



**RATE
REDUCED!**

Sentry Office Plaza

216 Haddon Ave. | Westmont, NJ

Property Description

Located on Haddon Avenue, adjacent to the Westmont PATCO station, this building offers abundant parking, on-site property management 24/7, security camera and controlled access, building cleaning 2x daily (day and evening), as well as being walking distance to shops and restaurants. Outdoor dining is open on Haddon Avenue. The seven-story, 120,389 SF building offers you big city convenience at a small town price. Directly across the street from the exciting new \$50 million Haddon Town Centre mixed use development, this is the perfect location for your business!

Space Available:	41,347 SF
Min. Divisible:	622 SF
Max. Contiguous:	12,401 SF
Stories:	7
Built:	1975
Parking:	330+ vehicles
Elevators:	2



Lease Rates starting at
\$15.50/SF + UTILITIES

For more information:

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Current Availabilities

Sentry Office Plaza • Westmont, NJ

First Floor

Suite 101	1,694 RSF ¹
Suite 105	1,385 RSF
Suite 111	747 RSF ¹

¹can be combined for a total of 2,441 SF

Second Floor

Suite 200	2,025 RSF ²
Suite 202	4,357 RSF ²
Suite 210	3,195 RSF ²

²can be combined for a total of 9,577 SF

Third Floor

Suite 322	1,061 RSF
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Fourth Floor

Suite 406	3,203 RSF
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Fifth Floor

Suite 500	5,831 RSF ³
Suite 504	Take a Tour 1,557 RSF
Suite 506	4,138 RSF ³

³can be combined for a total of 9,969 SF



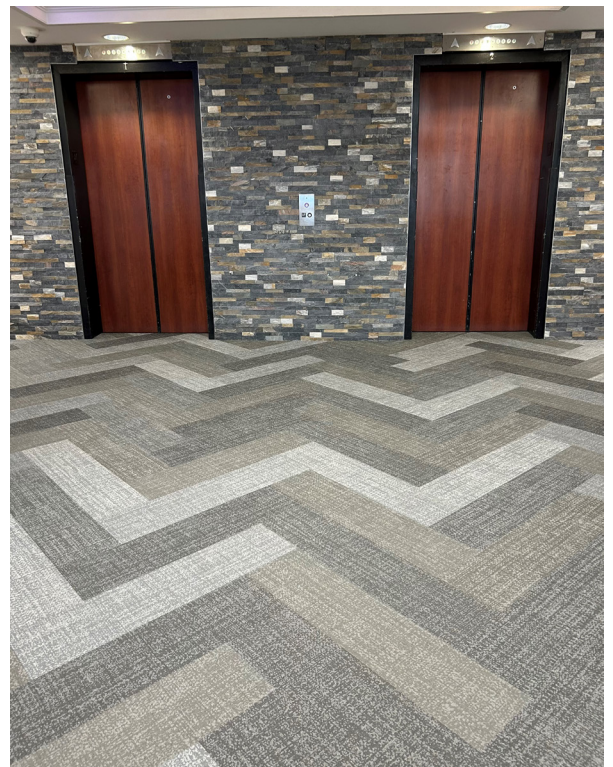
Sixth Floor

Suite 601	1,342 RSF
Suite 604	1,359 RSF

Seventh Floor

Suite 700	5,134 RSF
Suite 701	737 RSF
Suite 705	1,197 RSF ⁴
Suite 707	1,350 RSF ⁴
Suite 708	1,035 RSF ⁴

