



EXCLUSIVE LISTING

# OFFICE SPACE(S) FOR LEASE

THE ELLIPSE CENTER  
4201 CHURCH ROAD  
MOUNT LAUREL, NJ



<b>Property Description:</b>	Office Space
<b>Size:</b>	565-5,000 +/- SF
<b>Lease Rate</b>	\$13.00/ SF Plus Utilities

**Comments:**

- Ideal for any type of Professional Use
- Abundant Parking
- Minutes to I-295 and the New Jersey Turnpike

*For Further Information, Please Contact:*

**Brett Davidoff (Ext. 27)**

**(856) 985-9522**

**[bdavidoff@rosecommercial.com](mailto:bdavidoff@rosecommercial.com)**

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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## THE ELLIPSE CENTER 4201 CHURCH ROAD MT LAUREL NJ

2017 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Total Population	4,802	80,464	196,615
Average HH Income	\$100,392	\$105,221	\$112,679
Daytime Population	11,445	81,897	165,214
<b>Traffic Count: Route 73</b>	76,426 VPD		
<b>Traffic Count: Church Road</b>	16,904 VPD		

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