

# Woodbury Crossing

1-7 South Broad Street • Woodbury, NJ

Located on a busy corner in the business district of Woodbury, this three-story historic building has over 15,000 RSF of office space available for lease. The Gloucester County Courthouse, County Seat and Post Office are conveniently located across the street.

### New Promotional Rate:

**\$8.00/sf, NNN - Office**  
(Rates from \$600 per month,  
full service for executive suites)

For more information:

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21 Roland Avenue  
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**Executive suites now available, includes conference room, breakroom & reception/waiting area! Rates from \$600 per month including utilities!**



### Property Features

- Office suites available on 2nd & 3rd floors
- Cafe located on first floor
- Elevator served
- Dual Internet service (Comcast & Verizon)
- Common break room with kitchenette on 2nd & 3rd floors
- Surface parking in rear & municipal parking garage nearby
- Storage available on site
- Air conditioning & gas heat

### Current Office Availabilities

Suite 201	1,100± RSF	Suite 303	2,917± RSF
Suite 202	3,200± RSF <sup>1</sup>		
Suite 203	1,172± RSF <sup>1</sup>		

<sup>1</sup> Contiguous 4,372± SF of office space

For more information:

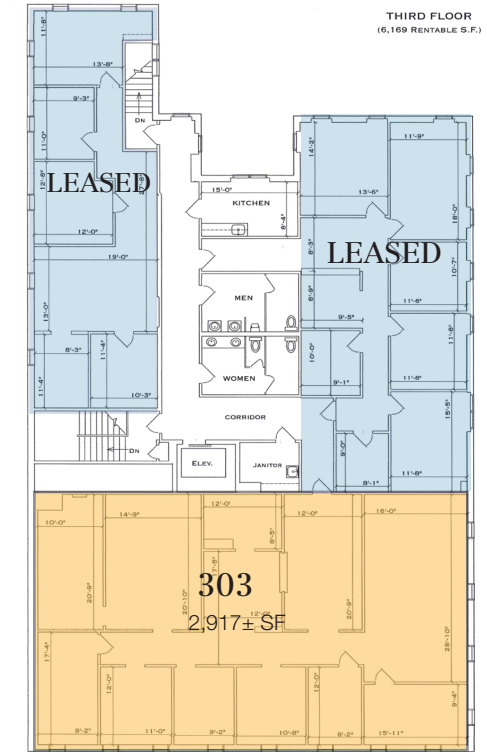
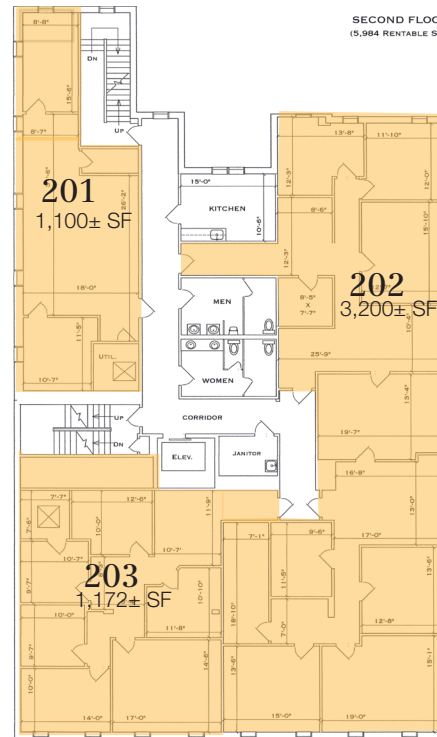
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### Retail - Fully Leased

- Current tenants include a Monogram Shoppe & Boutique, Yoga Studio, Art School and Fiore Bagel Nook & Cafe

### 2nd Floor

- Three spacious office suites available for lease
- Shared kitchen and bathrooms
- Elevator served
- Full floor 5,984± RSF.

### 3rd Floor

- Spacious office suite available for lease
- Shared kitchen and bathrooms, elevator served

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## Suite 203 - 1,172± RSF

- Two private offices
- Large bullpen area
- Shared kitchen and bathrooms
- Elevator served

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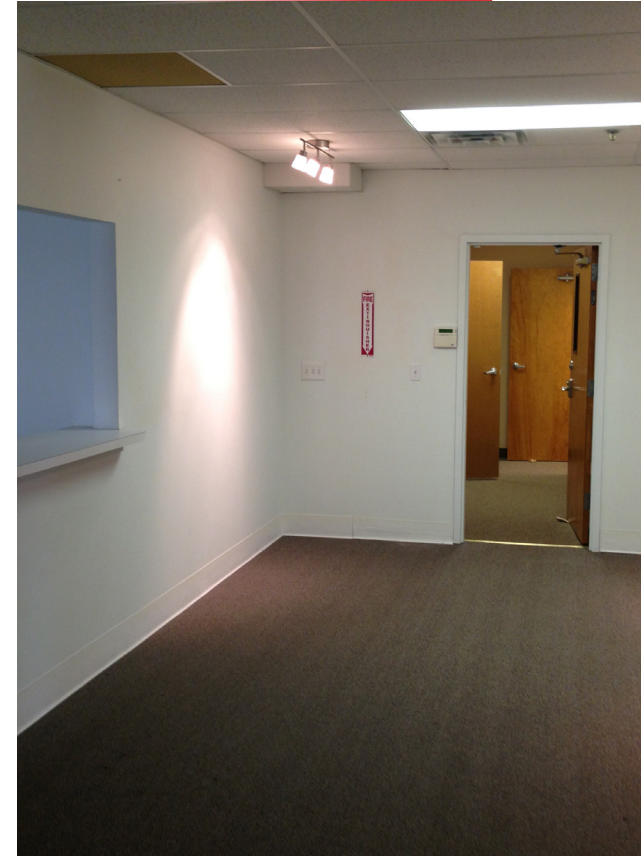
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## Cafe located on first floor

