



6000 and 8000 Midlantic Drive, Mount Laurel, NJ

6000 and 8000 Midlantic Drive are located at the Laurel Corporate Center in a park-like setting, at both sides of a pond, with expansive lobbies creating a dramatic effect through the use of glass, reflective surfaces and a lush interior landscape.

Each building has two sections, a seven-story tower and a four-story tower. These two sections are joined by a four-story glass enclosed atrium lobby which can be used to host corporate events. The buildings also offer tenants a dining café, men's barber shop, a bank, and an ATM located on the lower level of 6000 Midlantic Drive.

6000 and 8000 Midlantic Drive are past recipients of the "Building Excellence Awards of the Delaware Valley", "Best Mid-Rise Office Structure" by the Builders League of South Jersey, and the "New Good Neighbors" award by the New Jersey Business and Industry Association. Their panoramic window views, exterior and interior landscape, and space planning flexibility have created an environment which has become home to many of New Jersey's most notable corporations.



SPECIFICATIONS

Combined Rentable Area: 340,000 sq ft

Combined Parking Spaces: 1,100 spaces

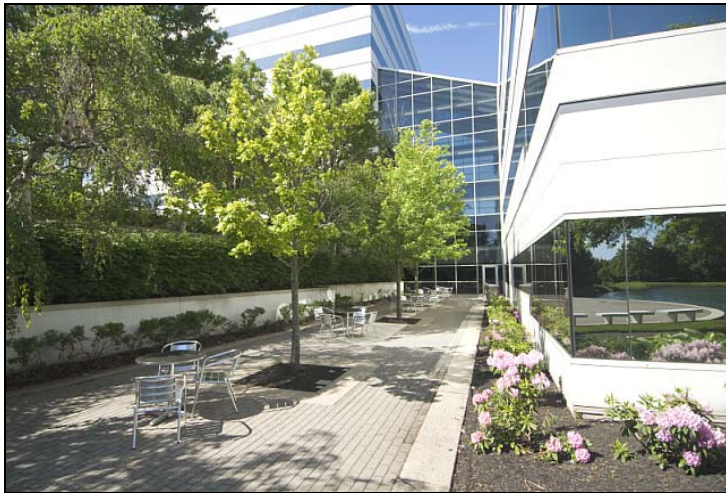
Exterior Walls: Reflective glass and insulated steel panels. The entrance of the atrium lobby at each building is reflective glass set in metal frames.



Windows: Double pane insulated glass set in insulated steel panels.

Interior Walls: Office areas typically finished with sheetrock partitions covered with either wallcovering or paint.

Floors: Typically furnished with wall-to-wall carpeting and some resilient tile. Bathrooms are finished with ceramic tile. The atriums have large areas of polished or flame treated granite floors.



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

Lighting: T-8 fluorescent lighting is provided throughout.

Electrical: A 3000 AMP primary electrical service is found at each building.

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 finishes, restrooms feature ceramic tile, granite countertops, and sensor operated water faucets and toilets.

HVAC Equipment: Conditioned air is provided to all office areas by three (3) new roof-top units through a medium pressure variable air volume (VAV) system. To insure economical operation, the building uses an internet web-based building automation system which includes equipment scheduling and electrical demand-limiting. Each ceiling diffuser includes a manually-adjustable



air balancing damper. Each VAV box has an individual zone sensor. The energy management system was updated in 2008.

Exterior Doors: Glass entry doors to the lobby. Handicap Accessible doors are located at the Lobby Atrium entrance of each building.

Interior Doors: Solid-core wood veneer doors with sidelites on most suites.



Elevators: Each building's seven-story section has three elevators: two elevators with a 2,500 lbs. capacity, and a third with a capacity of 3,500 lbs. used for freight service. Each four-story section has two hydraulic elevators with an individual capacity of 2,500 lbs. All elevators were completely renovated and modernized between 2008-2010.

Loading Facilities: Each building has one covered loading dock with load leveler and an additional exterior loading area.

Roof: Each building and its respective towers received new white TPO roofs between 2008-2010 reducing solar gain due to its reflective qualities and subsequently increasing 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: Located on the lower level of the 6000 Midlantic Dr. building is a dining café, men's barber shop, a bank, and an ATM. Both buildings have well-appointed and landscaped atrium lobbies with a waterfall located between each four-story and seven-story section respectively. The buildings also have trash recycling programs which are operated through the buildings' cleaning service. There are numerous restaurants and retail establishments located across Route 38 in the Moorestown Commons and Centerton Square Shopping Centers as well as other facilities along Route 38 and Main Street in the center of Moorestown.