

◆ *Owner:* Colwick Business Associates, LLC, an affiliate of Endurance Real Estate Group LLC

◆ *Address:* Colwick Business Center
53, 55 and 57 Haddonfield Road
Cherry Hill, New Jersey

◆ *Summary:* Colwick Business Center consists of three Class A, single-story office buildings totaling 169,898 square feet. Built in 1987, the buildings feature premium brick exteriors with glazed brick accents, full perimeter insulated glass windows pitched metal roofs and individual entrances. The single-story design provides tenants with 24-hour access and greater control over their heating, cooling and security. Colwick is located off Haddonfield road, adjacent to the Cherry Hill Mall.

◆ *Tax Parcels:* Block 281.01, Lot 28, 26 and 25

◆ *Land Area:*

Parcel (address)	Site Acre (Acres)
28 (53 Haddonfield Road)	7.14
26 (55 Haddonfield Road)	5.73
25 (57 Haddonfield Road)	3.92
Total	16.79

◆ *Rentable Building Area:* 169,898 sf

◆ *Parking:* 808 parking spaces, including nine spaces designated for handicap usage; 4.77 per 1,000 square feet of building area

◆ *Access:* The Property is easily accessible from Route 38 via the main entrance off Haddonfield Road, with a second exit off Lenape Road. There is a traffic signal at the Haddonfield Road entrance.

◆ *Utilities:* Electric and Gas – PSE&G
Water and Sewer – Township of Cherry Hill

◆ *Construction Detail*

Foundation: Cast-in-place concrete footings and cast-in-place concrete slab foundation.

Framing: Stuctural steel frame.

Floors: Reinforced concrete slab.

Exterior Walls: Brick along front and side elevations; concrete masonry units along rear of buildings.

Fenestration: Tinted insulated glass in anodized aluminum frame system

Roof: Corrugated metal decking covered with a three-lly, built-up surface with aluminum coating. Hip style decorative standing seam metal panels along building perimeters.

◆ *Mechanical Detail:*

◆ *Heating & Cooling:* Heating and cooling is provided by rooftop package units and heat pumps that are either gas or electric powered. The HVAC units are installed in each tenant suite, allowing for individual tenant control and direct billing of utilities to tenants. Units are manufactured by Carrier & York.

◆ *Plumbing:* Tenants have individual restrooms in their spaces.

◆ *Electrical Service:* 277/480-volt, 3-phase, 4-wire service with 400-amp disconnect switches. Each tenant's suite is separately metered, and tenants are billed directly by the utility company.

◆ *Fire Protection:* Wet sprinkler system throughout.

◆ *Interior Detail:* Each tenant has a private outside entrance to its own lobby area. Walls are painted gypsum board covered with paint or wallpaper. Ceilings are suspended acoustical tiles. Floors are carpeted in office areas.

◆ *Interior Finishes:* Typical office finishes include carpeted floors, painted or vinyl-covered sheetrock walls and suspended acoustical tile ceilings with fluorescent lighting.

◆ *Site Improvements:*

Landscaping: Low-maintenance shrubbery and green areas present an aesthetic appeal to the building.

Other: Concrete walkways and exterior lighting.