

**CLASS A MEDICAL PROPERTY ON THE
DEBORAH HEART AND LUNG CENTER CAMPUS
6 EARLIN AVENUE
BROWN MILLS, NJ 08015**



**DOUBLE INCENTIVE
OFFER!**

6% to the procuring broker
& 5 months abated rent to
new tenants*
*Both for leases signed by
January 30th, 2025

PROPERTY OVERVIEW

BUILDING SF: 57,962 SF

AVAILABLE SF: Suite 110: 2,336 SF
Suite 230: 4,123 SF Divisible
Suite 310: 8,287 SF Divisible

ASKING RATE: Call for Rental Rates

AMENITIES:

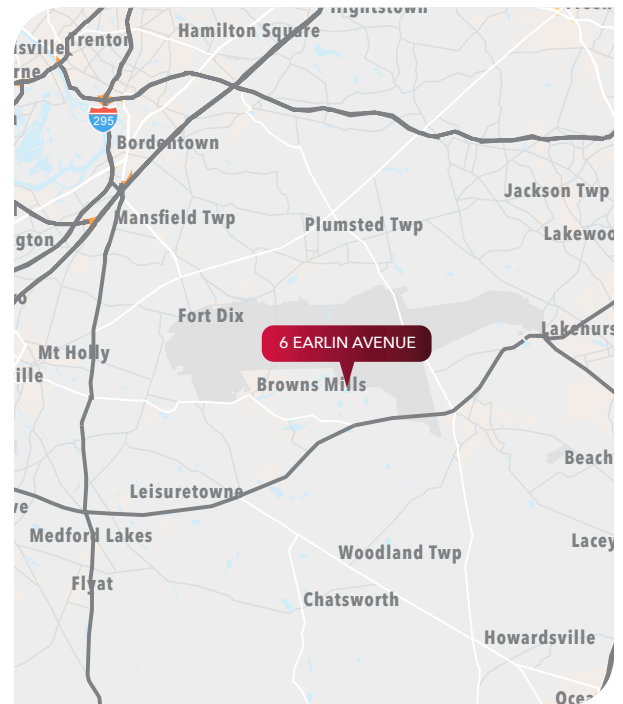
- Newly Constructed
- Professionally Owned and Managed
- On-Site Property Management
- Generous Tenant Improvement Allowance

COMMENTS:

- Suites are designed and built to physicians exact specifications
- Energy Efficient
- Excellent Visibility
- Tenants receive an ownership interest in the building at no cost – equity buy-in is not required.

LOCATION:

- Accessible to Major Roadways

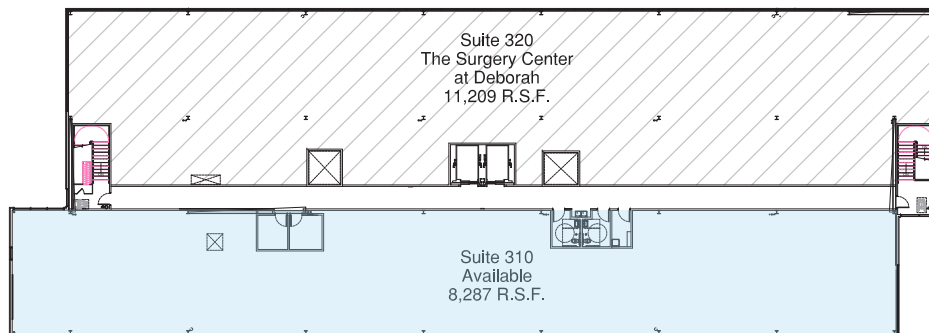
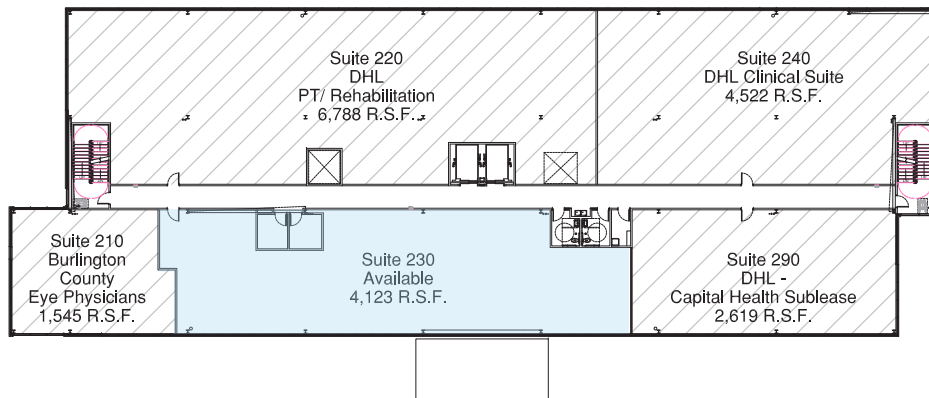
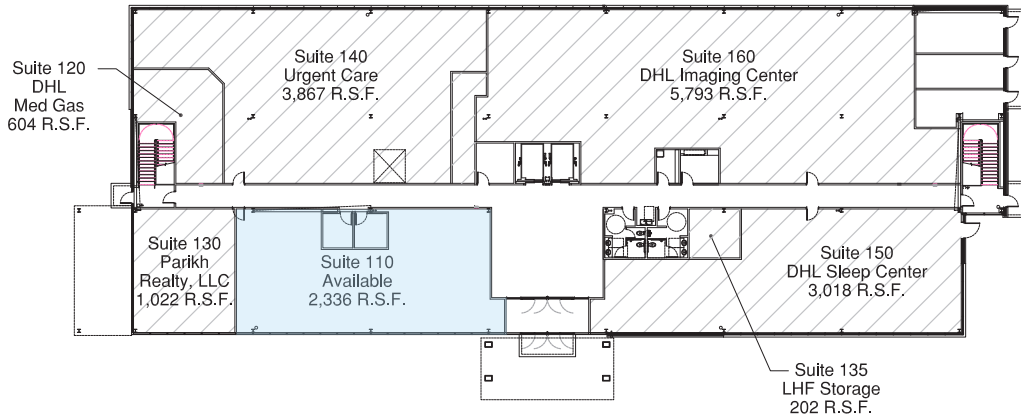


FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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AVAILABILITIES



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