



# EXCLUSIVE LISTING OFFICE CONDO(S) FOR SALE OR LEASE

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## 401-402 BIRCHFIELD DRIVE, MOUNT LAUREL, NJ



### Property Description:

One story office condo for sale or lease

### Size:

1,246-2,492

### Taxes:

\$5,084.00/ Unit (2018)

### Condo Fee:

\$280.00/ Month/ Unit

### Lease Rate:

\$15.00/ SF Plus Utilities

### Sale Price:

\$125,000.00- Suite 401

\$125,000.00- Suite 402

\$225,000.00- Both Suites

### Comments:

- Ideal for any type of professional use
- Electric heat and air conditioning
- Each condo includes three to four large offices, conference room, reception/ lobby and kitchen
- Abundant parking available (5 spaces for 1,000 +/- SF occupied)

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**(856) 985-9522**

Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

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