

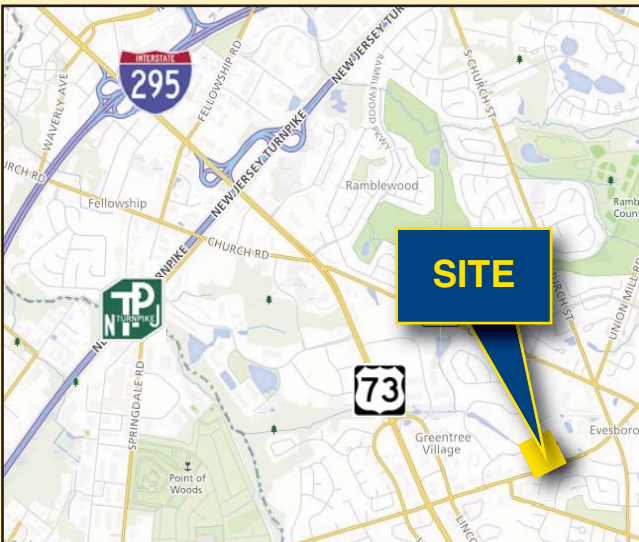
# CORPORATE OFFICE BUILDING FOR SALE

# ROSE

COMMERCIAL REAL ESTATE

EXCLUSIVE LISTING

3 EAST STOW ROAD  
MARLTON NJ



<b>Property Description:</b>	Two Story Office Building For Sale in the Evesham Corporate Center
<b>Lot Size:</b>	5.64 +/- acres
<b>Building Size:</b>	35,671 +/- SF First Floor Office 6,837 +/- SF First Floor Gym and Storage <u>21,682 +/- SF Second Floor Office</u> 64,190 Total
<b>HVAC:</b>	Roof Mounted Units Gas Heat and Electric Air Conditioning
<b>Parking:</b>	217 Parking Spaces 1 Drive in Door 2 Tailgate Doors
<b>Taxes:</b>	\$2.37/ SF (2017)
<b>Price:</b>	\$7,900,000.00

For Further Information, Please Contact:

**Jeffrey Lucas**  
(609) 254-1832 (Cell)  
jeffreylucas@me.com

**Comments:**

- Remarkable Building in Prominent Easy Access location
- Fully Furnished
- Dual Entrance and Lobby's Allow for Multiple Tenant Occupancy
- Roof Mounted Solar Panels

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

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*Reception Desk and Lobby Area at the Main Entrance. This 360 Design includes Small Conference Room.*



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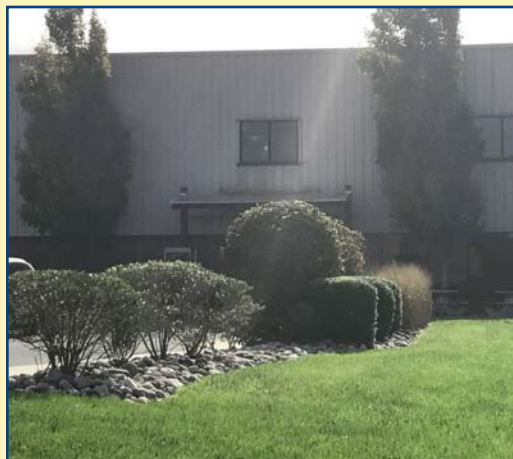
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## 3 EAST STOW ROAD MARLTON NJ

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*Heliport with Private Rear Entrance to Facility with Elevator and Stairway  
One of Only Two Private Heliports in the Marlton, Voorhees, Cherry Hill and Moorestown Area*



