



LAUREL CREEK  
CORPORATE CENTER

**750 Centerton Road**  
**Mt. Laurel, NJ**





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## 750 Centerton Road, Mount Laurel, NJ



*Front & Rear Building Entrances*

**750 Centerton Road** is a modern three-story, Class A office building located at the Laurel Creek Corporate Center, a 47 acre master planned office park with maximum visibility and direct immediate access to Interstate 295, Exit 43 in Mt. Laurel, NJ. This location places the campus within minutes of NJ Turnpike Exit 5, less than twenty minutes to Philadelphia, and within a 90 minute drive of Manhattan.

The office campus features lush landscaping including four ponds, waterfalls, and walking paths amongst five technologically advanced, Class A office buildings. The Whitesell built and owned facilities are exceptionally designed allowing for a highly functional corporate environment yet maintain a character of serenity through the blending of exterior and interior elements. Site designed as a park to enhance the quality of life for employees, the buildings are clustered around ponds with water flowing over dams of stacked fieldstone into a lower lake, and feature stone bridges and paths connecting buildings and leading to perimeter parking areas.

The Laurel Creek Corporate Center received a "New Good Neighbor" Award from the New Jersey Business and Industry Association in 2007 based upon the project's economic benefit, job creation, architectural merit, and involvement in the community.



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## 750 CENTERTON ROAD SPECIFICATIONS



*Atrium Lobby*

**Built:** July 2007

**Building Total Gross Floor Area:** 79,440 SF

**Parking Spaces:** 5.0 stalls/1,000 SF

**Exterior Walls:** Insulated glass and aluminum window system. Exterior insulated finish system (EIFS) panels. Stone veneer at portions. Glazed Lexan canopy at entries.

**Windows:** Double pane insulated glass, aluminum window system with thermal break.

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

**Floors:** Typically furnished with carpeting and some resilient tile. Bathrooms are finished with porcelain tile. Atrium lobby is furnished with polished granite floor.

**Ceilings:** The office areas typically have suspended acoustical tiles. The entry lobby area has suspended acoustical panels and vaulted perforated, corrugated metal panels.



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### *Exterior Views*

**Lighting:** Semi-indirect T-8 fluorescent lighting and compact fluorescent down lighting in office areas.

**Electrical:** 3000 AMP primary electrical service.

**Fire Protection:** Building is fully wet sprinklered with fire hydrants located throughout the complex.

**Plumbing:** There are men's and ladies' restrooms on every floor. Amongst other finishes, restrooms feature porcelain tile, granite countertops, sensor operated toilets, and stainless steel partitions.

**HVAC Equipment:** High efficiency heat & air-conditioning VAV system with hot water heat. Conditioned air is provided to all office areas by four (4) roof-top units. To insure efficient operation, a state of the art, internet web-based building automation system enables equipment scheduling and can be customized to notify multiple parties regarding climate conditions in multiple zones at the Premises.

**Computer Rooms:** Several dedicated server rooms with independently controlled A/C are found in the building.

**Exterior Doors:** Glass entry doors to the lobby are handicap accessible.

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



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*Laurel Creek Corporate Center (I-295 Exit 43 & Centerton Rd., Mt. Laurel, NJ)*

