

523 HOLLYWOOD AVENUE

CHERRY HILL, NJ 08002

OFFICE FOR LEASE



**FREE RENT THROUGH Q1 2025**  
**\*Qualifying terms and conditions apply**



**PRIME OFFICE SPACE  
ON ROUTE 38**

SUITES FOR  
LEASE FROM  
**833 SF to  
5,329 SF**



LEASE RATE  
**Call for Information**

**NAIMertz**

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

SF

SUITE 100 833+/- SF up to 5,329+/- SF

## 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.



LEASE RATE  
**Call for Information**

IDEALLY LOCATED  
SUBURBAN  
OFFICE SPACE

LOBBY

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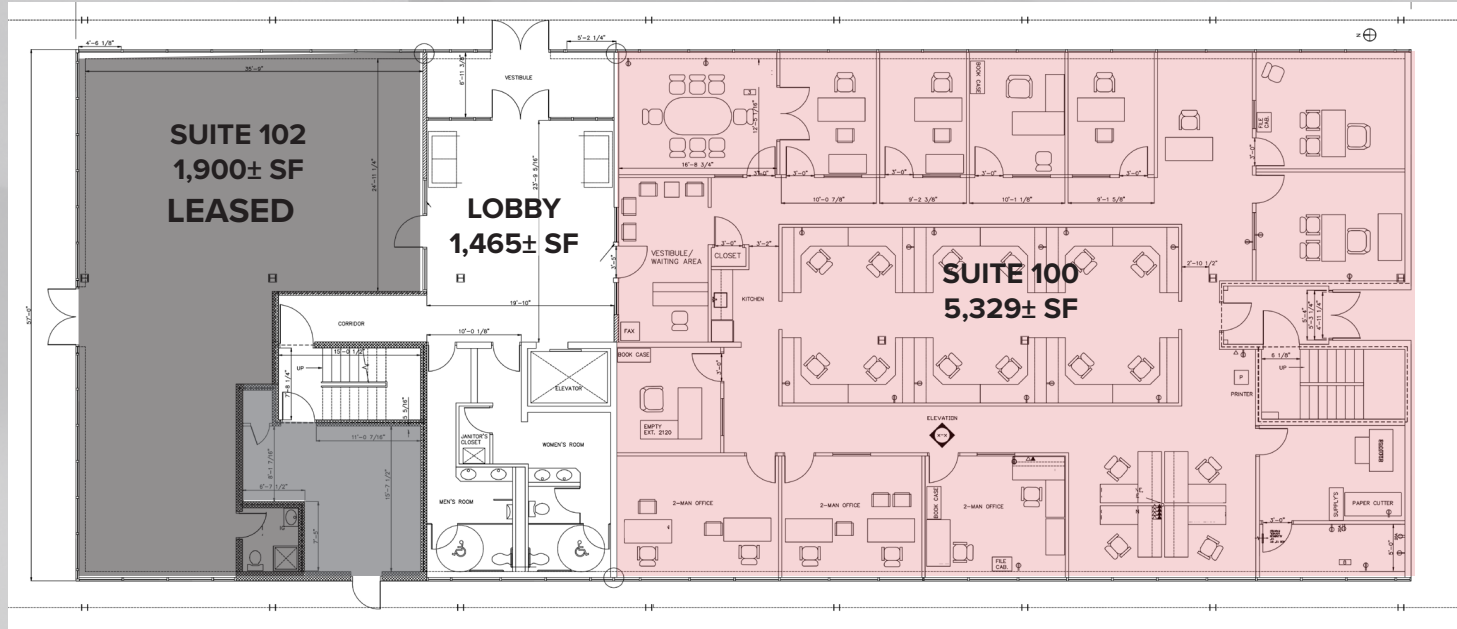
# FLOORPLANS

