



AVAILABLE FOR SALE OR LEASE

**IDEAL OWNER / USER OPPORTUNITY**

**10,627± SF OFFICE BUILDING**

**505 PLEASANT VALLEY AVENUE | MOORESTOWN, NJ**

CONTACT

REBECCA TING, SIOR

(856) 234-9600

rebecca.ting@naimertz.com

JULIE KRONFELD

(856) 802 6516

julie.kronfeld@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

**NAIMertz**





## PROPERTY DETAILS

### 505 PLEASANT VALLEY AVE

- Freestanding single story office building with stucco facade, block and wood frame construction
- 10,627± SF situated on 2.25± acres
- Built in 1950; Renovated 1989
- Layout includes a mix of executive and administrative offices, formal reception, conference rooms, lunch room, multiple restrooms, bullpen with high ceiling, and finished attic for file/storage and IT
- Parking for 40 cars plus an overhang with covered parking for several spots.
- Monument signage
- Block 3401 / Lot 1
- Zoned SRC Specially Restricted
- Commercial
- Real Estate Taxes (2024): \$25,139
- Public water and sewer
- Gas and electric - PSEG
- Adjacent parcel available
- Expandable by 0.63 acres
- Call for details

SEE IT IN

3-D!



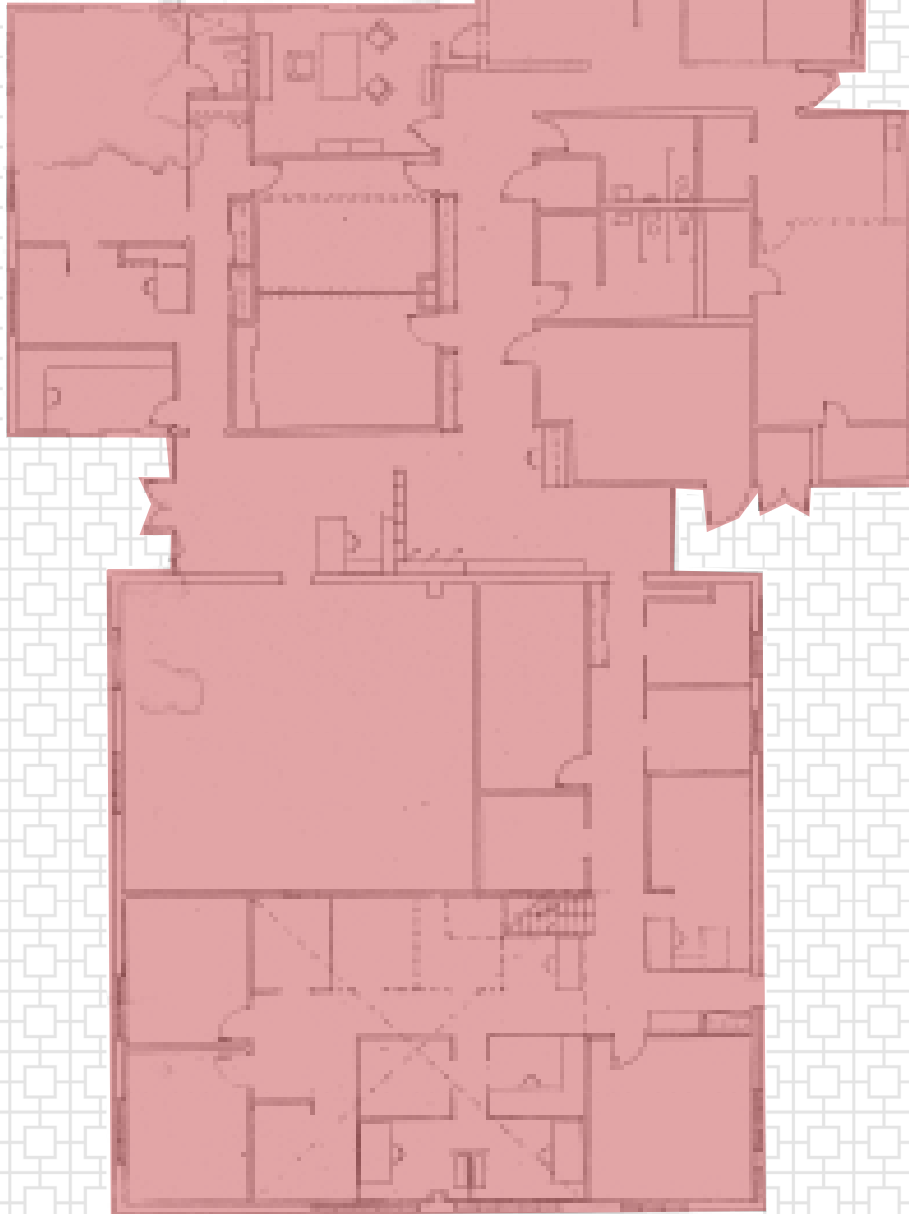
CLICK HERE FOR A  
VIRTUAL TOUR

**505 PLEASANT  
VALLEY AVENUE**  
MOORESTOWN, NJ

**NAI Mertz**

## FLOORPLAN

505 PLEASANT VALLEY AVE



**505 PLEASANT  
VALLEY AVENUE**  
MOORESTOWN, NJ

Prominent stand-alone building surrounded by three major office parks:

Fellowship Road Corporate Center (234K SF)  
East Gate Corporate Center (550K SF)  
Moorestown Corporate Center (223K SF)

