

# PROFESSIONAL OFFICE SPACE FOR LEASE 20 EAST TAUNTON ROAD, BERLIN, NJ 08009

TANSBORO PROFESSIONAL CAMPUS



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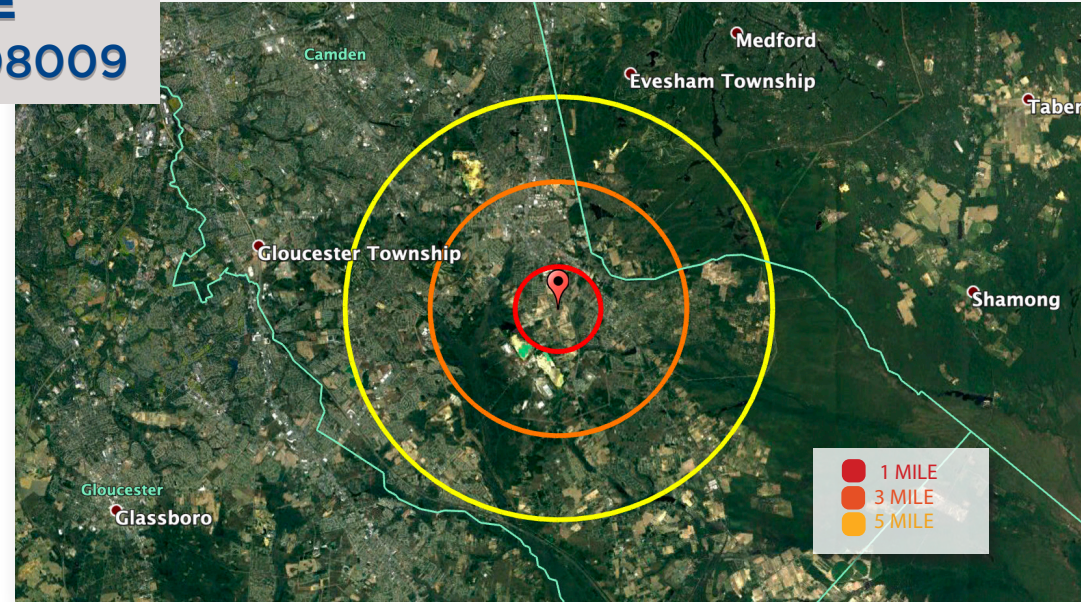
### Property Summary

**SF Available:** B303: +/- 2,160 SF  
 B403: +/- 3,815 SF  
 B561: +/- 909 RSF  
 B5557: +/- 1,139 RSF  
 B5559: +/- 1,015 RSF

**Asking Lease Rate:** \$13.50 / SF NNN (NNN = \$1.70 / SF)  
**Parking:** Ample  
**Signage:** Monument/Pylon

### Property/Area Highlights

- + Multiple Spaces
- + Built in 2005-2007 and well maintained
- + ADA compliant (Elevator)
- + Fully sprinklered offices
- + Ideal for medical or professional users
- + Existing professional tenants
- + Property is located just off of Route 73 (easy in and out)
- + Active adult community being developed across the street



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	15,531	95,705	418,588
<b>EST. HOUSEHOLDS:</b>	5,574	34,141	154,328
<b>AVG. HOUSEHOLD INCOME:</b>	\$99,024	\$199,304	\$106,302

### Location Overview

The campus consists of four buildings, all buildings are individual condominium units, located just off of Route 73 in Berlin, NJ, +/-4.7 miles from Virtua Voorhees Hospital, +/-1.2 miles to Virtua Berlin Outpatient Campus, +/-2.3 miles to Atco Station for the Atlantic City Rail Line and +/-5.5 miles to Lindenwold PATCO station. The current occupancy is mixed professional and medical use with quality tenants. The campus has an efficient layout with two entrances and ample parking.