⁴Can be combined for a total of 3,582 SF



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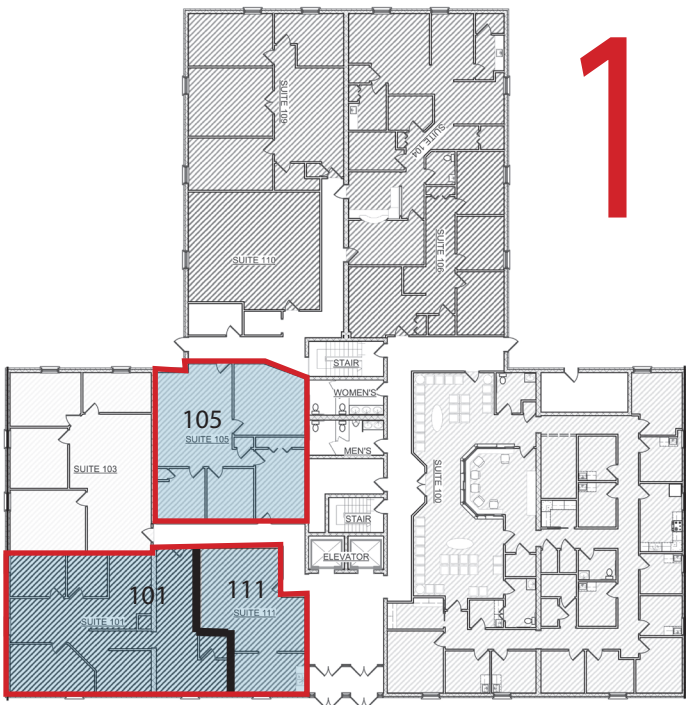


21 Roland Avenue
Mount Laurel, New Jersey
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Floorplans

Sentry Office Plaza • Westmont, NJ

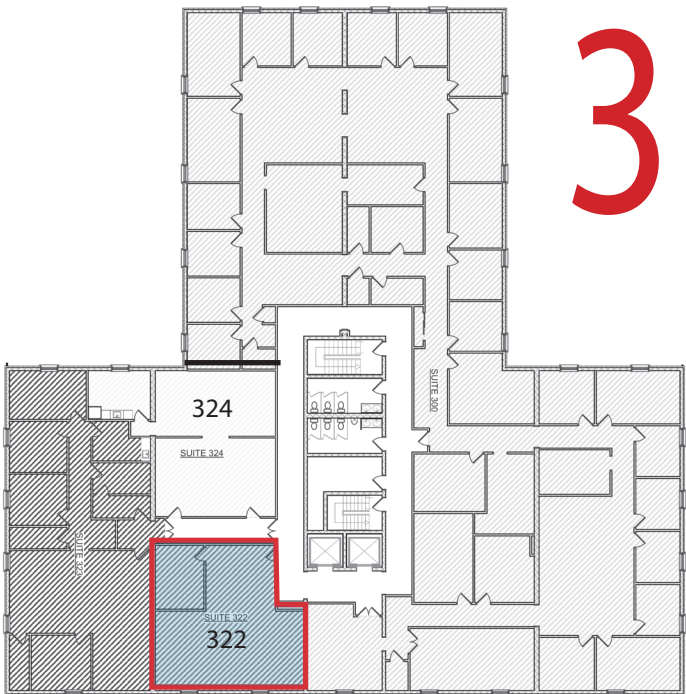


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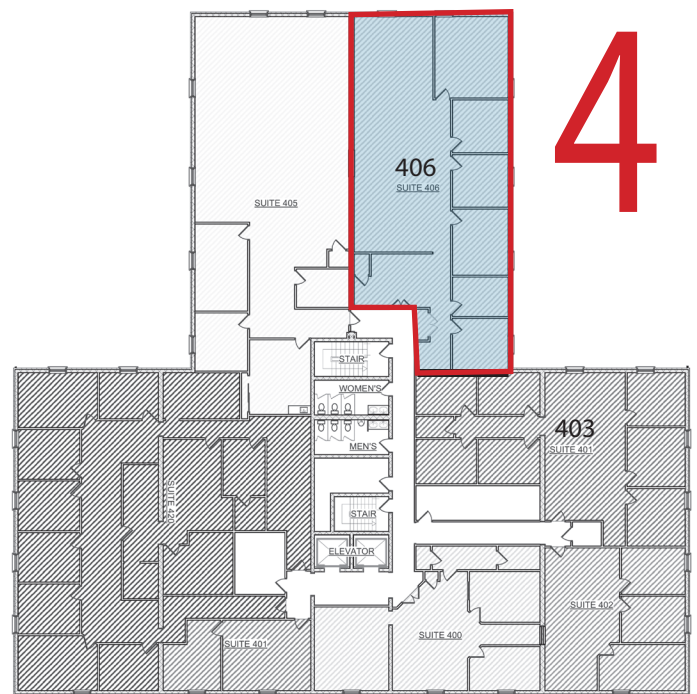


