



## **1000 and 3000 Midlantic Drive, Mount Laurel, NJ**

The identical two-story, all glass buildings at 1000 and 3000 Midlantic Drive offer its occupants a modern, high visibility location near the entrance of the Laurel Corporate Center along with direct access to I-295 Exit 40 and NJ Route 38.

Property features include campus style landscaping, elevators, full sprinkler systems, card-access security systems, and a green-tinted reflective glass exterior combining with an energy management system to provide the maximum in comfort and economy.

Spacious lobbies in each building feature contemporary interior design, with quarry tile floors and an abundance of natural light. There are 263 conveniently-located parking spaces between both buildings, and the property is proudly served by Whitesell's property management team.



### **SPECIFICATIONS**

**Combined Rentable Area:** 63,686 sq ft

**Combined Parking Spaces:** 263 spaces

**Building Layout:** The two-story buildings are L-shaped; with a sawtooth configuration to maximize the number of corner offices. There is a generous naturally lit entrance lobby with an open monumental stair and elevator connecting the two floors.

**Exterior Walls:** Green tinted reflective glass with aluminum frame mullion system.



**Interior Walls:** Office areas typically finished with sheetrock partitions covered with wall coverings or paint.

**Floors:** Typically furnished with wall-to-wall carpeting and some resilient tile. Bathrooms are finished with ceramic tile. The atrium lobby at each building has wall coverings and ceramic floors.



**Ceilings:** The office areas typically have suspended acoustical tiles. The atrium lobby area is clear to the roof.

**Lighting:** T-8 fluorescent lighting is provided throughout.

**Fire Protection:** Buildings are fully wet sprinklered with fire hydrants located in the parking lot. New upgraded fire alarm panels have been installed at each building.

**Plumbing:** There are men's and ladies' restrooms on every floor. Amongst other finish details, restrooms feature ceramic tile and sensor operated water faucets.

**HVAC Equipment:** Conditioned air is provided to all office areas by new roof-top units through a medium pressure variable air volume (VAV) system. To ensure economical operation, the building uses an energy management system. Each ceiling diffuser includes a manually-adjustable air balancing damper. Each VAV box has an individual zone sensor.



**Windows:** Double pane insulated glass.

**Doors:** Exterior glass entry doors to the lobby. Interior solid-core wood veneer doors, many with sidelites.

**Elevators:** Each two-story building has one completely modernized hydraulic elevator with an individual capacity of 2,500 lbs.



**Roof:** TPO roofs were recently installed at each building. The white roofs reduce solar heat gain due to their reflective qualities which subsequently increases HVAC energy efficiency.

**Security and Card Access:** Each building has a security card access system.

**Irrigation System:** Both buildings have recently upgraded lawn sprinkler systems to reduce water consumption.

**Amenities:** Both buildings have trash recycling programs through the buildings' cleaning service. Laurel Corporate Center campus amenities include a new onsite Springhill Suites Marriot Hotel and three restaurants, in addition to plentiful offsite dining and retail opportunities located across Route 38 in the Moorestown Commons and Centerton Square Shopping Centers.