

# **Office Building For Lease**

Richwood Professional Building 516 Mullica Hill Rd., Mullica Hill , NJ



**Available Fall 2022** - Strategically located 15,000 SF+- Building being built in Mullica Hill, Harrison Township, Gloucester County. This country living design offers a modern office environment is being offered For Lease as a grey shell allowing a Tenant to fitout the unit utilizing their respective contractors.

The Developer can also offer to provide a design build option to accommodate multiple office configurations, conference rooms, kitchenette and reception areas. The **Richwood Professional Building** is part of the fastest growing corridors in Southern NJ and the Harbaugh Developments newest venture is located adjacent to the CVS. Located on heavily traveled US 322 this location is just <sup>3</sup>/<sub>4</sub> mile from Rt. 55 and the new Inspira Hospital. The close proximity to the NJ Turnpike, Rt. 295 & Rt. 42 allows access to the AC Expressway for easy commuting within the South Jersey, Philadelphia, Delaware and New York corridor.

## Medical & Professional Office Space Available

#### Lease Rate: \$24 SF NNN, CAM

#### Lease Term: 10 Year (minimum)

Building Size: 15,000 SF (approx.) -Grey Shell Design -Minimum Divisible - 3,100 SF+-

#### **Key Facts:**

-Build to Suit Configurations

- -Parking Designed for 76 Spaces
- -Electric, Gas, Public Water & Septic
- -Highway Signage

# Eagle Commercial Real Estate

### Anthony Pustizzi, Broker

26 S. Maple Avenue Suite 103 Marlton, NJ, 08053 www.eaglecommercialre.com Office: 856-985-8565 Cell: 609-230-0896 Fax: 856-985-8563 tpustizzi@eaglecommercialre.com

All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions