

EXECUTIVE SUMMARY

RE: Investment/Owner-User Opportunity 110 Kresson-Gibbsboro Road, Suite 7, Voorhees, NJ 08043

Dear Prospective Investor/Occupant,

On behalf of Keller Williams – Washington Twp, I am pleased to present an exceptional opportunity to acquire or lease Suite 7 at 110 Kresson-Gibbsboro Road. Located within the highly sought-after Alluvium professional corridor, this **±1,920 SF flex-office suite** represents a premier asset for those seeking a sophisticated presence in the South Jersey market.

In today's commercial landscape, "flex" functionality is the most resilient asset class. Suite 7 distinguishes itself by offering a high-end, move-in-ready professional environment without sacrificing the utility of industrial capabilities. The interior features an executive-level build-out, including a conference room and two private offices, complemented by a designer kitchen/wet bar that caters to modern workplace standards.

Investment Highlights:

- **Strategic Location:** Situated with excellent proximity to Route 73, providing seamless access to the NJ Turnpike, I-295, and the Philadelphia bridges.
- **Versatility:** The unique inclusion of a functional (currently sealed) rolling warehouse door allows the space to adapt to a wide variety of business models, from medical-administrative to light tech-industrial.
- **Strong Fundamentals:** Located in a submarket characterized by high household incomes and a limited supply of high-quality small-bay flex space.

Whether you are looking to expand your business footprint or add a stable, high-demand asset to your investment portfolio, Suite 7 at the Alluvium Corporate Center offers the quality and location necessary for long-term success.

We invite you to review the following memorandum and contact us to arrange a private tour of the facility.

Sincerely,

Matthew Peeke, Realtor Keller Williams - Washington Twp **Cell:** 609-377-6823 **Email:** Mattpsellshomes@kw.com

OFFERING MEMORANDUM

110 Kresson-Gibbsboro Road, Suite 7 | Voorhees, NJ 08043

±2,614 SF Premier Flex-Office Opportunity

EXCLUSIVELY LISTED BY:

Matthew Peeke, Realtor

Keller Williams - Washington Twp

381 Egg Harbor Road, Suite 2 | Sewell, NJ 08080

Cell: 609-377-6823 | Office: 856-582-1200

Email: Mattpsellshomes@kw.com

INVESTMENT OVERVIEW

Matthew Peeke and Keller Williams are pleased to present Suite 7 at 110 Kresson-Gibbsboro Road. This meticulously maintained ±1,920 SF flex-office suite is situated within a premier corporate park in Voorhees, NJ. Featuring high-end interior finishes and "flex" capability, this asset serves as an ideal headquarters for professional services, medical administration, or tech-based firms requiring a mix of office and light storage.

PROPERTY HIGHLIGHTS

- **Modern Executive Build-out:** Includes two large private offices and a glass-accented executive conference room.
- **Designer Amenities:** A built-in kitchen/wet bar area provides a luxury feel for employees and client hosting.
- **Flex Potential:** The suite features a functional rolling warehouse door (currently sealed/walled) that can be easily reopened for light industrial or storage needs.
- **Parking & Access:** Superior parking ratio with direct suite entry.
- **Move-In Ready:** Recently updated with neutral paint and professional-grade flooring.

[INSERT PROPERTY PHOTO HERE: Front Exterior of Building]

LOCATION HIGHLIGHTS

- **Traffic Count:** Approximately 7,000 – 9,000 vehicles per day on Kresson-Gibbsboro Road.
- **Regional Connectivity:** Located less than 5 minutes from Route 73 and within 15 minutes of the NJ Turnpike and I-295.
- **Premier Demographics:** Surrounded by an affluent population with an average household income exceeding \$125,000 within a 3-mile radius.

PROPERTY SPECIFICATIONS

Feature	Detail
Asset Class	Class B Flex / Office
Suite Size	±1,920 SF
Zoning	O3 (Office / Professional)
Year Built	1987 (Renovated 2020+)
County	Camden
Market Rent Est.	\$19.00 - \$22.00 / SF

DISCLAIMER & CONFIDENTIALITY

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **Matthew Peeke (Keller Williams)**. This information has been obtained from sources we believe to be reliable; however, the Broker has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all the information set forth herein.

CONTACT FOR TOURS & PRICING:

Matthew Peeke

Keller Williams - Washington Twp

Direct: 609-377-6823

Email: Mattpsellshomes@kw.com