

SAGEMORE CORPORATE CENTER

MARLTON, NEW JERSEY

EXCLUSIVE INVESTMENT PORTFOLIO OFFERING



THE OFFERING

Wolf Commercial Real Estate

(“WCRE”), has been retained as the exclusive agent to market **Sagemore Corporate Center (“Sagemore”)** for sale. Sagemore is a five building, 168,462 square foot Suburban office portfolio located on Route 73 in Marlton, New Jersey.

Sagemore Corporate Center offers investors the opportunity to own and manage a prestigious office park located in Southern New Jersey.

The five-building portfolio is currently 83% leased and features a diverse rent roll. Sagemore's distinguished tenant roster includes Cooper Health System (Moody's Credit Rating: Baa1), Wells Fargo (Moody's Credit Rating: Aa2), and Janney Montgomery Scott (Moody's Credit Rating: Aaa), offers investors a strong in-place cash flow.

The Sagemore portfolio is situated on 19 acres and is close to local amenities and prominent retail destinations. Sagemore Corporate Center is within close driving distance to growing residential communities with strong demographics of Marlton, Cherry Hill and Voorhees where many of the region's top executives live.



168,462
TOTAL SIZE (SF)

83%
CURRENT
OCCUPANCY

4.15
WEIGHTED
AVERAGE LEASE
TERM

24
OF EXISTING
TENANTS

SAGEMORE CORPORATE CENTER

MARLTON, NEW JERSEY

5000 SAGEMORE

SQUARE FEET: 21,000
STORIES: 1
YEAR BUILT: 1990
ELEVATORS: NONE
LAND: 3.23 AC
ZONING: O (OFFICE)

6000 SAGEMORE

SQUARE FEET: 50,000
STORIES: 3
YEAR BUILT: 2000
ELEVATORS: 1
LAND: 4.68 AC
ZONING: O (OFFICE)

8000 SAGEMORE

SQUARE FEET: 50,400
STORIES: 3
YEAR BUILT: 1988
ELEVATORS: 2
LAND: 4.09 AC
ZONING: O (OFFICE)

10000 SAGEMORE

SQUARE FEET: 40,000
STORIES: 2
YEAR BUILT: 1999
ELEVATORS: NONE
LAND: 4.60 AC
ZONING: O (OFFICE)

14000 SAGEMORE

SQUARE FEET: 12,000
STORIES: 1
YEAR BUILT: 1993
ELEVATORS: NONE
LAND: 2.82 AC
ZONING: O (OFFICE)

LOCATION OVERVIEW



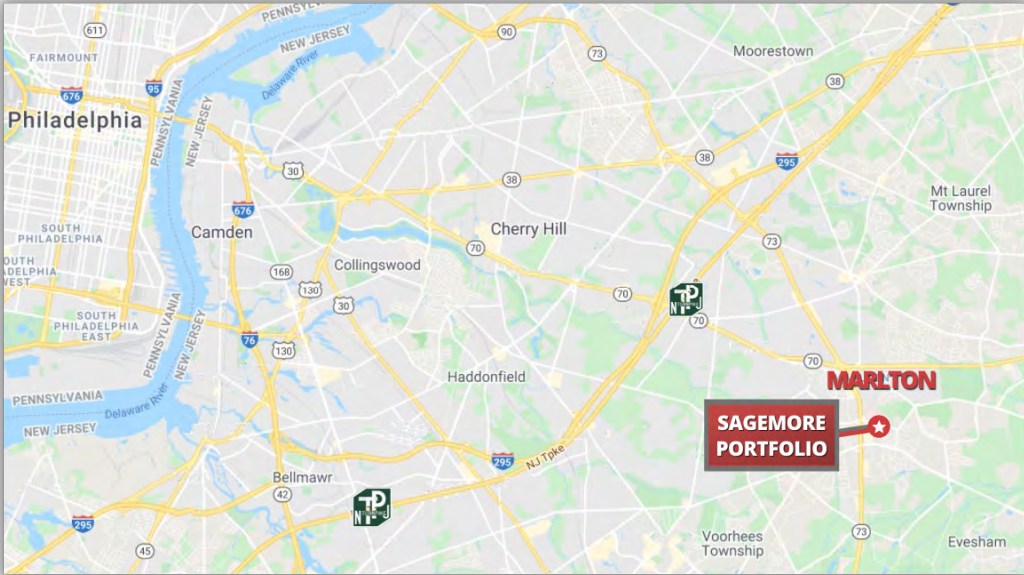
LOCATION OVERVIEW



EXCEPTIONAL ACCESS & SUPERIOR AMENITIES

The Sagemore Corporate Center is located on highly trafficked Route 73, in close proximity to the NJ Turnpike, and allows for an easy commute to Philadelphia and Atlantic City.

The portfolio is surrounded by highly sought after residential communities in Marlton, Voorhees and Cherry Hill; as well as, the premier retail destination, known as The Promenade at Sagemore.



EXCLUSIVE ADVISORS

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A Davis Community