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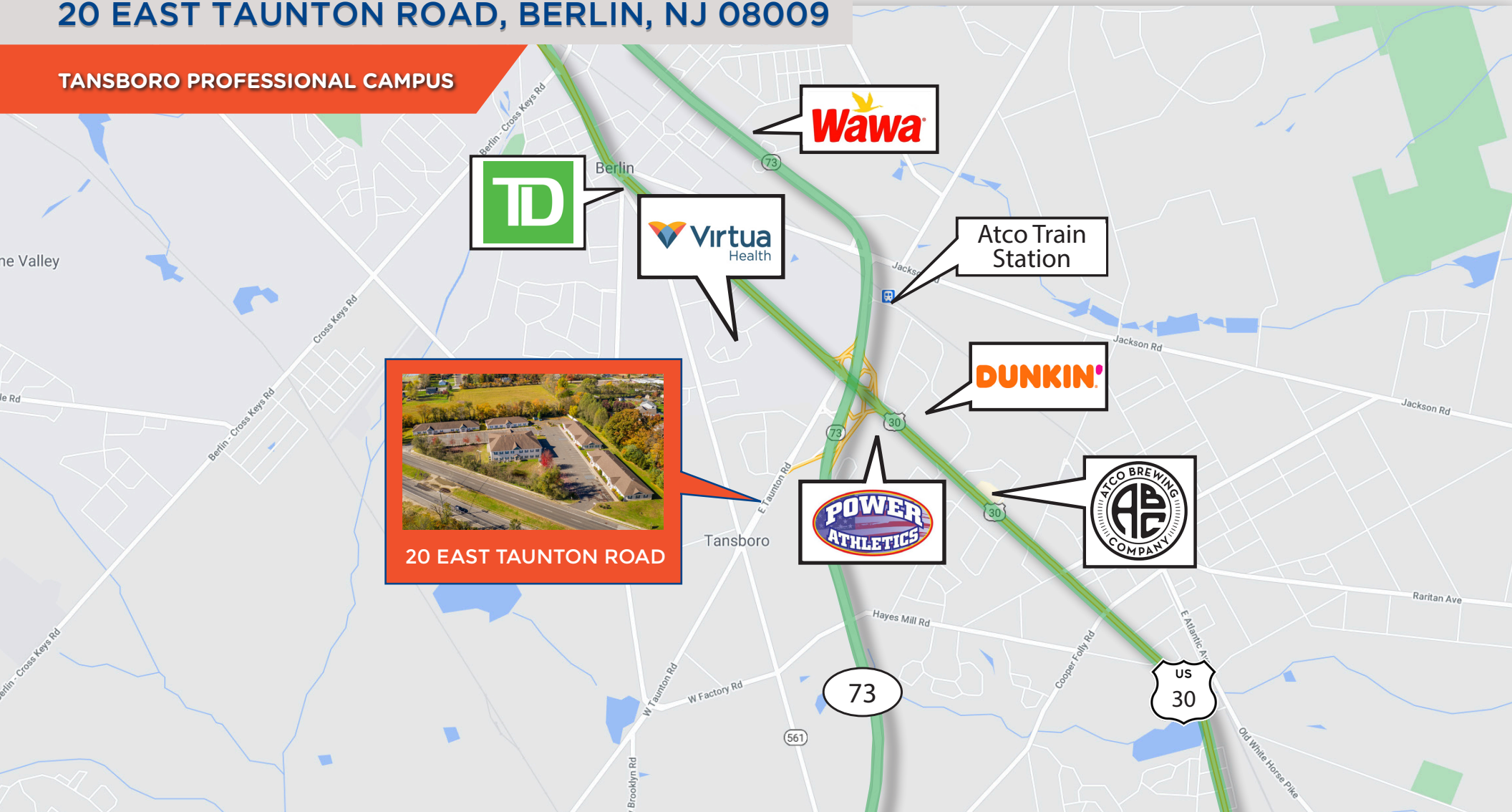
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