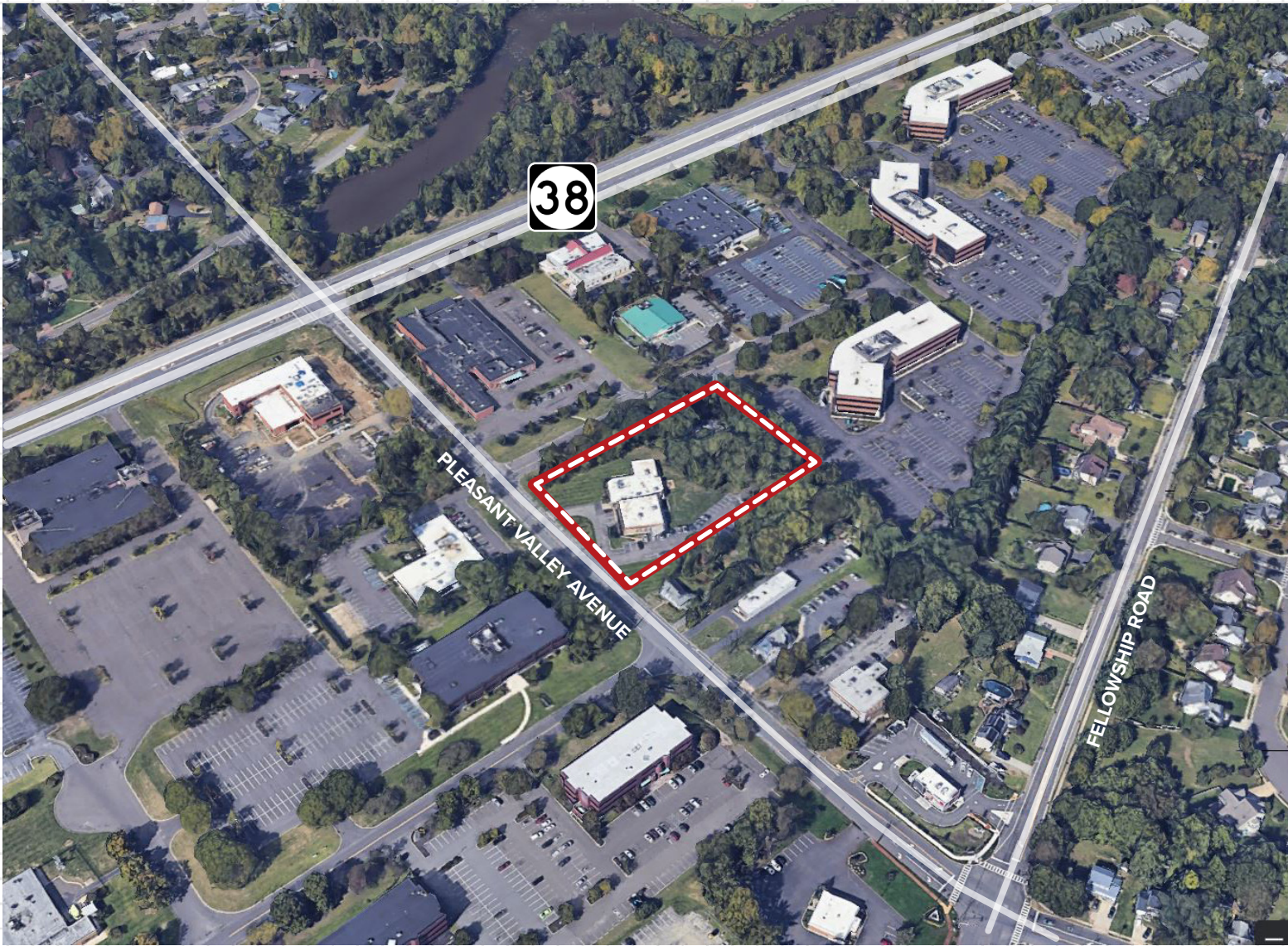
The Moorestown Mall, located one mile (4 mins) from the site, is in the midst of a major transformation. Bel Canto is constructing 375 residential units and Cooper University Healthcare recently opened a new outpatient medical facility.

The mall includes restaurants, shopping, and a 100,000 SF family entertainment center. Diagonally to the subject property is the newly renovated Virtua Reconstructive Orthopedics.

Come Join the Neighborhood!



# LOCATION INFORMATION



505 Pleasant Valley Ave has immediate access to Route 38 at a lighted intersection. The property boasts easy access to the area's major interstates, including Exit 4 of the New Jersey Turnpike and three (3) exits of I-295. The site is surrounded by shopping and dining amenities. The Moorestown Mall and East Gate Square are just a half mile away. Center City Philadelphia is an approximately 12 mile / 20 minute drive from the site.

**Distance to:**

Route 38	0.1 mi
I-295 S (36B)	1.3 mi
Route 73	1.4 mi
I-295 N (36A)	1.5 mi
NJ Turnpike (Exit 4)	1.5 mi
I-295 (Exit 40)	2.5 mi

MOORESTOWN MALL & EAST GATE SQUARE - 0.5 MI DRIVE

CENTERTON SQUARE - 2.5 MI DRIVE



**505 PLEASANT VALLEY AVENUE**  
MOORESTOWN, NJ

CONTACT  
REBECCA TING, SIOR  
(856) 234-9600  
rebecca.ting@naimertz.com  
JULIE KRONFELD  
(856) 802 6516  
julie.kronfeld@naimertz.com



NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.