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Available Suites Shaded Blue (Refer to Current Availabilities table for SF)

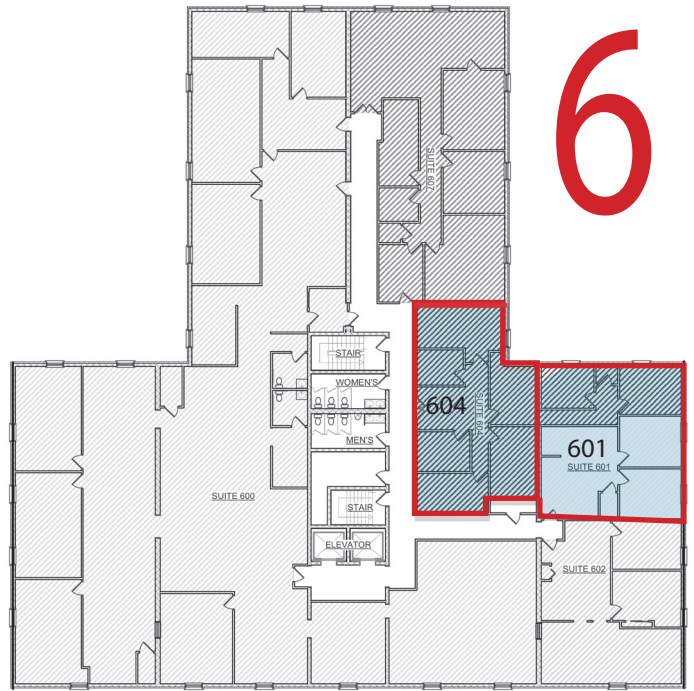
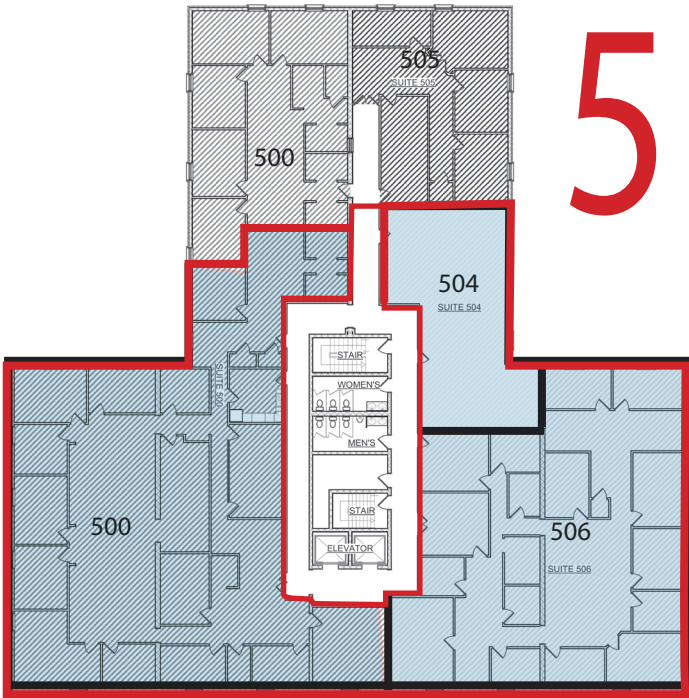


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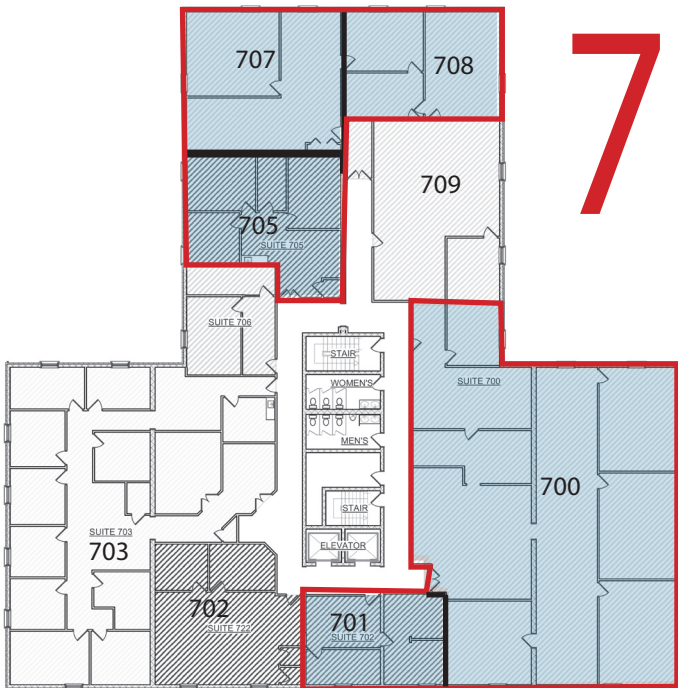


