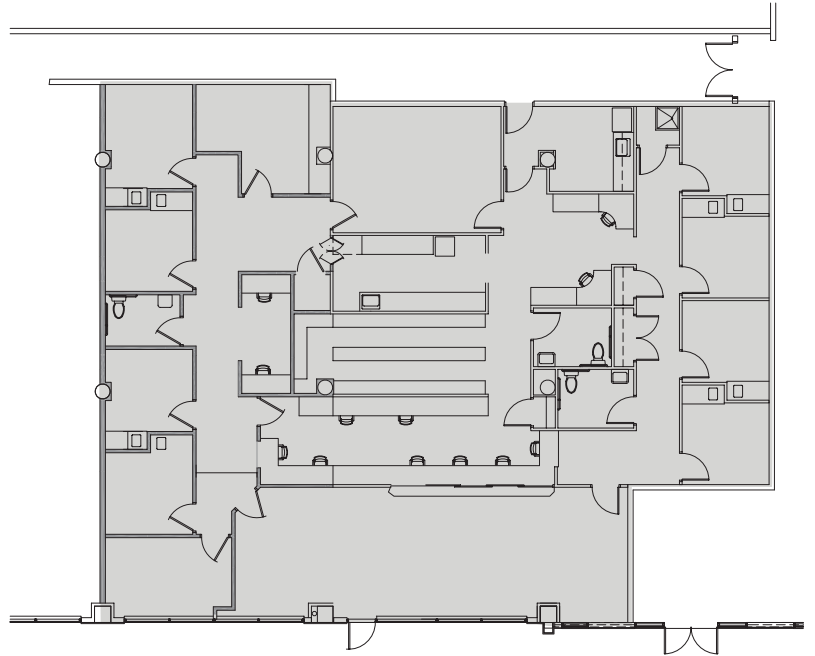
Surface parking surrounds the building for easy in-and-out, with additional spaces located adjacent to the building and throughout the Town Center

AVAILABILITY

1ST FLOOR

4,803 SF

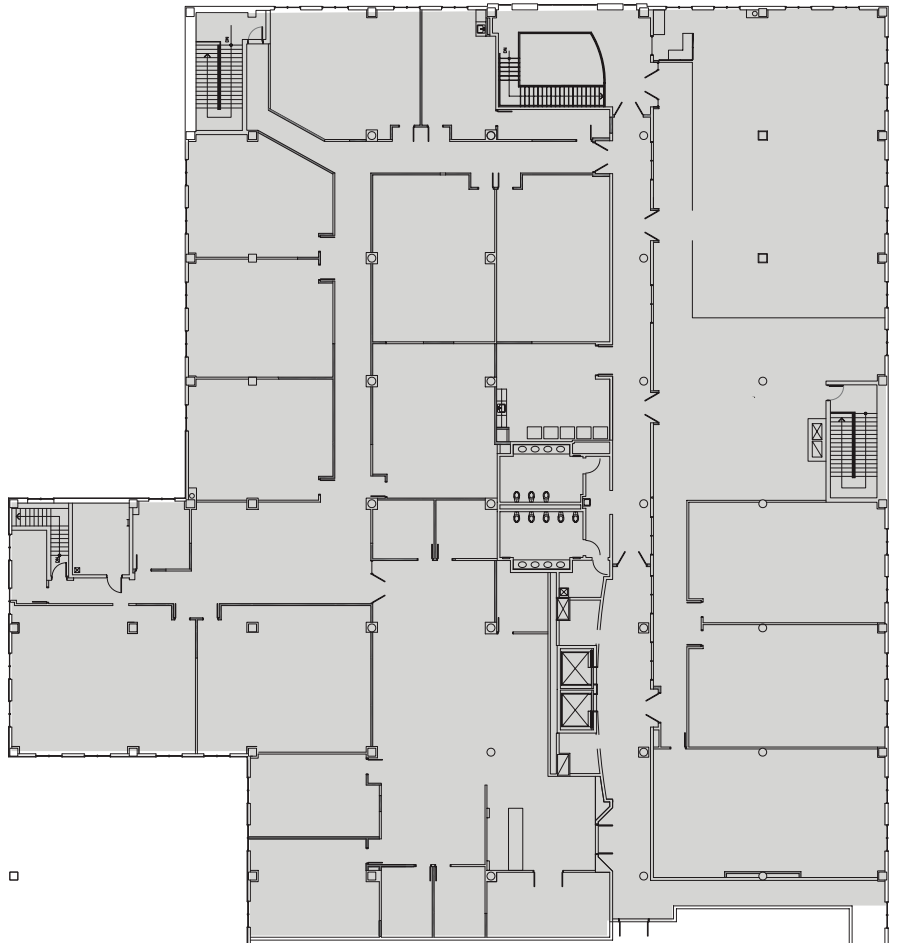
An ideal size, scale and layout for medical office users in close proximity to various healthcare systems



2ND FLOOR

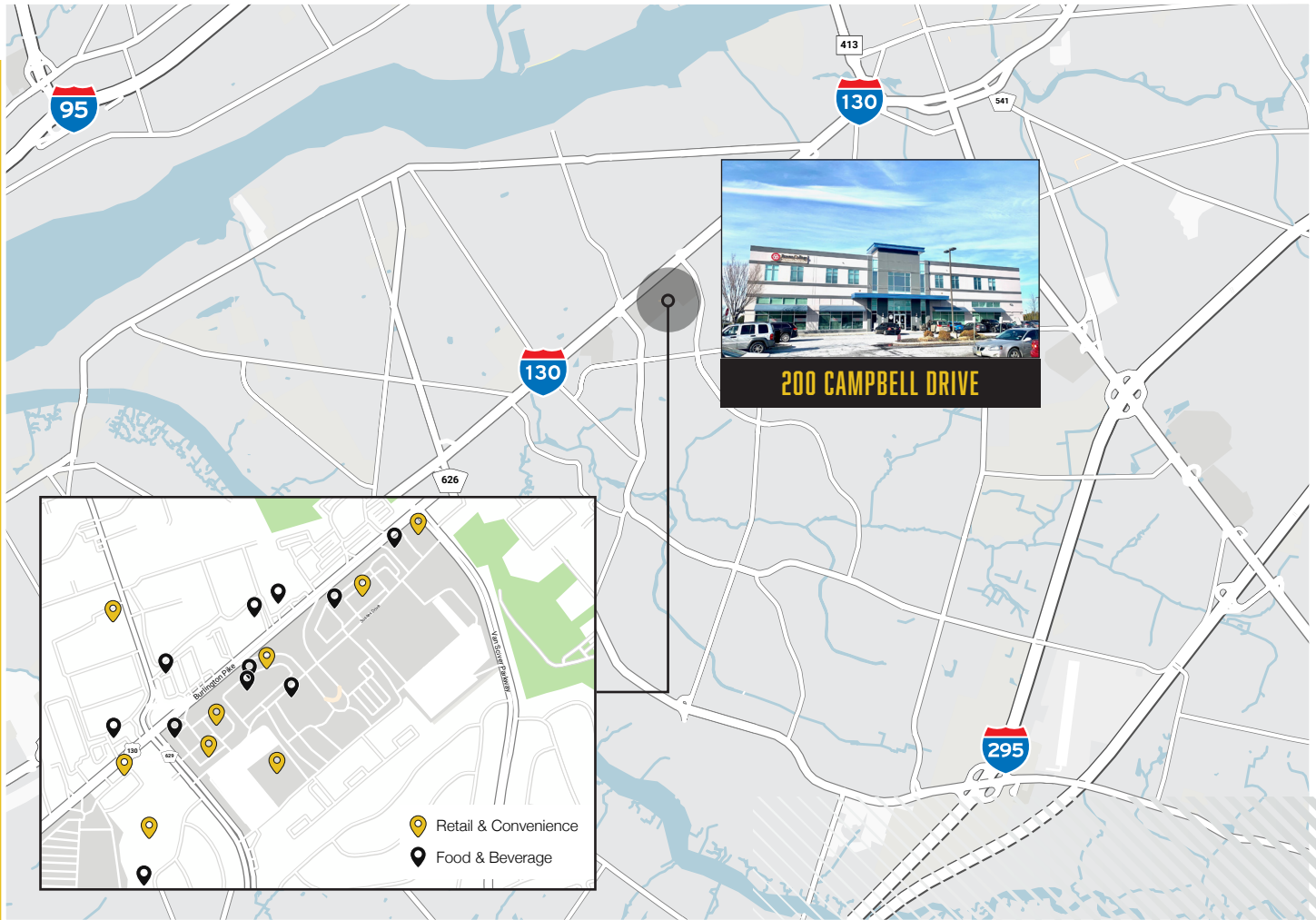
33,961 SF

Large floor availability for corporate office, call centers, educational and government uses with demisable options



In a retail-anchored location just off NJ Route 130 (Burlington Pike) and accessible from I-295 and NJ Turnpike, 200 Campbell Drive at Willingboro Town Center provides access to a wide array of amenities. Tenants will go from desk to conveniences in minutes, with restaurants

and cafés like Dunkin', Subway, Jersey Bagel Café & Pizza; conveniences like Acme Supermarket, CVS; big bank branches including Bank of America and WFSF; and fitness clubs like URGE Fitness Edgewater Park, all within reach.



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