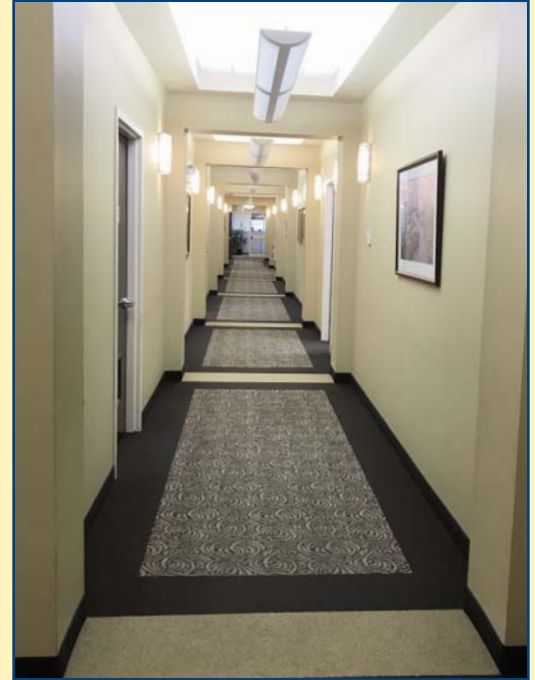
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*Executive Offices, Conference Rooms and Open Work Areas Throughout.  
Huge Lunch Room with Equipped Kitchen.*



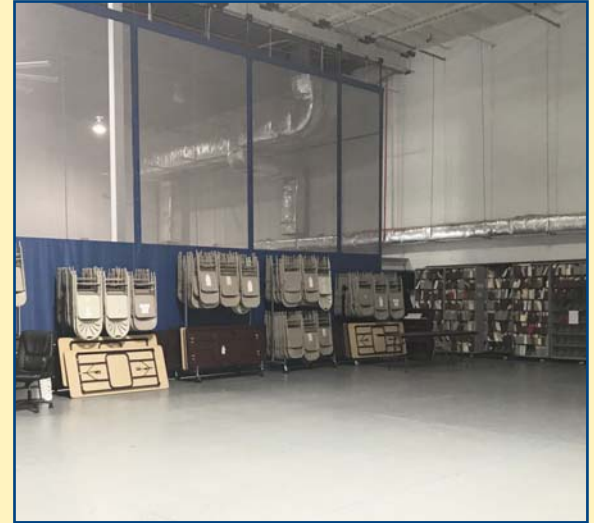
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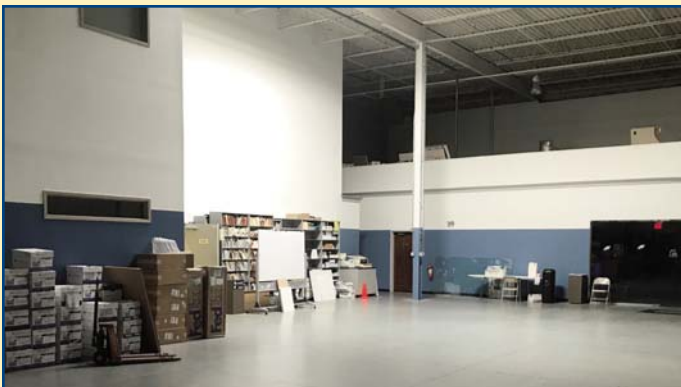


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*Mailroom Warehouse and Storage Area.*