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Floorplans
Sentry Office Plaza • Westmont, NJ

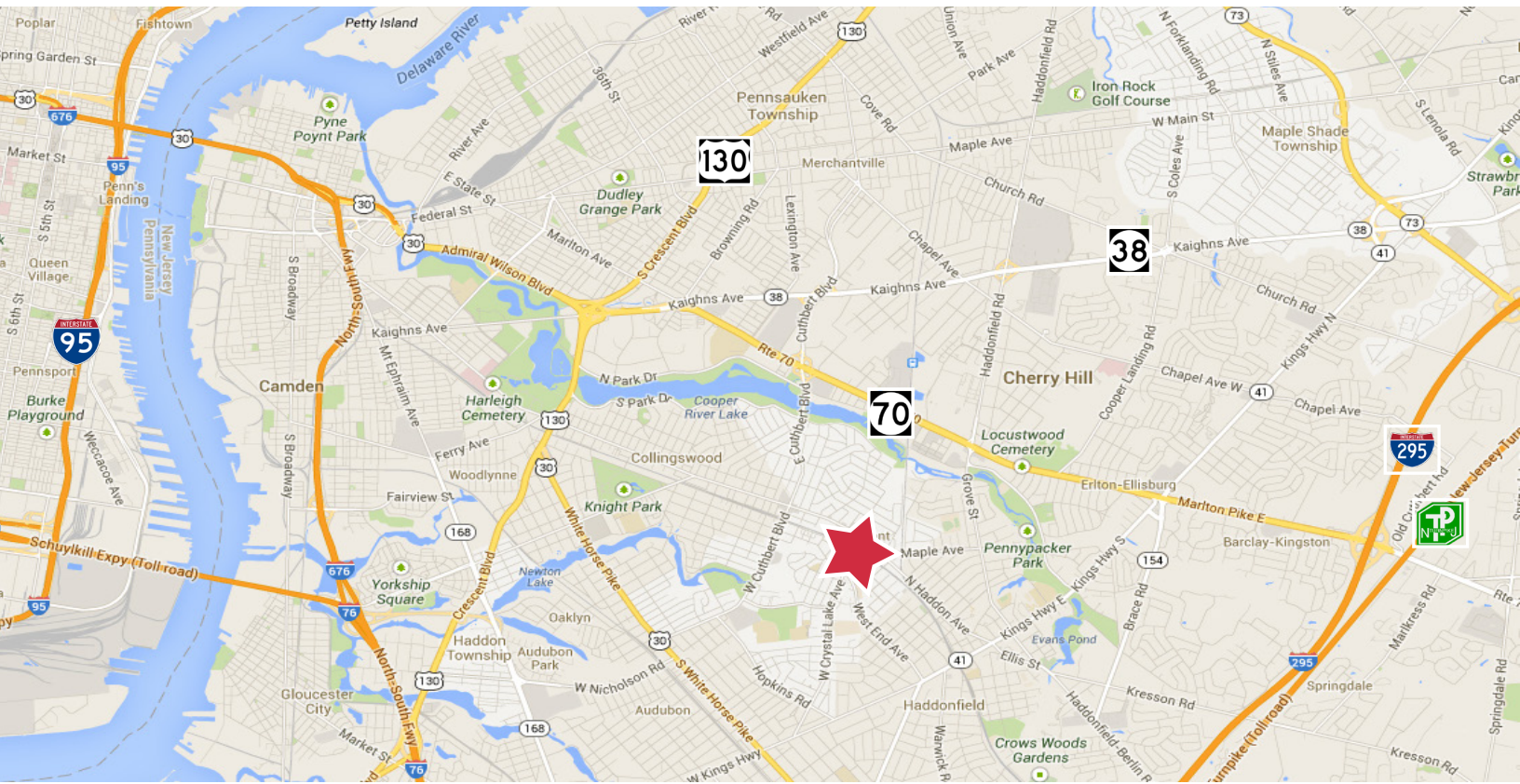


Available Suites Shaded Blue (Refer to Current Availabilities table for SF)



