



## **6000 and 8000 Midlantic Drive, Mount Laurel, NJ**

**6000 and 8000 Midlantic Drive** are located within the attractive campus park setting of Laurel Corporate Center in Mt. Laurel, NJ. Each building features four-story and seven-story towers connected by an enclosed glass atrium lobby. The award-winning buildings' panoramic window views, attractive interior landscape, and space planning flexibility have created a home environment for many of New Jersey's most successful companies.

**The Laurel Corporate Center** enjoys a location with maximum visibility and direct access to I-295 Exit 40 and NJ Route 38, and is in close proximity to NJ Turnpike Exit 4. Just twenty-five minutes away from Center City Philadelphia, and located between historic Moorestown and Mt. Laurel, one cannot understate the ease and centrality of this park's location for customers and employees.

Jogging trails, ponds, and landscaped approaches comprise an expansive well-maintained park setting while onsite amenities include a dining café and men's barber shop; a hotel and several restaurants are also on campus and in close proximity to the buildings. Additionally, numerous dining, shopping, and recreational opportunities are located just minutes away.



### **SPECIFICATIONS**

**Combined Rentable Area:** 340,000 sq ft

**Combined Parking Spaces:** 1,100 spaces

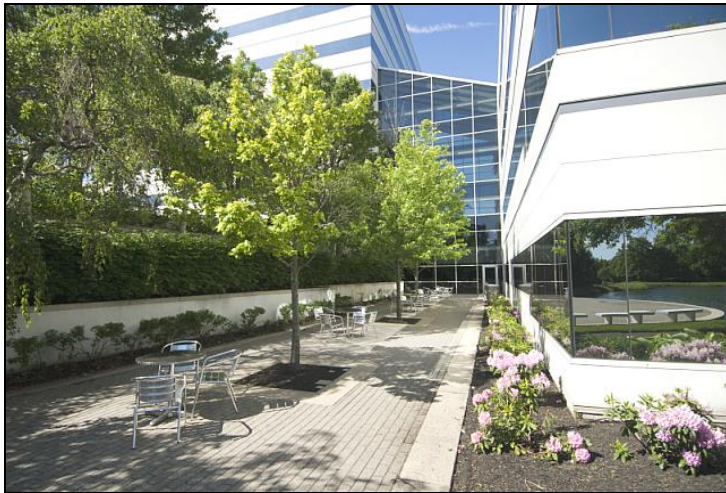
**Exterior Walls:** Reflective glass and insulated steel panels. The entrance of the atrium lobby at each building is reflective glass set in metal frames.



**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:** LED 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 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 is continually updated to provide and insure efficient equipment operation.

**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 recently renovated, modernized, and are ADA compliant.

**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 have white TPO roofs reducing solar gain 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 and men’s barber shop. A hotel and several restaurants are also onsite at the campus and in close proximity to the buildings. Additionally, there are numerous restaurants, retail establishments, and fitness/wellness centers located across Route 38 in nearby Moorestown Commons and Centerton Square Shopping Centers and other facilities along Route 38 and Main Street in the center of Moorestown. Both buildings have well-appointed landscaped atrium lobbies between each respective four-story and seven-story section, and trash recycling programs operated through the buildings’ cleaning service.