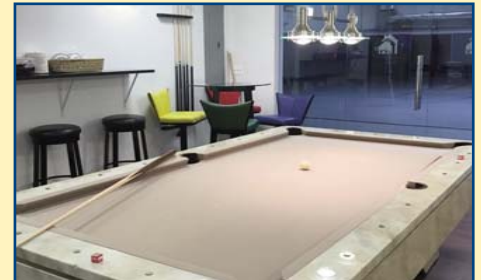
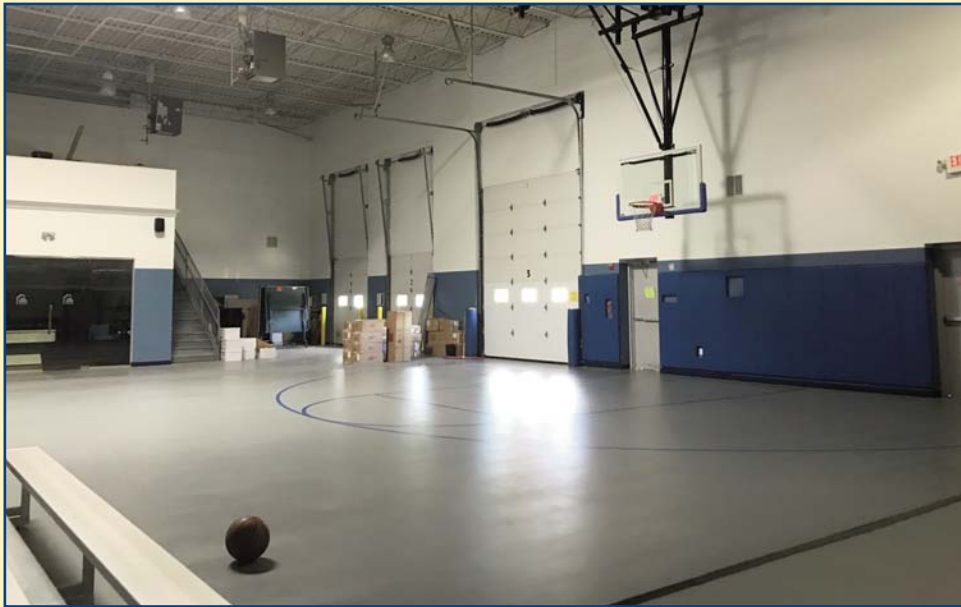
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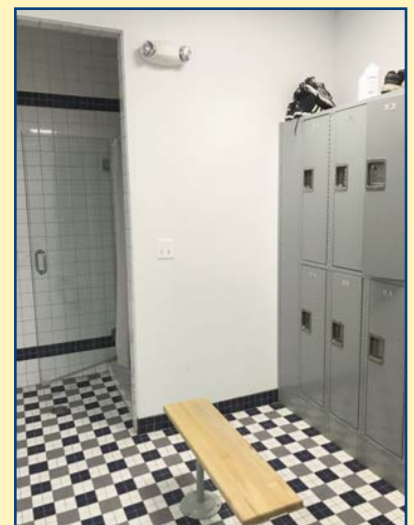


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*Recreation Space with 1/2 Court Basketball, Billiard