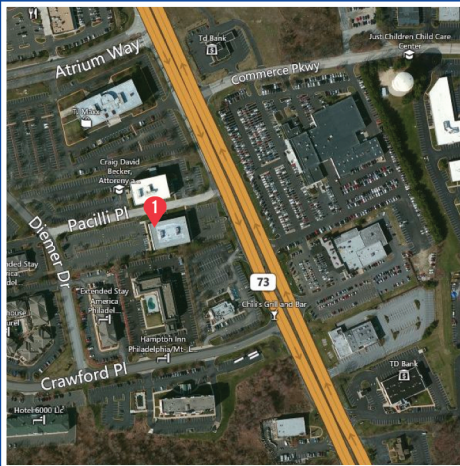


# AVAILABLE OFFICE



**Bloom Court, 1300 Route 73, Suite 211, Mount Laurel, New Jersey**



#### **Location:**

Conveniently located on Route 73 at the border of Mt. Laurel and Marlton. With easy access to I-295, New Jersey Turnpike, Routes 38 and 70. Fifteen minutes from all area bridges to Philadelphia. Close proximity to numerous restaurants, shopping centers, banks and other services.

#### **Description:**

A three-story, 43,000 square foot, mid-rise office building. The construction is steel frame with a precast concrete and reflective glass exterior finish. The building has a two-story atrium entrance way with high-grade finishes.

#### **Suite:**

Suite 211

#### **Available Size:**

6,680 Square feet

#### **Ceilings:**

2' x 2' suspended grid system with 2' x 2' acoustical tiles

#### **Lighting:**

2' x 4' fluorescent recessed with parabolic lens covers

#### **Fire Protection:**

100% wet sprinkler system

#### **Elevators:**

Two (2) Otis elevators in the main lobby: 2500 pound capacity

#### **HVAC:**

Fully automated Carrier variable air volume control system

#### **Security:**

Card Entry system for 24 hour, 7 day per week access with security cameras

#### **Restrooms:**

Properly sized men's and women's restrooms on each floor

#### **Janitorial:**

Five (5) days per week cleaning

#### **Parking:**

Four (4) cars per 1,000 square feet

# THE BLOOM ORGANIZATION

Industrial & Commercial Real Estate Management