**Elevators:** The building has two hydraulic elevators with 2,500 lb. capacity.

**Roof:** EPDM membrane.

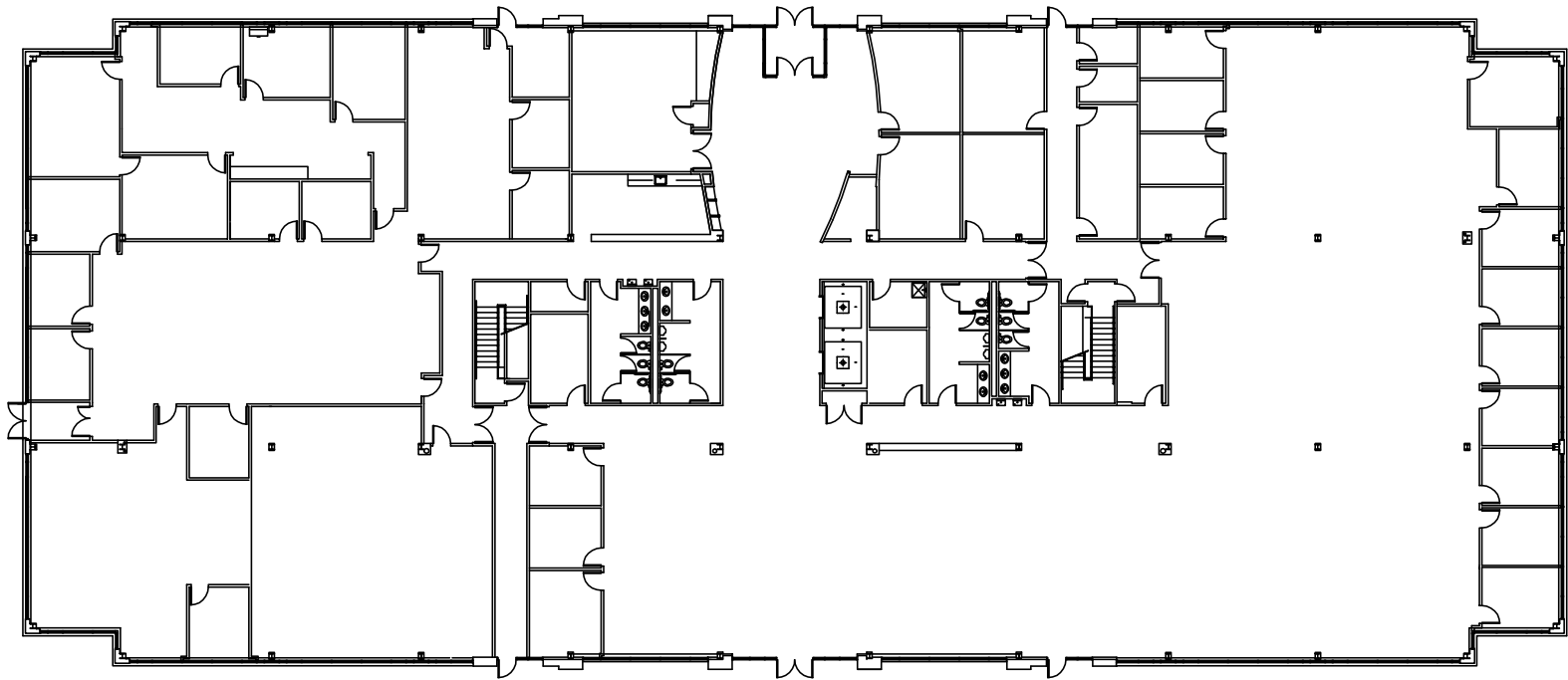
**Irrigation System:** Well fed automatic lawn sprinkler system with energy management control system. No water bills.

