

**AVISON  
YOUNG**

# Modernized Medical Office Space

405 Hurffville Cross Keys Road  
Sewell, NJ 08080



**+/- 21,374 RSF**

## 2024 Common Area Improvements



**Get more  
information**

**Scott Martin**, Principal  
D +1 610 276 3148  
M +1 610 389 4200  
[scott.martin@avisonyoung.com](mailto:scott.martin@avisonyoung.com)

### Availability

**21,374 SF Total**

First Floor - 13,700 sf

Second Floor - 7,674 sf

### Owner

Atkins Companies

# Property Summary

**Modernized Medical Office Space**  
405 Hurffville Cross Keys Road, Sewell, NJ



**Property Name** Washington Medical Arts Building

**Location** Sewell, NJ (Washington Township)

**Type** Medical Office

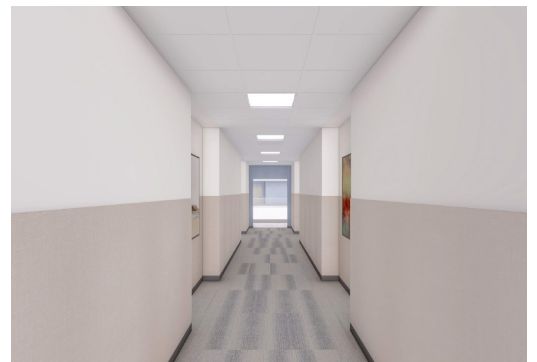
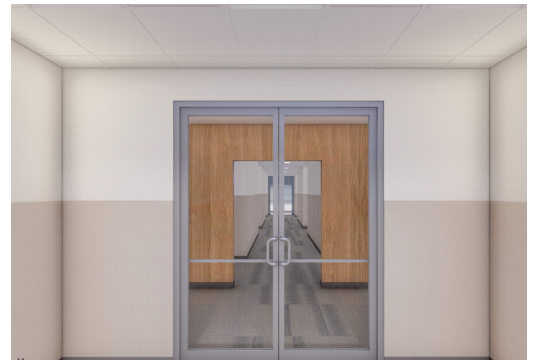
**Rentable Area** 21,374 +/- SF Total

