

## Two Building Office Portfolio



### Woodbury Crossing

1-7 South Broad Street • Woodbury, NJ

### The Carriage House

21 Delaware Street • Woodbury, NJ

Located on a busy corner in the business district of Woodbury, Woodbury Crossing is a 3 story mixed use building offering retail & office space totalling approximately 21,834 RSF.

The Carriage House is an adjacent 2 story, fully leased office building with approximately 3,000 RSF.

The Gloucester County Courthouse, County Seat and Post Office are conveniently located across the street.

**Asking: \$1,375,000**

Projected Income \$237,693.50

Projected Expenses \$ 70,562.46

NOI \$ 167,131.04

For more information:

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Executive suites now available, includes conference room, breakroom & reception/waiting area! Rates from \$600 per month including utilities!



### Property Features

- NJ Opportunity Zone
- Cafe located on first floor
- Elevator served
- Dual Internet service (Comcast & Verizon)
- Common break room with kitchenette on 2nd & 3rd floors
- Surface parking in rear & abundant free municipal parking one block away
- Storage available on site
- Air conditioning & gas heat

### Current Office Availabilities

- 1st Floor
  - Retail space 815± SF
- 2nd Floor
  - Suite 2B 700± SF
- 3rd Floor
  - Fully Leased
- Retail
  - Fully Leased

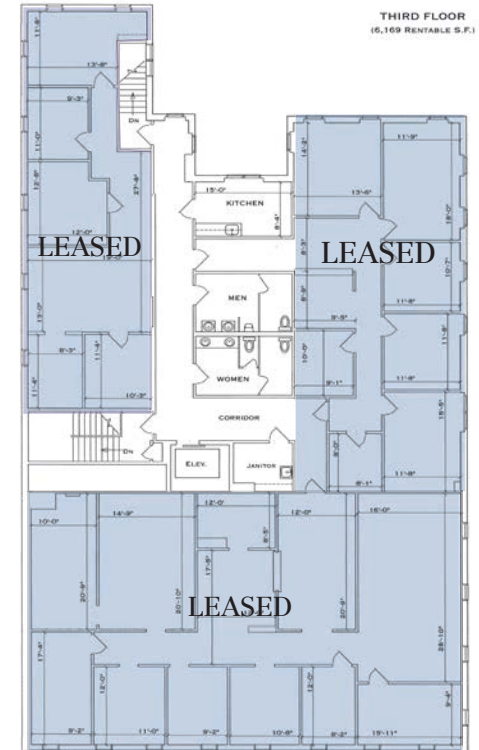
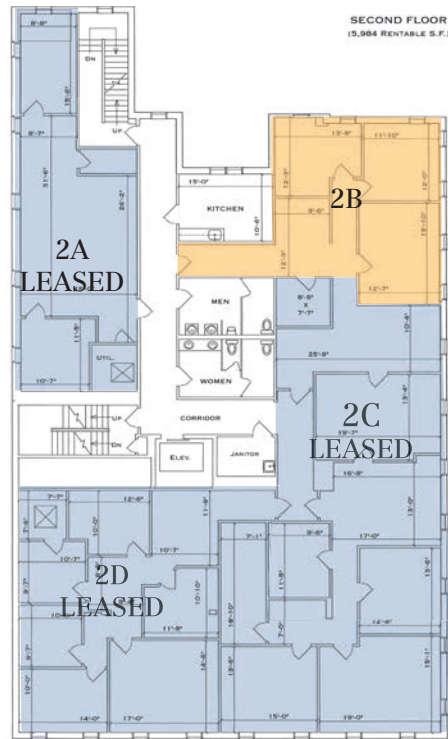
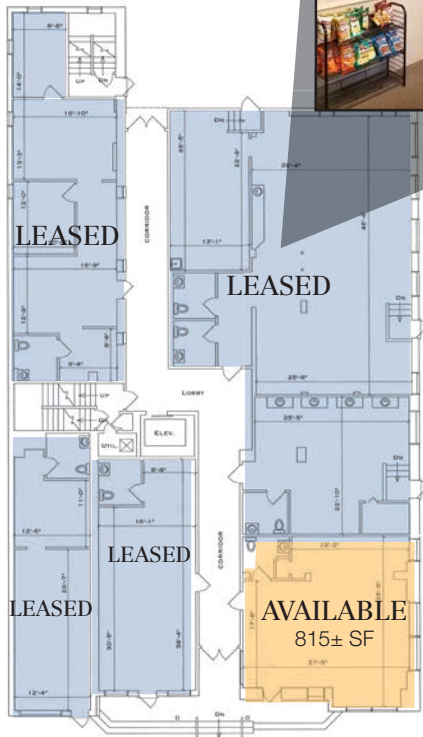
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Available for Lease