Location

Sentry Office Plaza • Westmont, NJ



Location Information

- Easy access to both Routes 130, 41 & 70
- 8 miles from Center City Philadelphia via Ben Franklin Bridge
- 3 miles to I-295 (Exit 32)
- Less than a 5 minute walk to the Westmont PATCO station
- Located on the 450 and 451 NJ Transit bus routes

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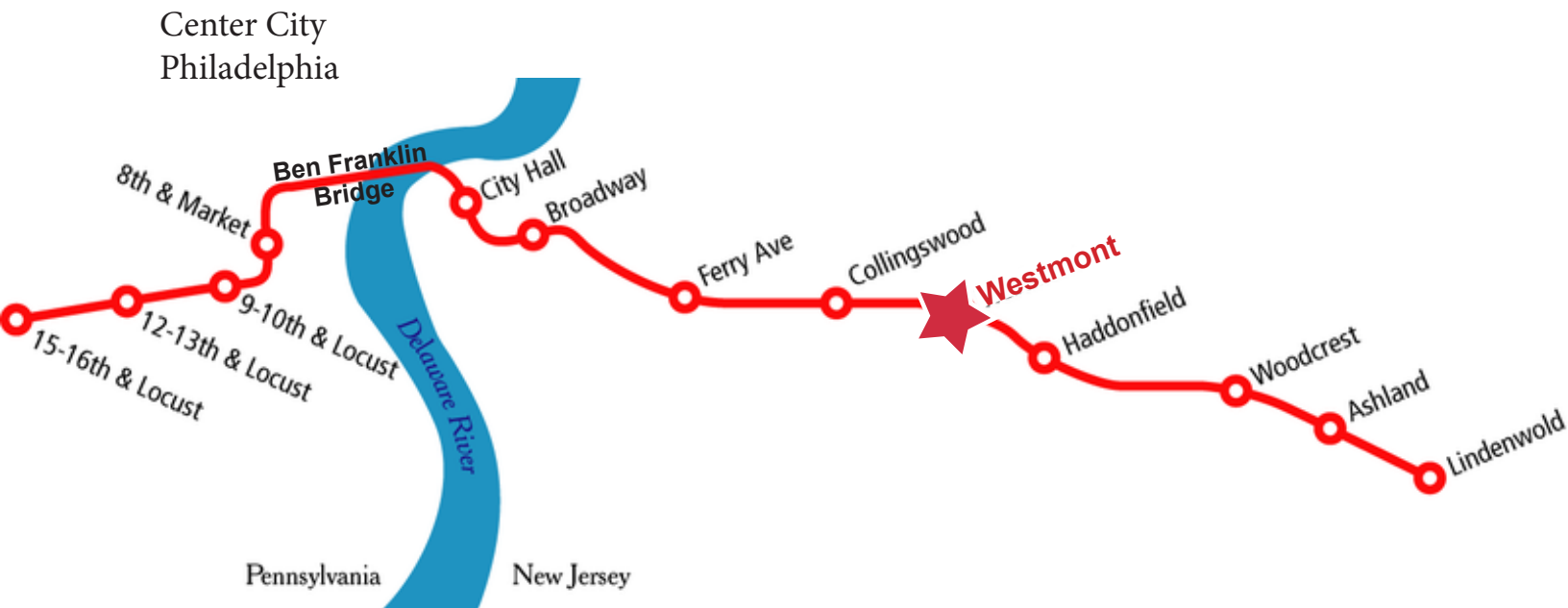
Nearby Amenities



21 Roland Avenue
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Location

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Location Information

- Only 13 minutes from Westmont to Center City 8th & Market station
- 19 Minutes to 15th & Locust
- Less than a 5 minute walk to the Westmont PATCO station
- Round trip fare only \$5.20

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