

PROMINENT OFFICE SPACES FOR LEASE

1300 ATLANTIC AVENUE, ATLANTIC CITY, NJ 08401

ATLANTIC AVENUE OFFICE BUILDING



CORINNE GILETTO

Sr. Advisor

T: 856.797.1919 x 107

C: 856.287.2886

E: Corinne.Giletto@VantageRES.com

KEN RICHARDSON

Sr. Advisor

T: 856.797.1919 x 108

C: 609.346.0512

E: Ken.Richardson@VantageRES.com

ARAN PLOSHANSKY

Director of Operations

T: 856.797.1919 x 106

C: 609.941.9000

E: Aran.Ploshansky@VantageRES.com

LEOR HEMO

Managing Principal

T: 856.797.1919 x 100

C: 215.514.1750

E: Leor.Hemo@VantageRES.com

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Offering Summary

Signage: Lobby directory and suite signage

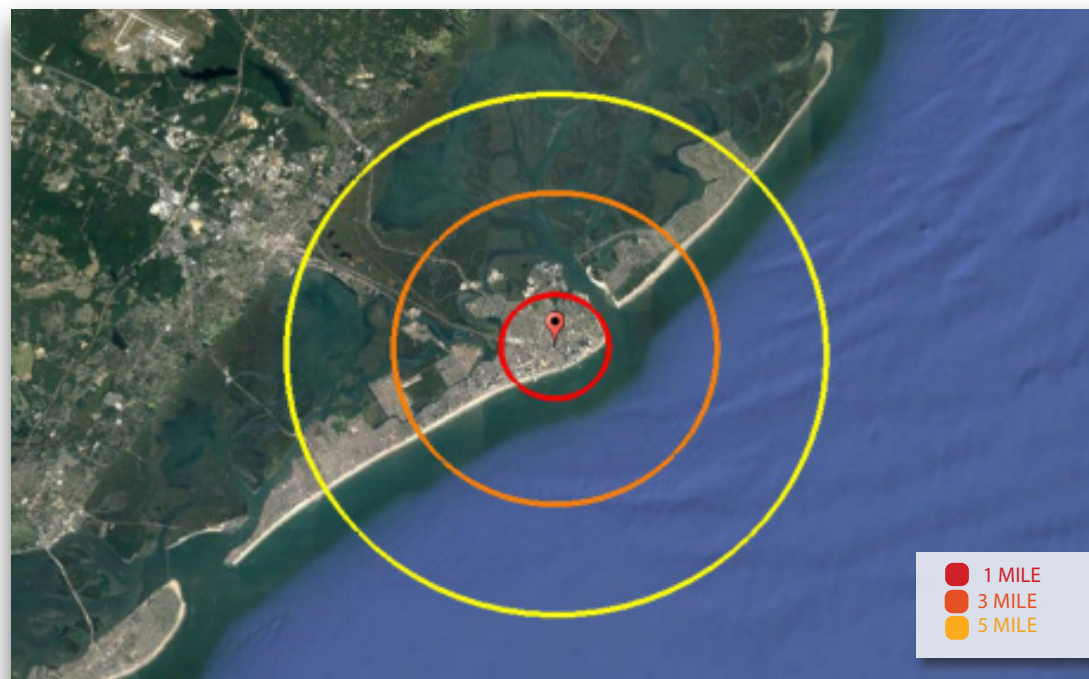
Size/SF Available: +/- 15,000 SF (available immediately)
+/- 50,300 SF (available September 2021)

Asking Lease Rate: \$20 / SF Gross plus electric

Parking: Onsite secure parking

Property/Area Highlights

- + 24/7 on-site security and property management; secured and gated dedicated on-site parking lot
- + Located in Atlantic City's Third Ward. Within walking distance to City Hall, the Municipal Court, Tanger Outlets, casinos, restaurants, and an abundance of other local amenities
- + Unrestricted views of the Atlantic Ocean and Atlantic City
- + Easily accessible from the Atlantic City Expressway, Garden State Parkway, and all South Jersey shore towns



2020 DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
Est. Population:	21,102	45,913	61,310
Est. Households:	8,778	18,300	25,348
Avg. HH Income:	\$20,918	\$31,236	\$37,403

TRAFFIC COUNT: 21,795 VPD (ATLANTIC AVENUE)



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ATLANTIC CITY OPPORTUNITIES AND DEVELOPMENTS

Atlantic City is currently undergoing a major revitalization. There are many local initiatives and development programs being funded in the city by various groups and organizations.

Currently, several government agencies and private organizations are encouraging investors to look towards Atlantic City and its surrounding areas. The investment incentives being made available are part of a larger blueprint to invigorate growth, increase local development, and to assist with the economic rejuvenation of the area.

The most notable developments to occur in Atlantic City recently include, but are not limited to: Stockton University's Atlantic City Campus, new South Jersey Gas building, 600 NoBe (250 resort-style apartment complex), reopening of Revel as Ocean Resort Casino, and the reopening of the former Trump Taj Mahal as the Hard Rock Hotel & Casino.

Stockton University's Atlantic City Campus Redevelopment Project provides enormous opportunity for Atlantic City. This project will increase demand for new development and redevelopment to support the growing campus and, subsequently, will increase demand for residential housing and institutional and commercial facilities.

Currently, there are numerous active projects taking shape in, and surrounding, Atlantic City. These include the Stockton Aviation Research and Technology Park, Downtown Revitalization Plan, Atlantic City Gateway Project, and the redevelopment of the Morris Guard Armory building as loft-style apartments.



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