

**AVISON
YOUNG**

New Medical Office Space

405 Hurffville Cross Keys Road
Sewell, NJ



32,674 +/- RSF

5:1000 Parking Ratio

Rare opportunity for up to 32,674 RSF medical space in Notable Medical Corridor Washington Township

**Get more
information**

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Property Summary

New Medical Office Space
405 Hurffville Cross Keys Road, Sewell, NJ



Property Name Washington Medical Arts Building

Location Sewell, NJ (Washington Township)

Type Medical Office

Rentable Area 32,674 +/- SF Total

- First Floor- 25,000 sf
- Second Floor- 7,674 sf

Parking Ratio 5/1,000 sf

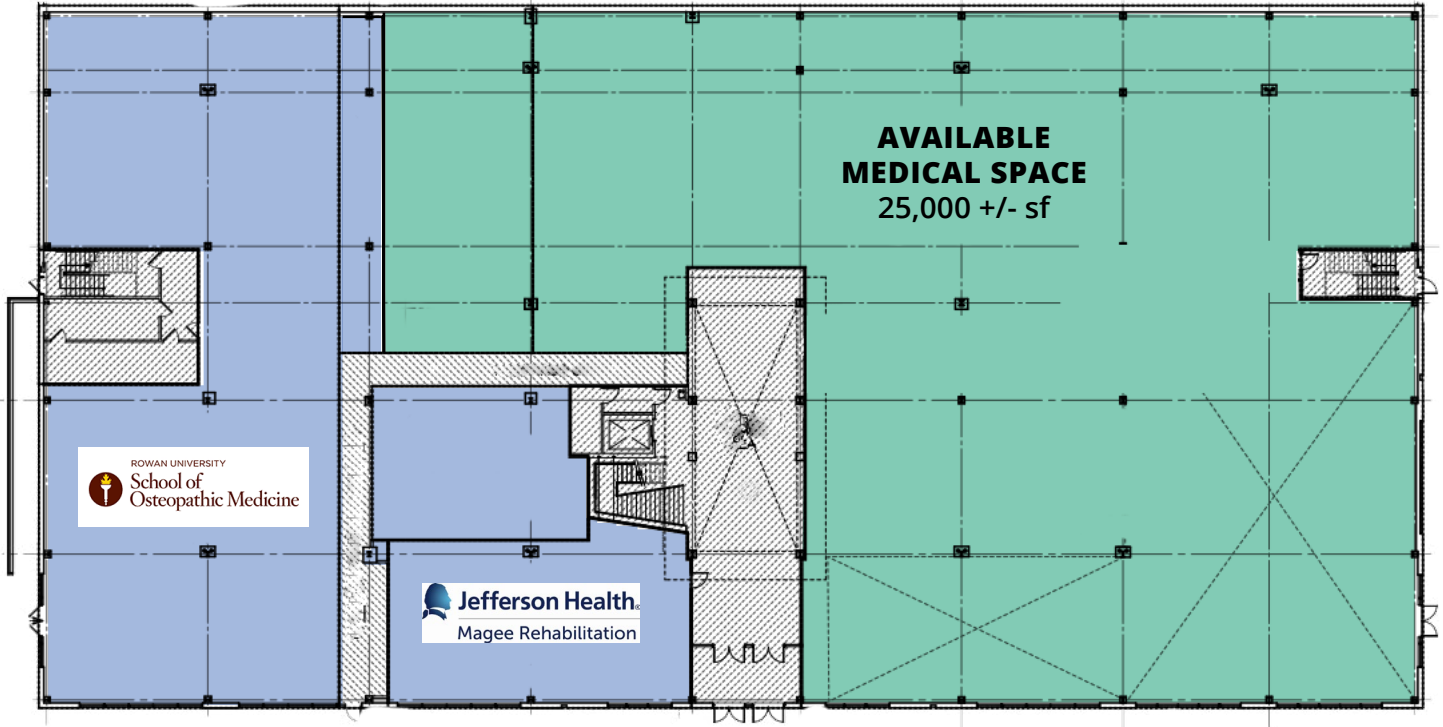
Highlights

- 70,000 sf Class A Medical Building
- Largest block of contiguous medical space available in Washington Township
- Hospital grade elevator
- Significant common area improvements 2023

