

COLLEGE SQUARE

ROUTE 45
WOODBURY HEIGHTS, NEW JERSEY



- **Phase I:** LA Fitness a state of the art fitness facility opened April, 2009.
- **Phase II:** The University of Pennsylvania Health System (UPHS) has leased & occupied 35,000 SF for multiple disciplinary medical practices.
- **Phase III:** 16,000 SF building for **high-end tenants** comprised of additional medical practices non-competitive with UPHS and professional offices such as accountants, attorneys, insurance, etc. Construction is in progress. Rental Rate: \$18.50/SF NNN; 2,000 to 10,00 SF
- This project offers outstanding advantages including:

- An abundance of traffic/exposure generated from both LA Fitness and UPHS.
- Parking ratio of 5.4 spaces per 1000 SF; a total of 530 spaces.
- Excellent street exposure from well traveled Route 45; easily access from either direction on Route 45.



JOIN LA FITNESS & UPHS



MARKETING/LEASING:



1060 N. Kings Highway
Suite 250
Cherry Hill, NJ 08034
Phone: 856-482-5959
Fax: 856-482-6215

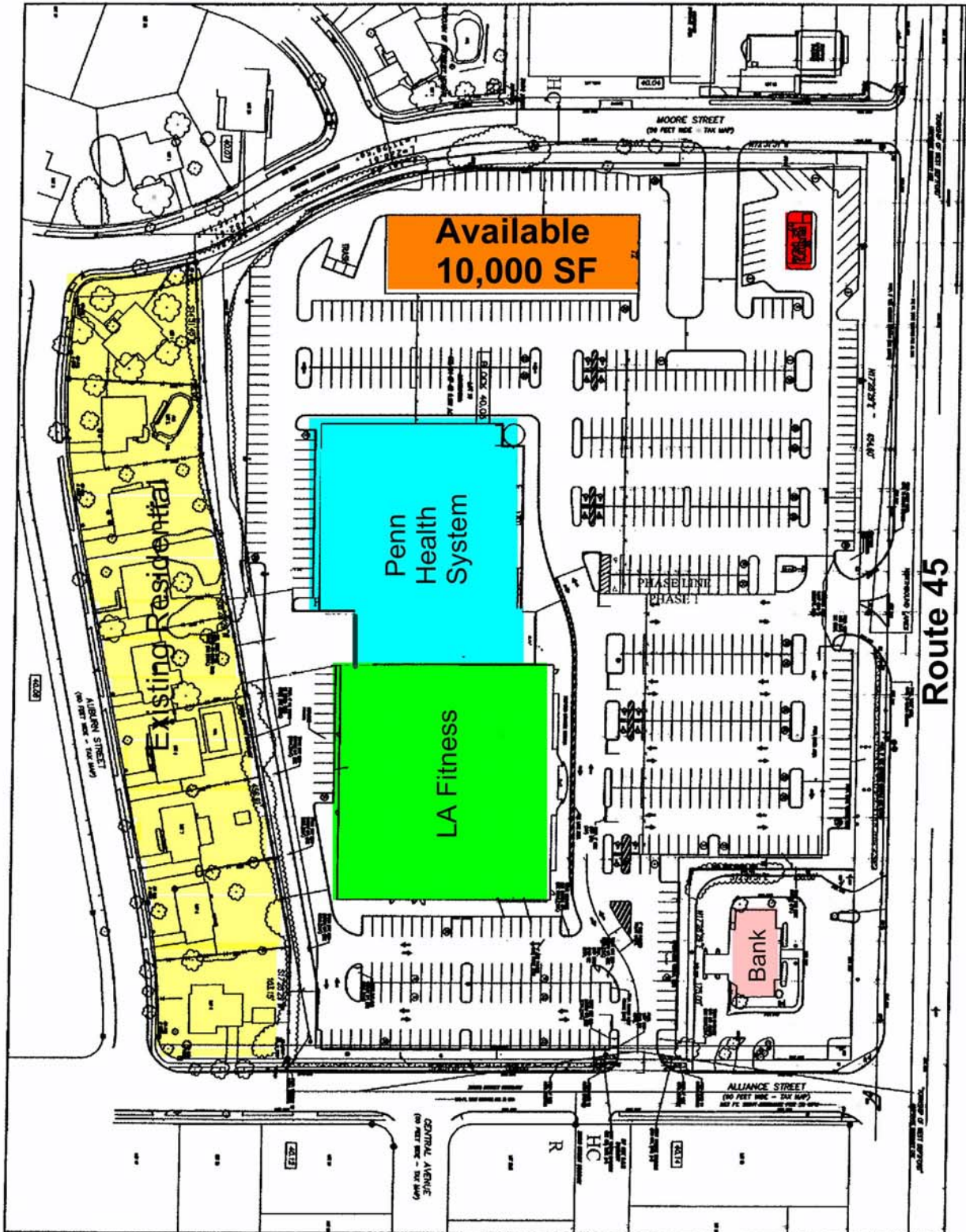
For Additional Information Contact:

Howard Needleman, President
Howard@NeedlemanRE.com

Joan Harmer, Executive Vice President
Joan@NeedlemanRE.com

David Cohen, Vice President
David@NeedlemanRE.com

www.NeedlemanRE.com



Available
10,000 SF

Penn
Health
System

LA Fitness

Bank

Route 45

CS-1

College Square

RAGAN
DESIGN
GROUP