523 HOLLYWOOD AVENUE

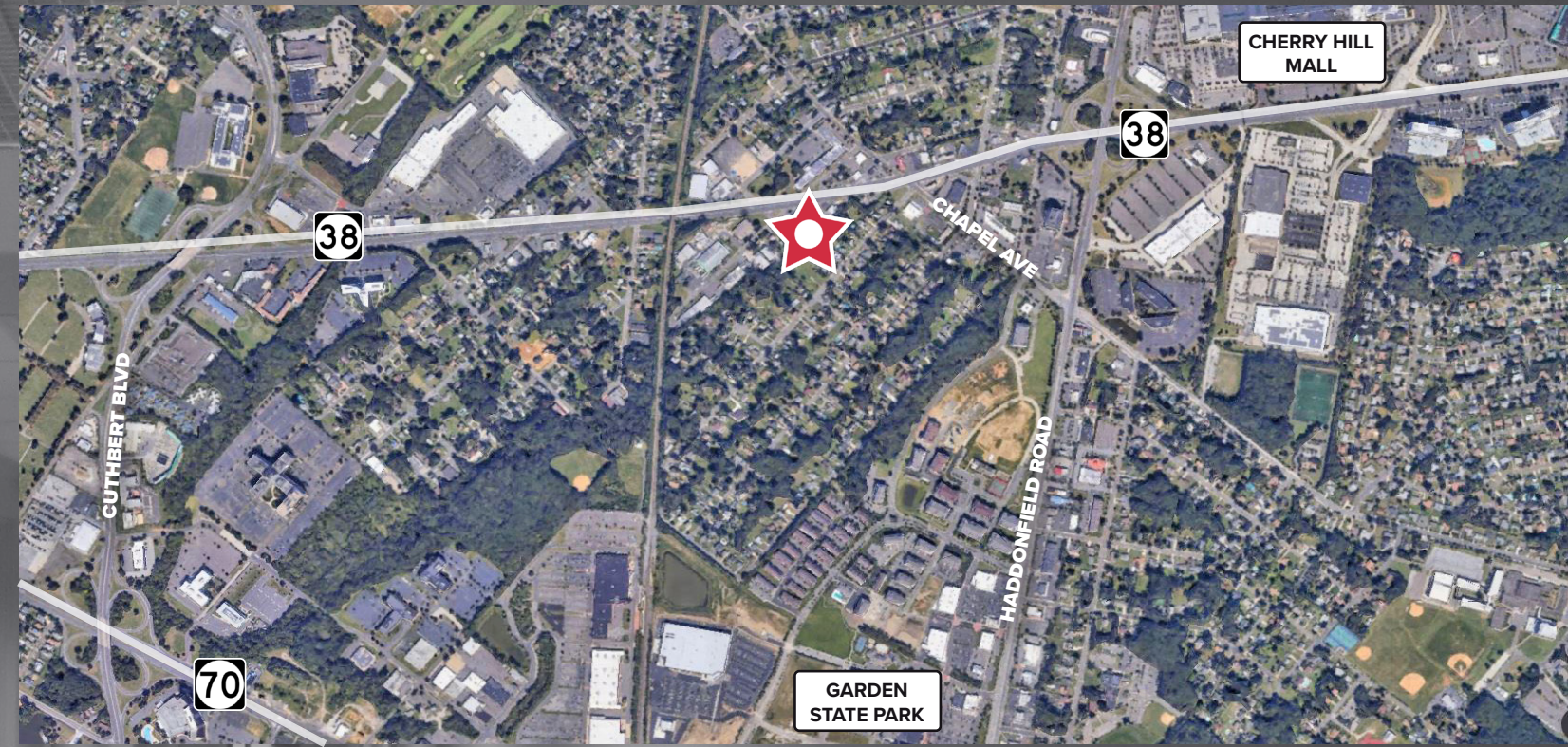
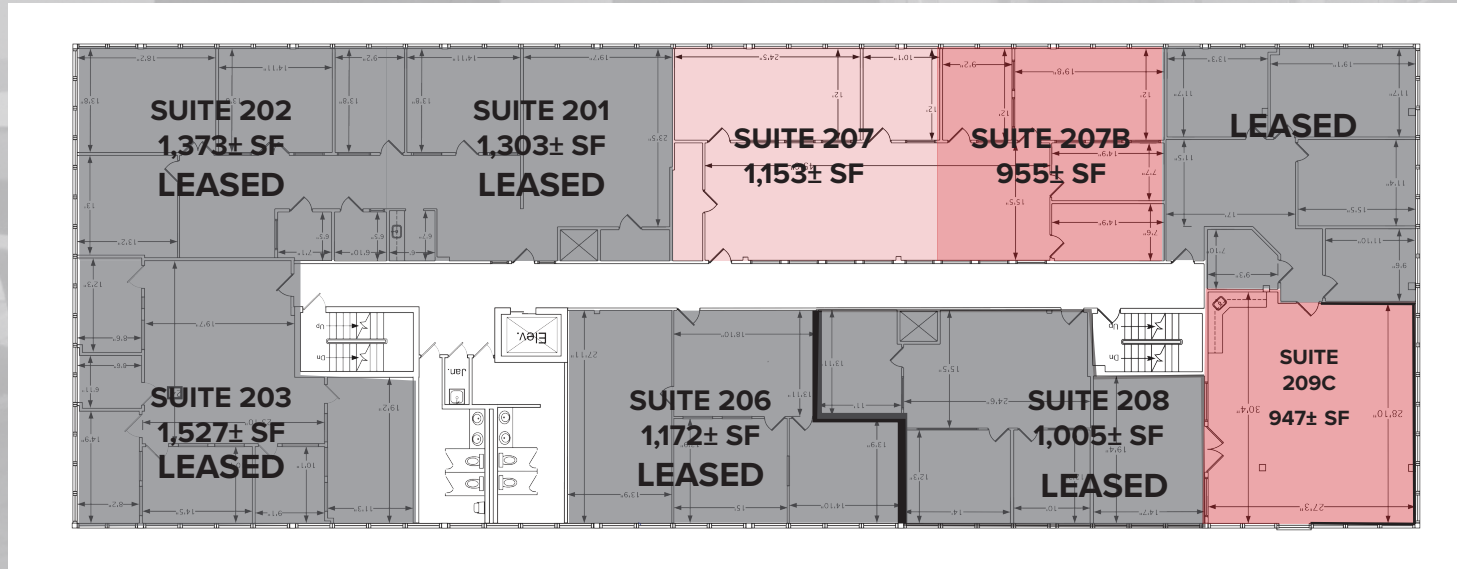
CHERRY HILL, NJ 08002



## FIRST FLOOR



## SECOND FLOOR



### 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

### FOR MORE INFORMATION

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