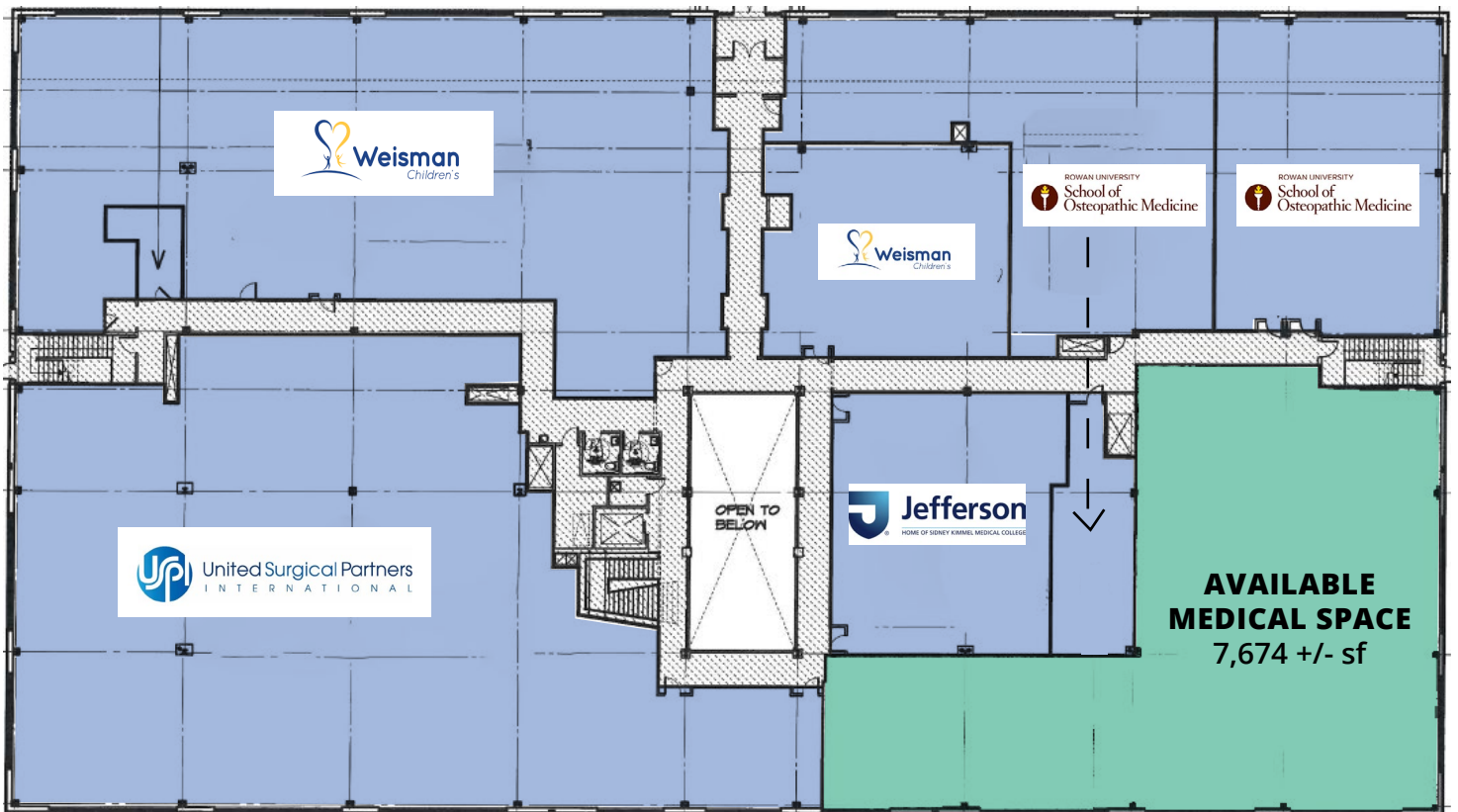
New Owner Experienced Medical Office Building Owners-Atkins Companies