1-7 S. Broad Street  
Woodbury, NJ

## Retail

- Current tenants include a Monogram Shoppe & Boutique, Art School and Fiore Bagel Nook & Cafe
- 815± RSF at \$15.00/SF NNN

## 2nd Floor

- One spacious office suite available for lease
- Shared kitchen and bathrooms
- Elevator served
- Suite 2B: 700± RSF

## 3rd Floor

- Fully leased
- Shared kitchen and bathrooms, elevator served

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## The Carriage House

- 3,000± RSF
- Fully leased
- 2 story office building
- Single tenant occupied

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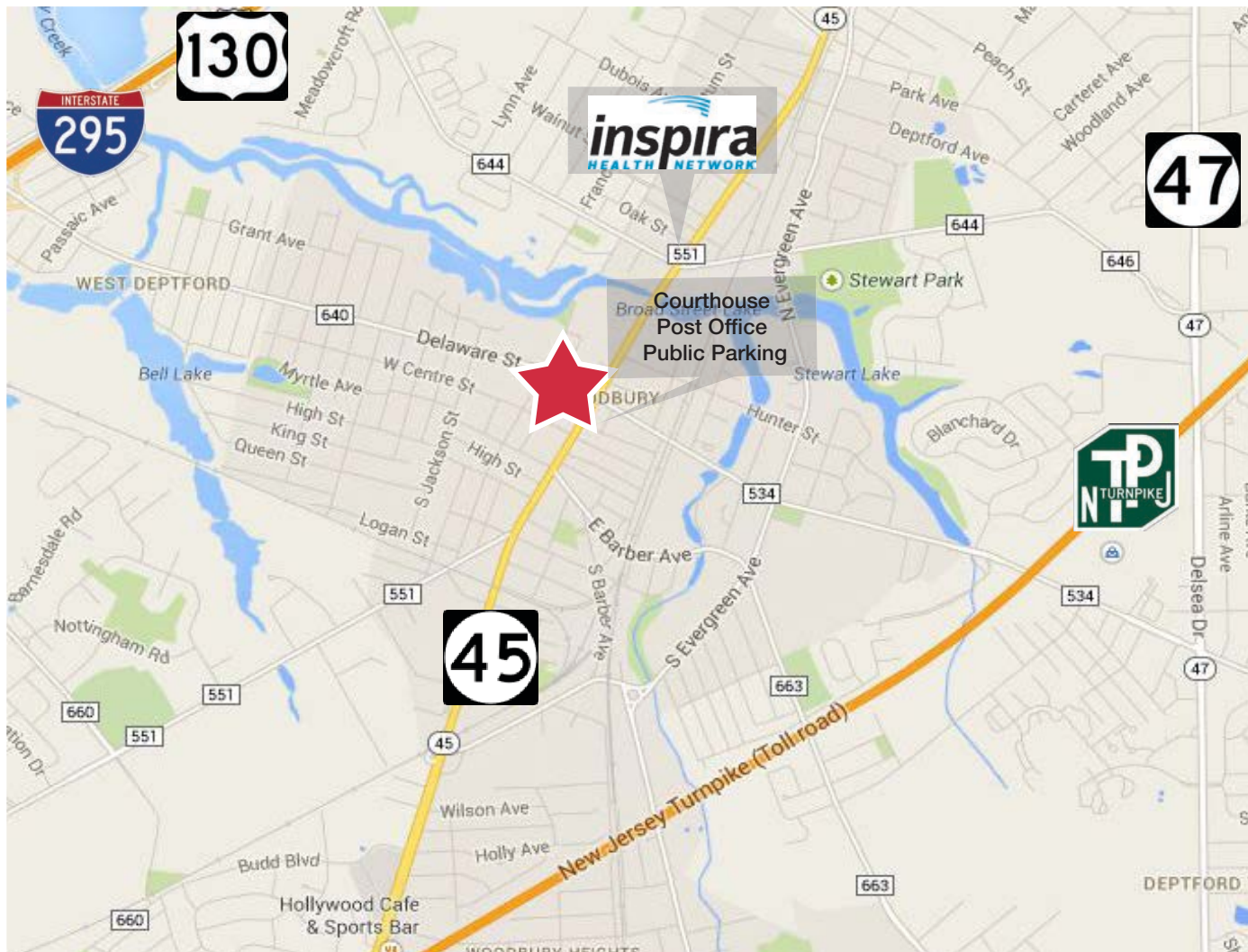
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1-7 S. Broad Street  
21 Delaware Street  
Woodbury, NJ



### Location Information

- Located on South Broad Street (Route 45) in Woodbury at a lighted intersection
- Directly across from the Gloucester County courthouse, county seat, post office & free public parking
- 1.8 miles to I-295 & 3 miles to NJ-Turnpike
- ½ mile from Inspira Medical Center of Woodbury

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