Room with Kitchen, Fully Equipped Gym, Mens and Ladies Locker Rooms complete with Bathrooms and Showers.*



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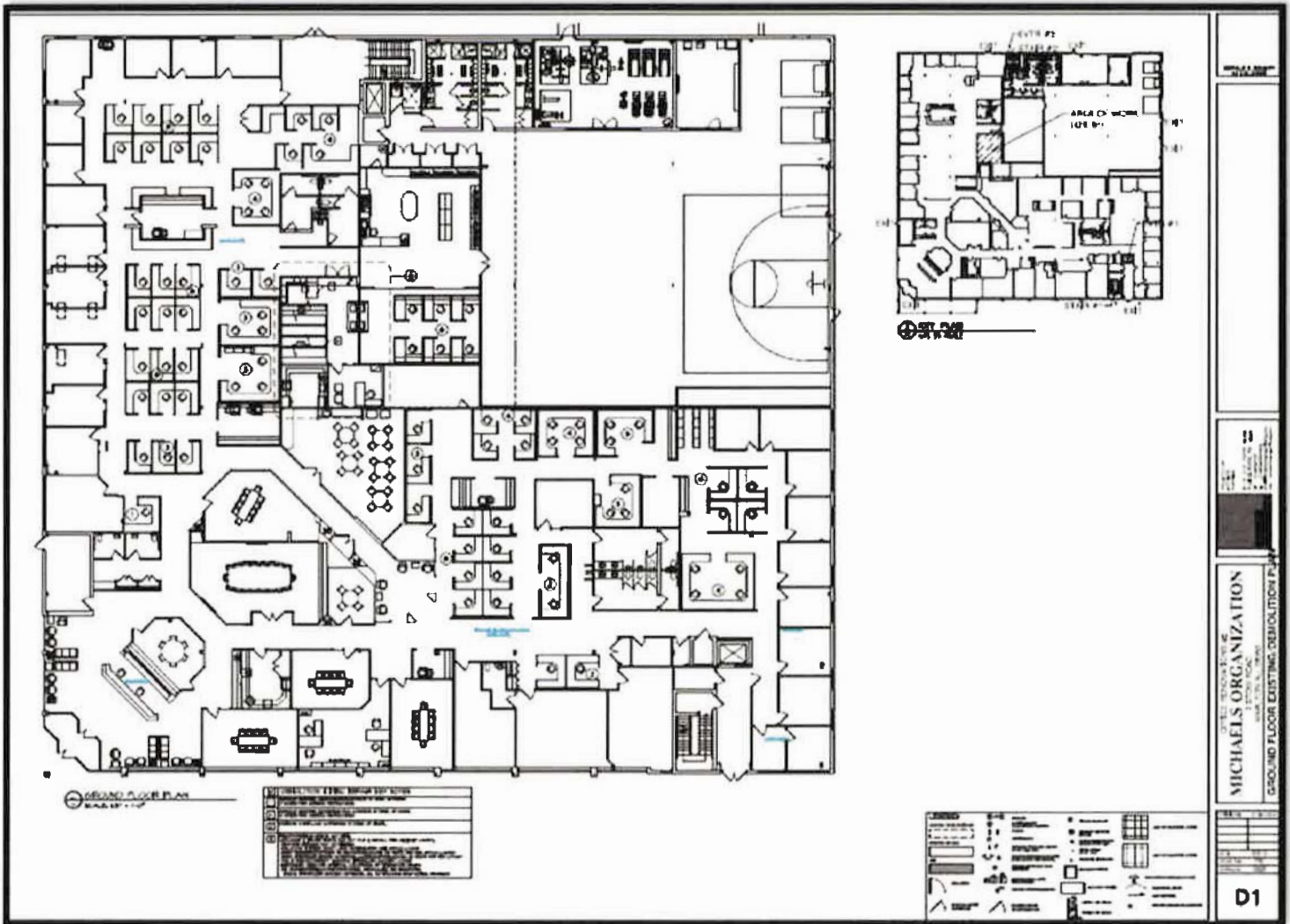
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## FLOOR PLAN FIRST FLOOR