- First Floor- 13,700 sf
- Second Floor- 7,674 sf

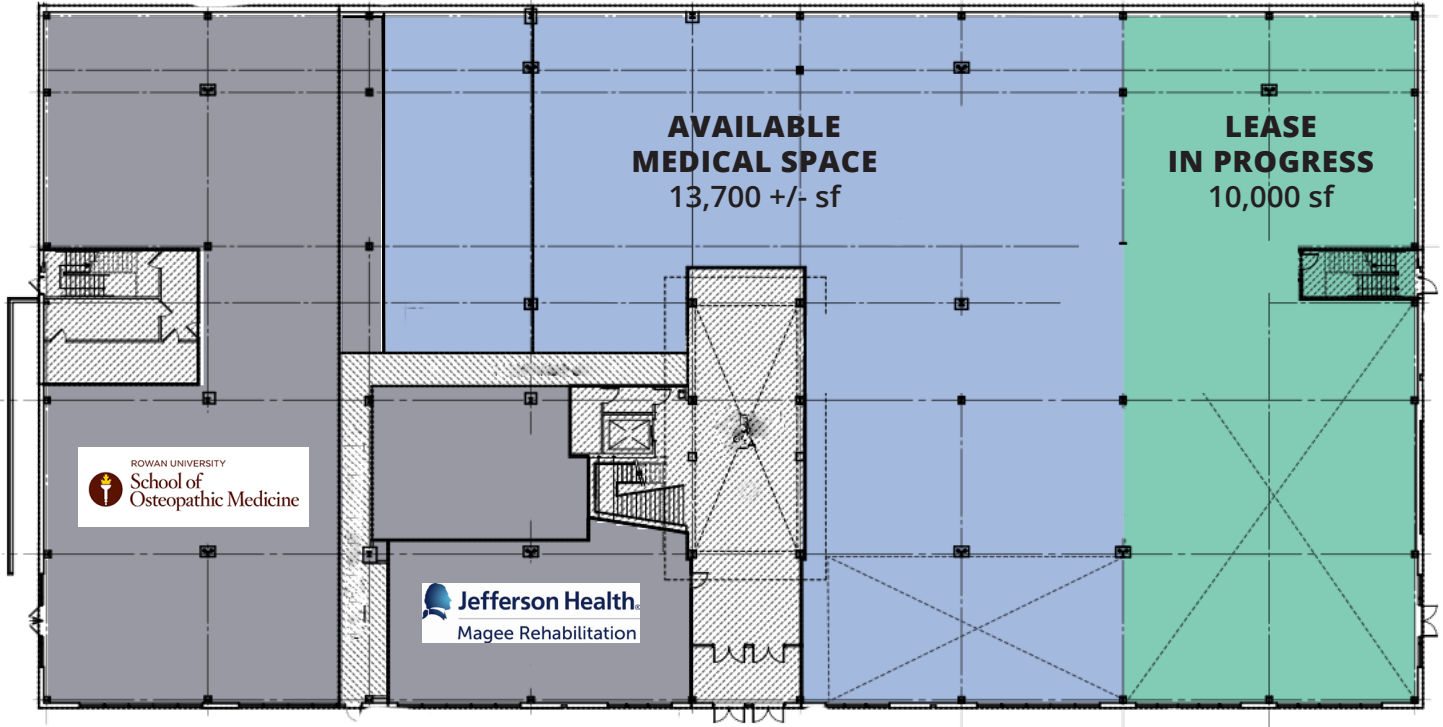
**Highlights**

- 77,000 sf Class A Medical Building
- Largest block of contiguous medical space available in Washington Township
- Hospital grade elevator
- Significant common area improvements 2024

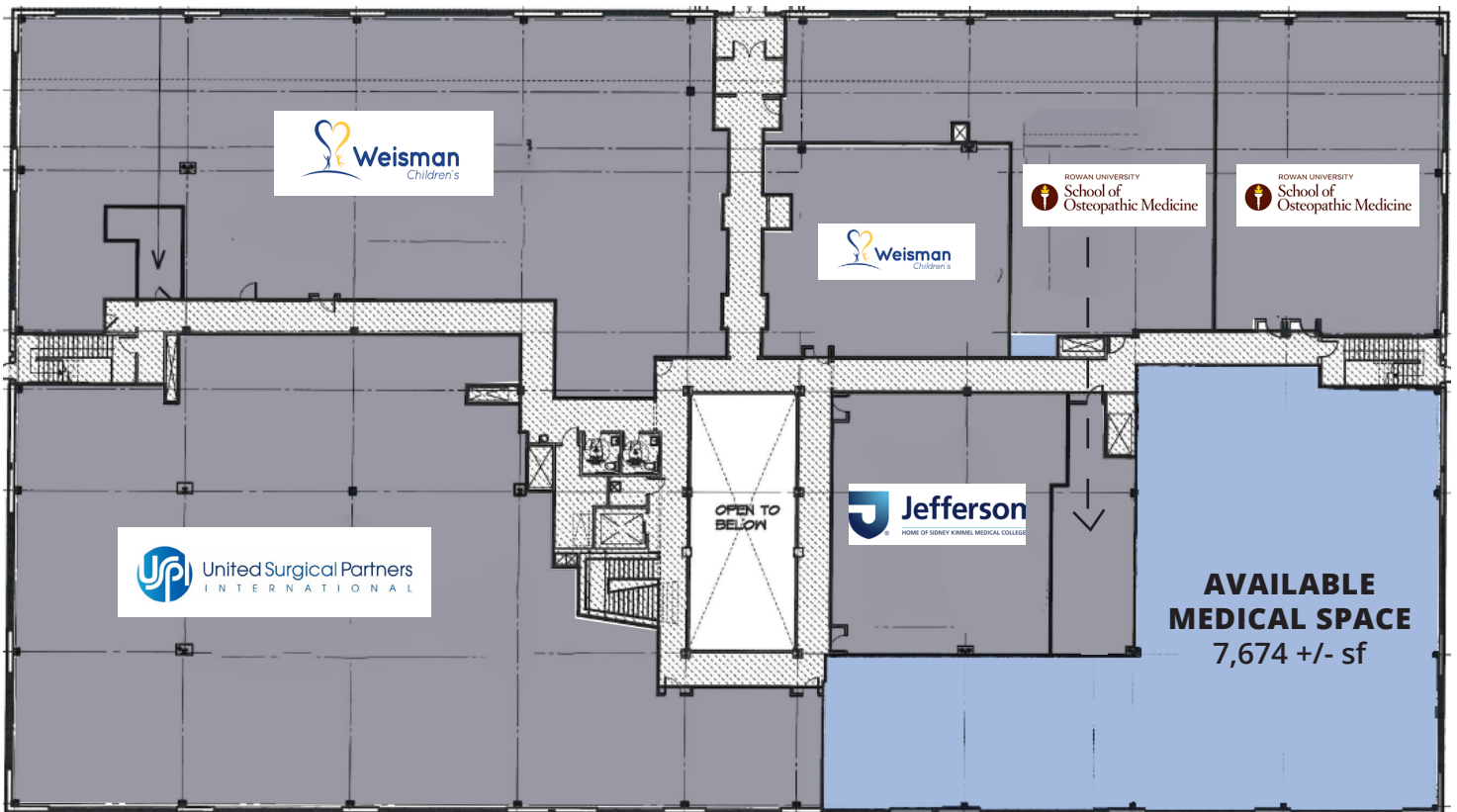
**New Owner** Experienced Medical Office Building Owners- Atkins Companies



