



FIRST FLOOR

SUITE 110: 9,783 SQ. FT.

APPROX. ROOM SIZES:

- 100 - 12'-4" x 12'-0"
- 101 - 12'-4" x 21'-6"
- 102 - 12'-4" x 15'-0"
- 103 - 12'-4" x 9'-6"
- 104 - 11'-2" x 13'-0"
- 105 - 11'-11" x 24'-6"
- 106 - 12'-0" x 13'-3"
- 107 - 7'-6" x 13'-3"
- 108 - 29'-10" x 30'-8"
- 109 - 16'-5" x 16'-5"
- 110 - 10'-9" x 16'-5"
- 111 - 10'-6" x 13'-10"
- 112 - 47'-6" x 85'-9"
- 113 - 12'-2" x 17'-6"
- 114 - 12'-10" x 25'-0"



Whitesell

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UNIT No. SUITE 110	DATE: 10/02/17	SCALE: N.T.S.
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**1000 MIDLANTIC DRIVE
 LAUREL CORPORATE CENTER
 MT. LAUREL, NEW JERSEY**



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 property features including elevators, full sprinkler protection, card-access system, and attractive landscaping in a corporate campus environment.

Combining a green-tinted reflective glass exterior and energy management system to provide the maximum in comfort and economy, the building offers an abundance of natural light and exterior views in addition to ample parking for visitors and employees consisting of 316 stalls between 1000 and 3000 Midlantic Drive. Additionally, recent lobby and common area renovations have created an updated vibrant contemporary atmosphere at the premises.

Just twenty-five minutes away from Center City, Philadelphia and located between historic Moorestown and Mt. Laurel, 1000 and 3000 Midlantic Drive enjoy maximum visibility and direct access to I-295 Exit 40 and NJ Route 38, and are in close proximity to NJ Turnpike Exit 4.



SPECIFICATIONS

Combined Rentable Area: 63,686 sq ft

Combined Parking Spaces: 316 spaces

Building Layout: The two-story buildings are L-shaped with a saw-tooth 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: Carpeting throughout 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 insure 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: New 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.

Card Access: Each building has a 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. Nearby Laurel Corporate Center campus amenities include a new onsite *Springhill Suites* Marriot Hotel and three restaurants, in addition to numerous dining and retail establishments located across NJ Route 38 in the Moorestown Commons and Centerton Square Shopping Centers.