**Exterior Features:** Walking paths, dual ponds with water effects, pavers in patio and exterior building entry areas.

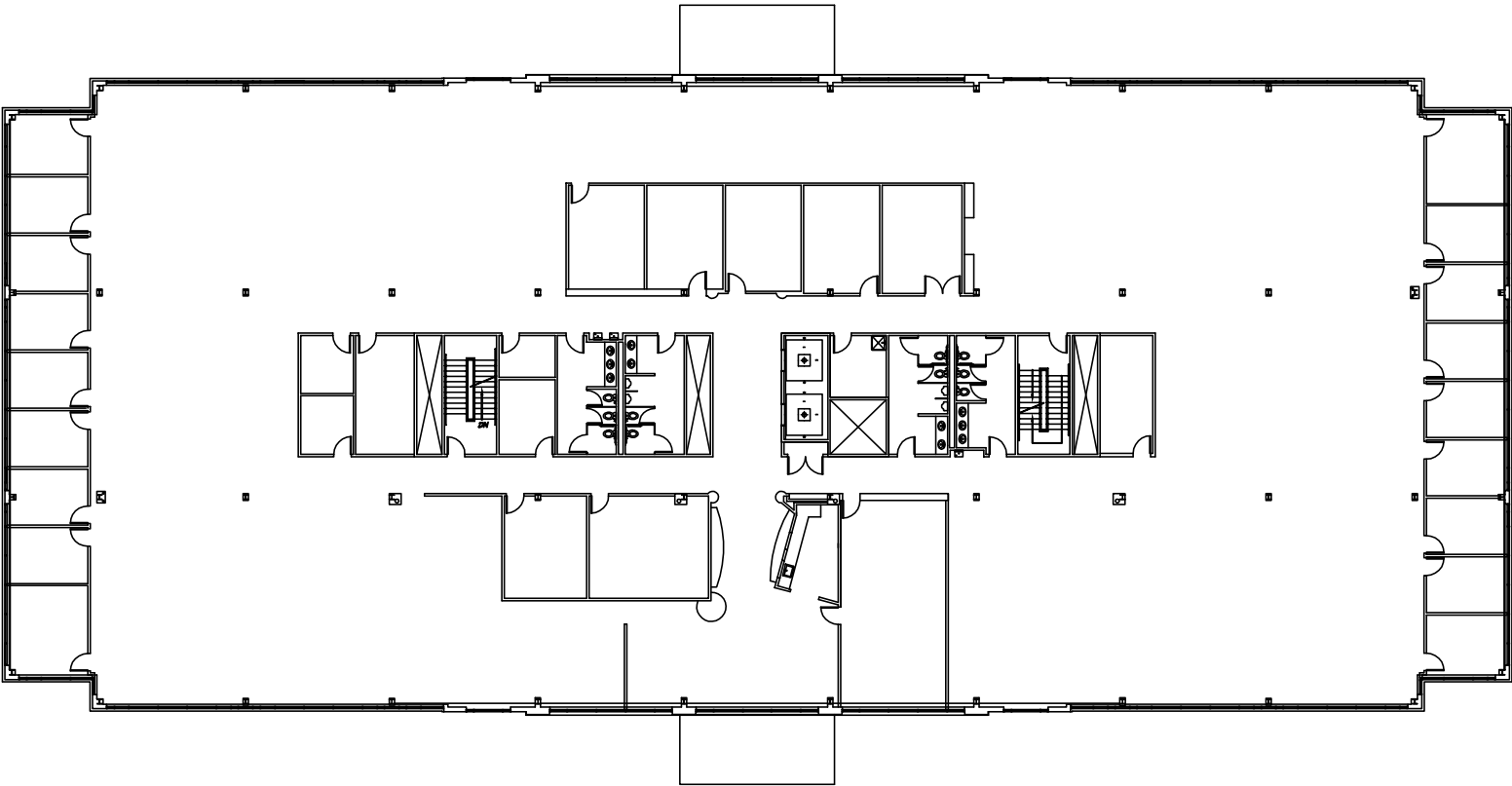
**Amenities:** Café-style break areas are located on each floor near elevators. Break areas feature adjacent kitchenette and scenic views of park and water features. Walking paths and outside patios are found throughout the campus. There are numerous restaurants and retail stores located nearby at the Moorestown Commons and Centerton Square Shopping Center in addition to other establishments along Route 38 and Main Street in the center of Moorestown. The campus is also located next to Laurel Creek Country Club allowing for offsite opportunities.

*The particulars contained herein are for guidance only. Information regarding 750 Centerton Rd. has been compiled from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease, or withdrawal without notice.*

# BUILDING 750 - 1st FLOOR



BUILDING 750 - 2nd FLOOR



BUILDING 750 - 3rd FLOOR