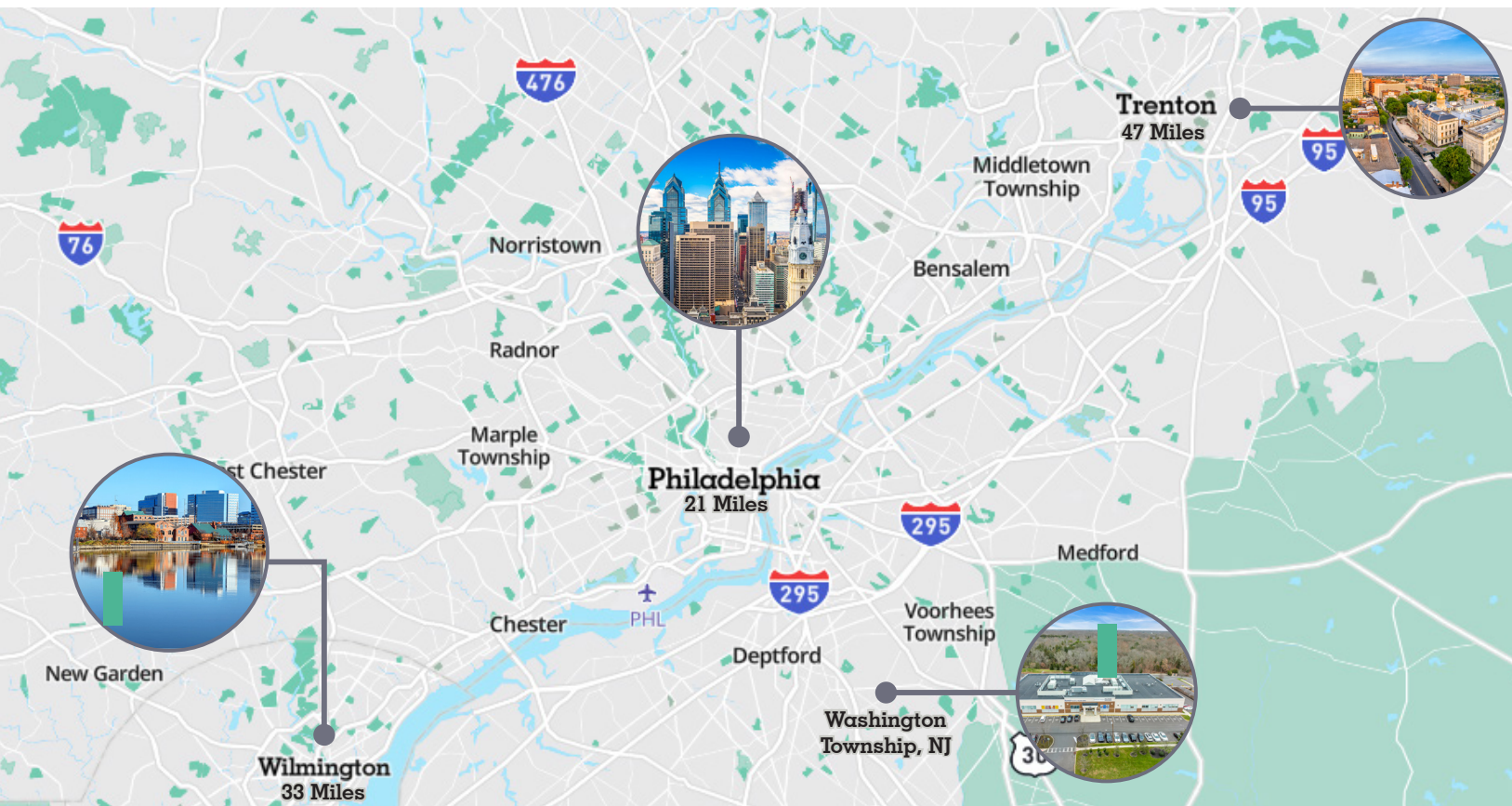
## Floor Plan- 1st Floor



## Floor Plan- 2nd Floor



## Location Overview



## Property Location



# Booming Medical Hub

## Washington Township, New Jersey

Washington Township is the largest town in Gloucester County with a burgeoning medical hub that includes Cooper University Healthcare, Penn Medicine, Virtua, not to mention the incredible growth and expansion of Jefferson Hospital Washington Township.

Washington Township's strong demographics and key daytime population drivers, are adding additional incentive pieces as a compelling proposition to attract businesses to Washington Township.



### Notable Medical Corridor

- [Jefferson Health New Jersey](#)
- [Jefferson Washington Township Hospital Expansion](#)
- [Virtua](#)
- [Rothman Institute](#)
- [Cooper University Health Care](#)
- [Heart House](#)
- [Penn Medicine](#)



Get more  
information

Scott Martin, Principal  
D +1 610 276 3148  
M +1 610 389 4200  
scott.martin@avisonyoung.com

AVISON  
YOUNG