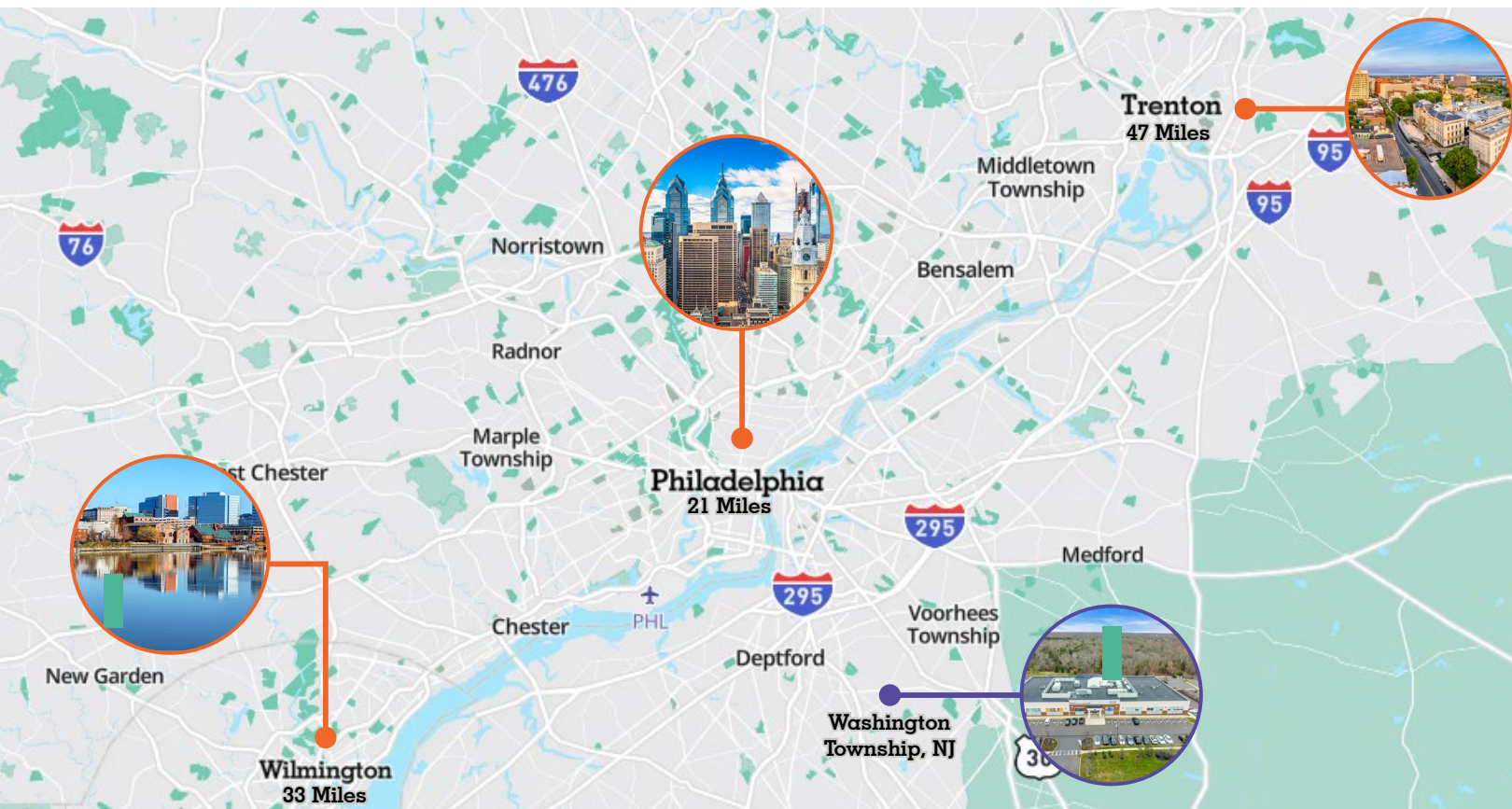
Floor Plan- 1st Floor



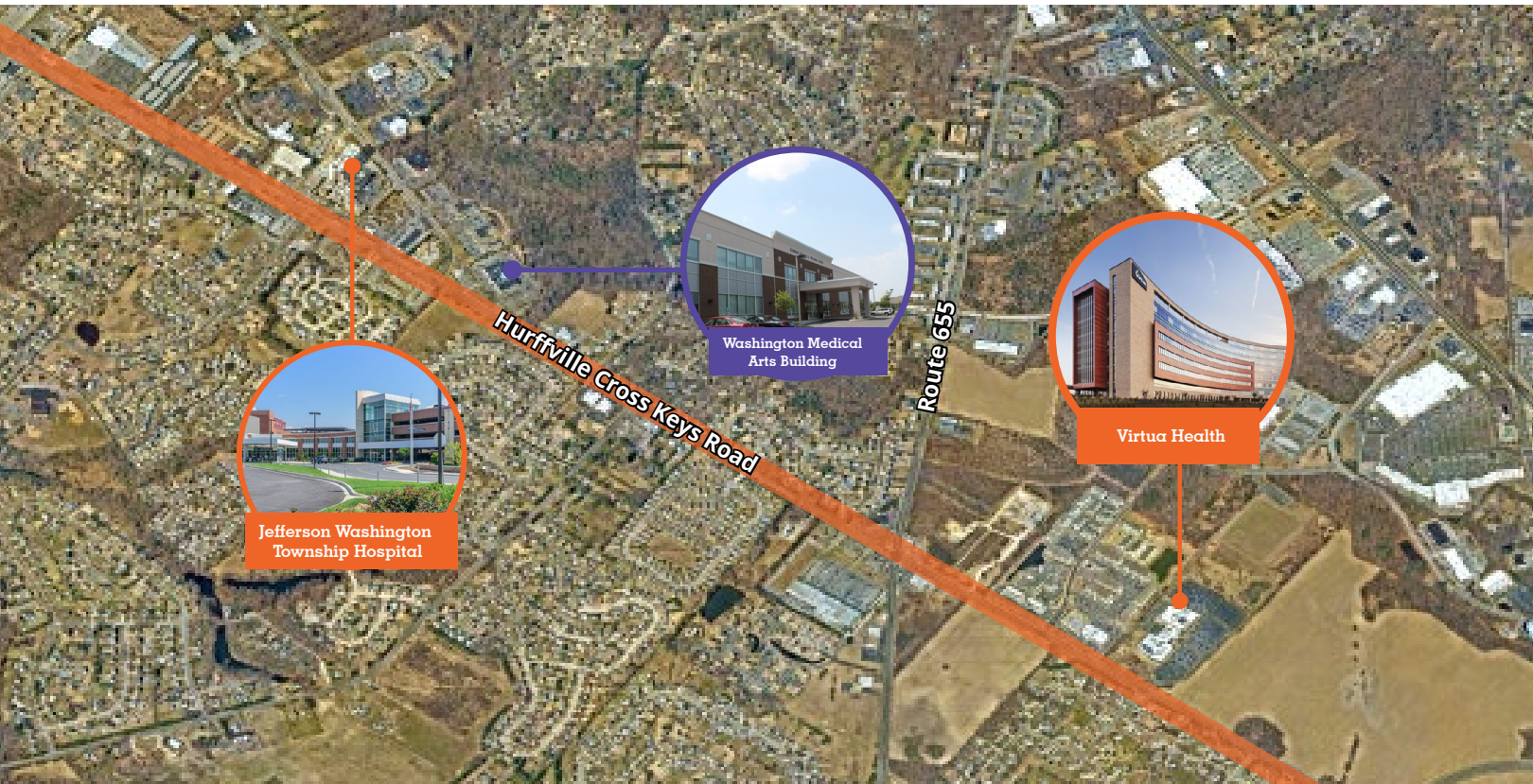
Floor Plan- 2nd Floor



Location Overview



Property Location



Booming Medical Hub

Washington Township, New Jersey

Washington Township is the largest town in Gloucester County with a burgeoning medical hub that includes Cooper University Healthcare, Penn Medicine, Virtua, not to mention the incredible growth and expansion of Jefferson Hospital Washington Township.

Washington Township's strong demographics and key daytime population drivers, are adding additional incentive pieces as a compelling proposition to attract businesses to Washington Township.



Notable Medical Corridor

- [Jefferson Health New Jersey](#)
- [Jefferson Washington Township Hospital Expansion](#)
- [Virtua](#)
- [Rothman Institute](#)
- [Cooper University Health Care](#)
- [Heart House](#)
- [Penn Medicine](#)



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