

■ 523 HOLLYWOOD AVENUE

■ CHERRY HILL, NJ 08002



## PRIME OFFICE SPACE ON ROUTE 38

SUITES FOR  
LEASE FROM

**947 SF to  
2,108 SF**



LEASE RATE  
**Call for Information**

# NAI Mertz

NAI Mertz | 21 Roland Avenue  
Mount Laurel, NJ 08054  
+1 856 234 9600 | [naimertz.com](http://naimertz.com)

### FOR MORE INFORMATION

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# CURRENT AVAILABILITIES

## 523 HOLLYWOOD AVENUE CHERRY HILL | NEW JERSEY

FIRST FLOOR      FULLY LEASED

SECOND FLOOR      SF

SUITE 207	1,153+/- SF	Can be combined with Suite 207B for a total of 2,108+/- SF
SUITE 207B	955+/- SF	
SUITE 209C	947+/- SF	

THIRD FLOOR      FULLY LEASED

### PROPERTY DESCRIPTION

523 Hollywood Avenue, a, exquisite three-story, multi-tenant office building located on the east side of Route 38 in Cherry Hill. The building features 30,000 SF of premiere, window-lined office space, surrounded by an abundance of nearby amenities, including the Cherry Hill Mall and the Shops at Garden State Park. Completely renovated and upgraded building with luxurious finishes throughout. Improvements include new roof, new HVAC, upgraded LED lighting as well as new safety / security cameras. Less than a 10-minute drive from I-295, the New Jersey Turnpike, and Center City Philadelphia.

### FOR MORE INFORMATION

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**LEASE RATE**  
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**IDEALLY LOCATED  
SUBURBAN  
OFFICE SPACE**