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## FLOOR PLAN SECOND FLOOR

**LEGEND**

1	EXISTING WALLS	2	NEW WALLS
3	EXISTING DOORS	4	NEW DOORS
5	EXISTING WINDOWS	6	NEW WINDOWS
7	EXISTING STAIRS	8	NEW STAIRS
9	EXISTING ELEVATORS	10	NEW ELEVATORS
11	EXISTING MECHANICAL	12	NEW MECHANICAL
13	EXISTING ELECTRICAL	14	NEW ELECTRICAL
15	EXISTING PLUMBING	16	NEW PLUMBING
17	EXISTING FURNITURE	18	NEW FURNITURE
19	EXISTING LIGHTING	20	NEW LIGHTING
21	EXISTING PAINT	22	NEW PAINT
23	EXISTING FLOORING	24	NEW FLOORING
25	EXISTING CEILING	26	NEW CEILING
27	EXISTING ROOFING	28	NEW ROOFING
29	EXISTING EXTERIOR	30	NEW EXTERIOR
31	EXISTING INTERIOR	32	NEW INTERIOR

**TITLE BLOCK**

PROJECT: MICHAELS ORGANIZATION  
 SECOND FLOOR EXISTING DEMOLITION PLAN  
 DATE: 10/15/03  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

**D2**

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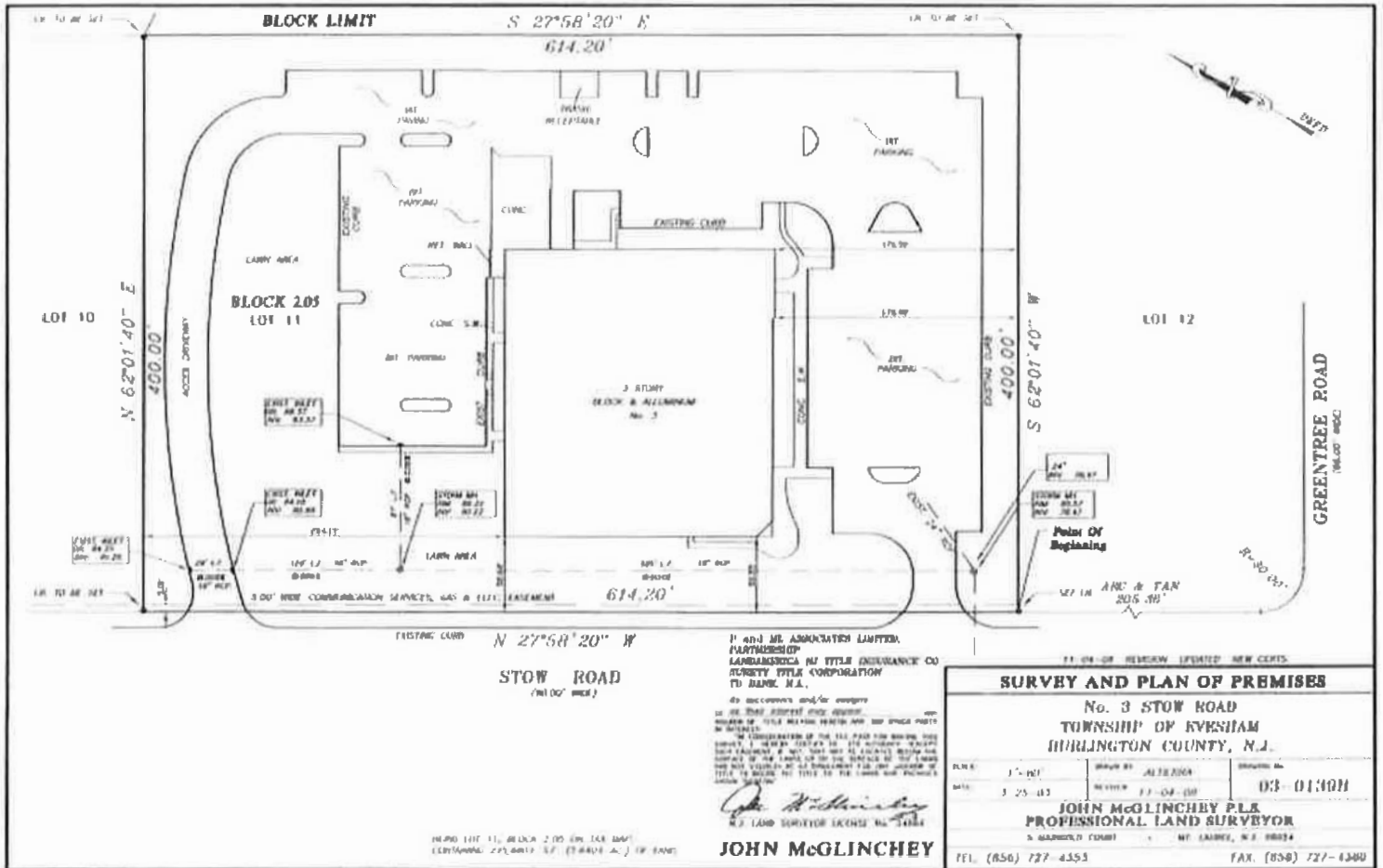
# CORPORATE OFFICE BUILDING FOR SALE



**3 EAST STOW ROAD  
MARLTON NJ**

**EXCLUSIVE LISTING**

**SITE PLAN**



I and my ASSOCIATED LUTHER PARTNERSHIP  
LANDAMERICA NJ TITLE INSURANCE CO  
PROPERTY TITLE CORPORATION  
TO BLENK, N.J.

As successors and/or assigns  
we do hereby certify that we are  
holders of TITLE INSURANCE CO. AND OTHER POLICY  
IN CONNECTION WITH THE SALE OF THE ABOVE  
DESCRIBED PROPERTY TO THE ABOVE-NAMED  
BUYER. WE HEREBY CERTIFY TO THE ACCURACY OF THE  
CONTRACT OF SALE AND TO THE FACTS SET FORTH  
HEREIN. WE WILL DEFEND AND HOLD HARMLESS THE  
BUYER FROM AND AGAINST ALL CLAIMS AND  
SUITES WHICH MAY BE ASSERTED AGAINST THE  
BUYER BY ANY PERSON OR PERSONS AS TO THE  
TITLE TO SAID LOT 11 TO THE EXTENT OF THE POLICY'S  
COVERAGE.

*John McGlinchey*  
N.J. LAND SURVEYOR LICENSE NO. 14884

**JOHN MCGLINCHHEY**

SURVEY AND PLAN OF PREMISES		
No. 3 STOW ROAD TOWNSHIP OF KVESHAM BURLINGTON COUNTY, N.J.		
DATE: 3-25-03	REVISED: 11-04-03	DRAWN BY: JMC
<b>JOHN MCGLINCHHEY P.L.L.C.</b> PROFESSIONAL LAND SURVEYOR 5 GARDENHILL COURT • MT. LAUREL, N.J. 08054 TEL. (856) 727-4553 FAX. (856) 727-6380		

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