- Perfect for employees or clients to grab a coffee or snack
- Serving breakfast and lunch
- Indoor and outside seating

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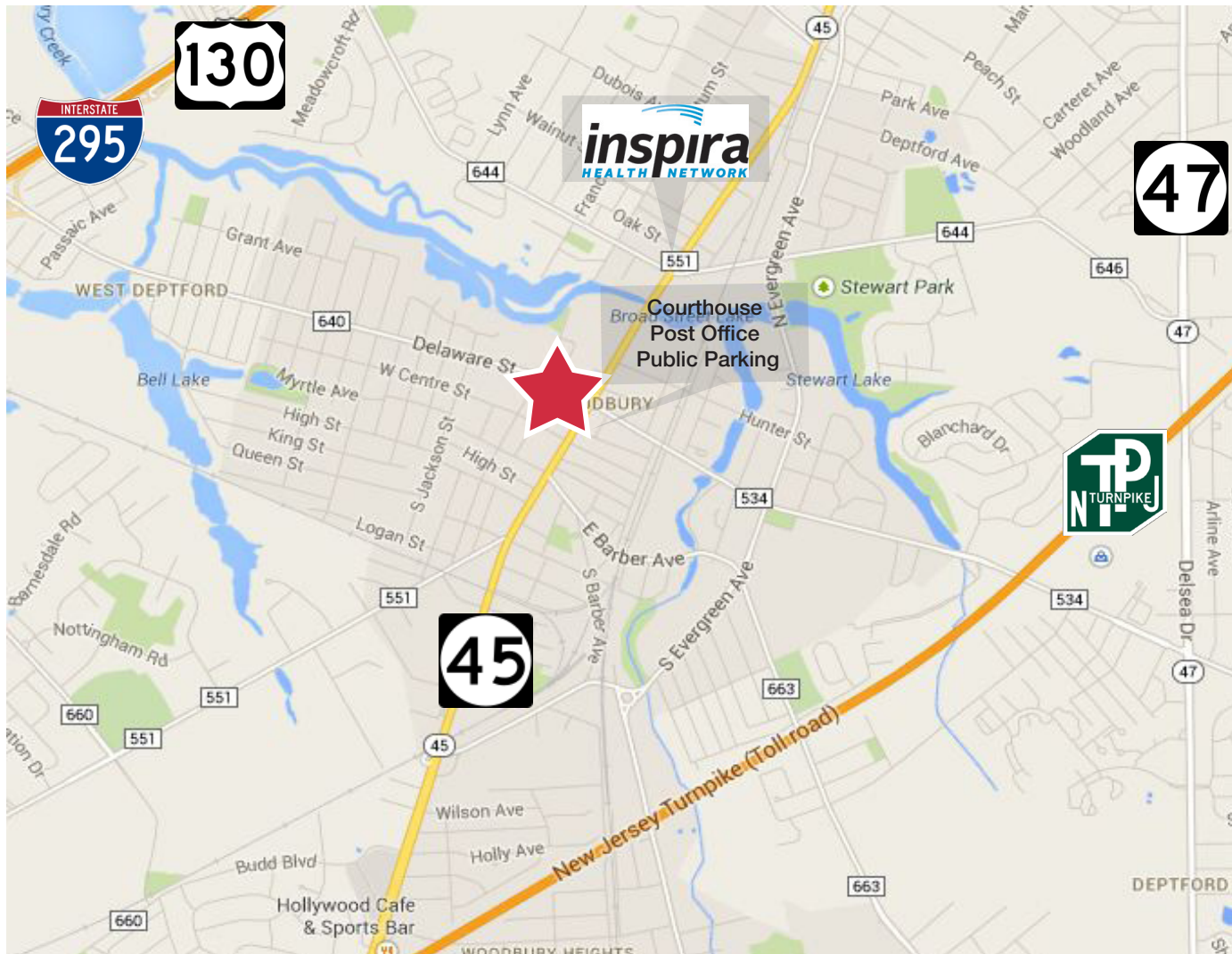
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### Location Information

- Located on South Broad Street (Route 45) in Woodbury at a lighted intersection
- Directly across from the Gloucester County courthouse, county seat, post office & free public parking
- 1.8 miles to I-295 & 3 miles to NJ-Turnpike
- ½ mile from Inspira Medical Center of Woodbury

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