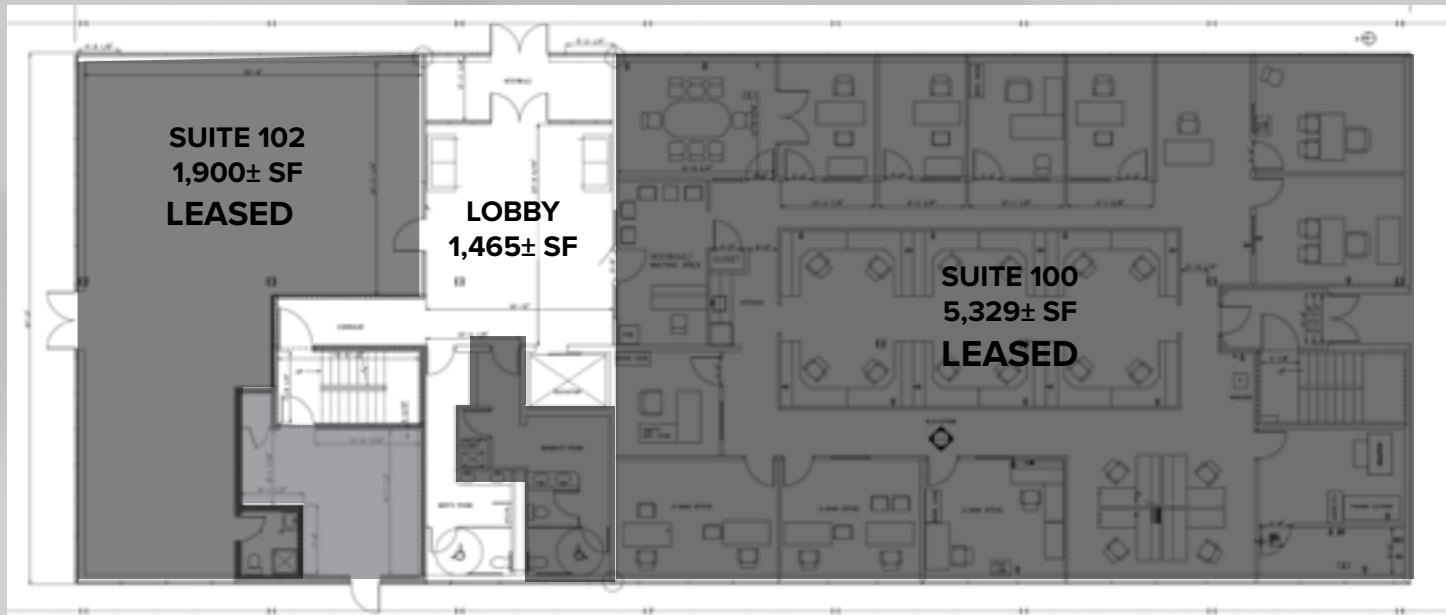


**LOBBY**

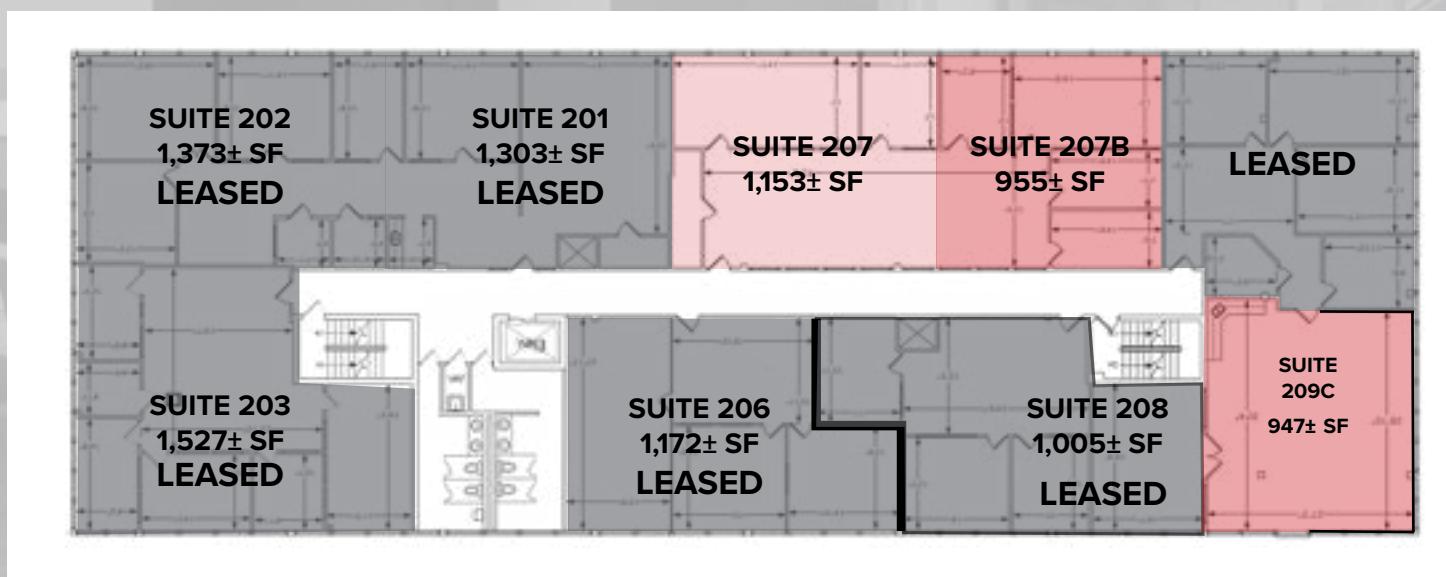
[naimertz.com](http://naimertz.com)

# FLOORPLANS

## FIRST FLOOR

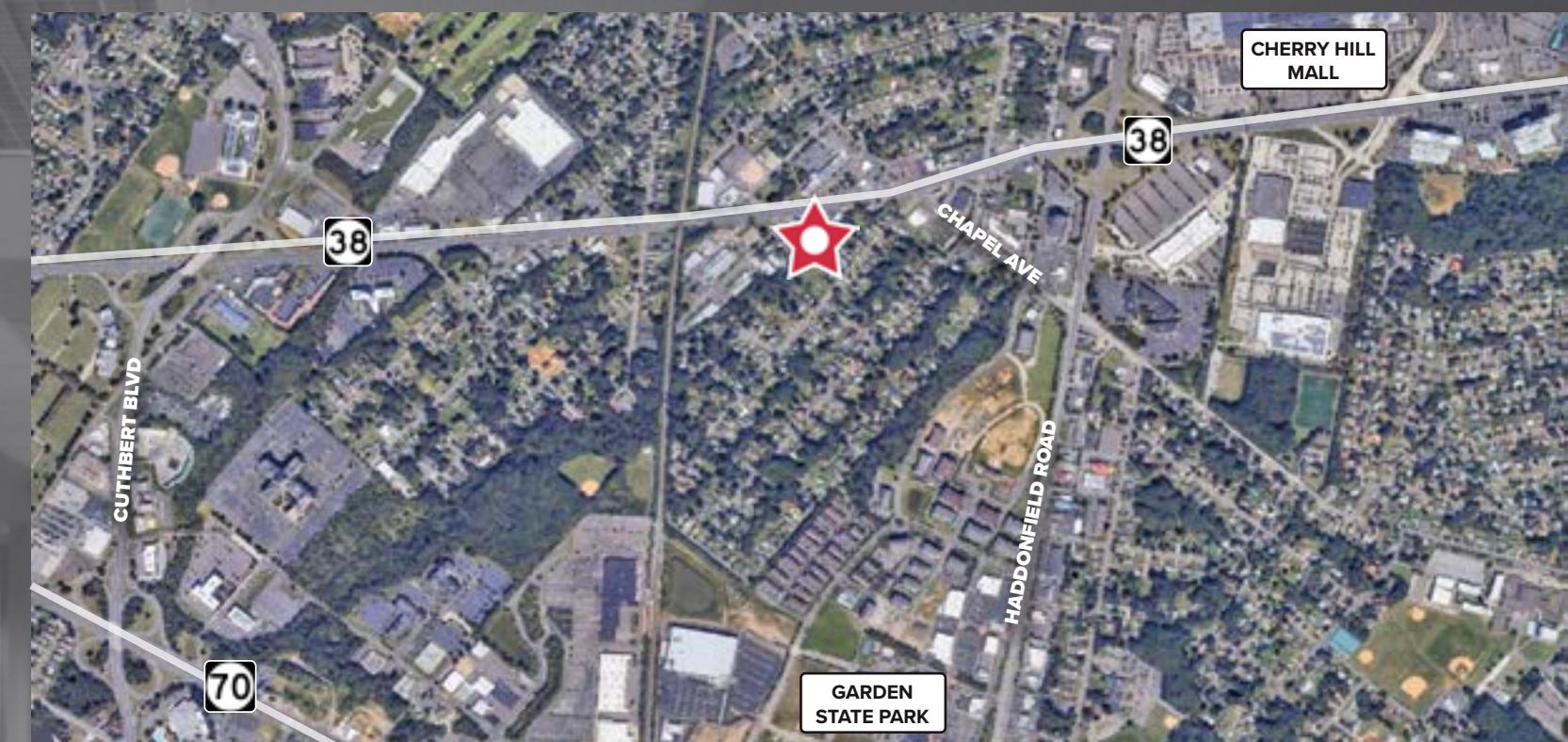


## SECOND FLOOR



523 HOLLYWOOD AVENUE

CHERRY HILL, NJ 08002



## LOCATION INFORMATION

- Located on Route 38, 0.5 mile from the Cherry Hill Mall
- Within a 10 minute drive of I-295, the New Jersey Turnpike, and Center City Philadelphia



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