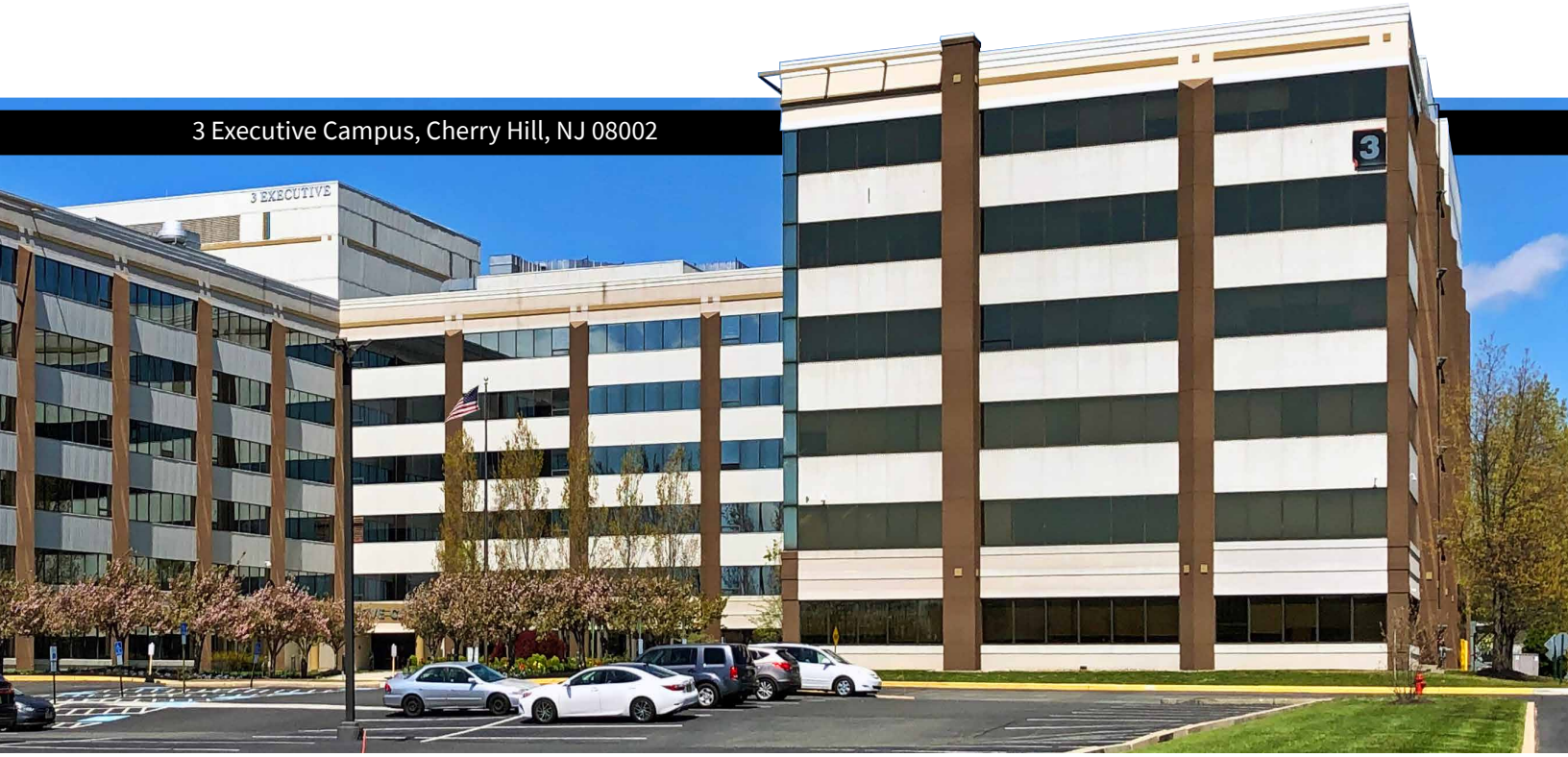


3 THREE EXECUTIVE

Discover Cherry Hill's most
desirable office location

3 Executive Campus, Cherry Hill, NJ 08002



- Six-story, 430,000+ SF office building on a 27-acre campus
- Ideal commuter location, situated between Routes 38 and 70 and just minutes from Center City Philadelphia
- Ample on-site, tenant-only parking
- Easy access to top regional amenities including restaurants and cafes, shopping, and hotels
- Large, flexible floor plates (approximately 71,000 SF)
- Modern, recently renovated lobby
- Fully equipped board room for tenant use
- Full-service fitness center with lockers and showers
- On-site food service and coffee shop
- Recently upgraded HVAC equipment
- On-site property management, Day Porter, and security staff

www.3executive.com

FOR LEASING INFORMATION

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BUILDING HIGHLIGHTS

NEWLY RENOVATED LOBBY AND UPGRADED HVAC SYSTEM

The open, recently renovated lobby provides ample space for distancing and comfortable seating for guests. The building's upgraded HVAC system improves and filters interior airflow to the highest quality throughout the common core and all suites.



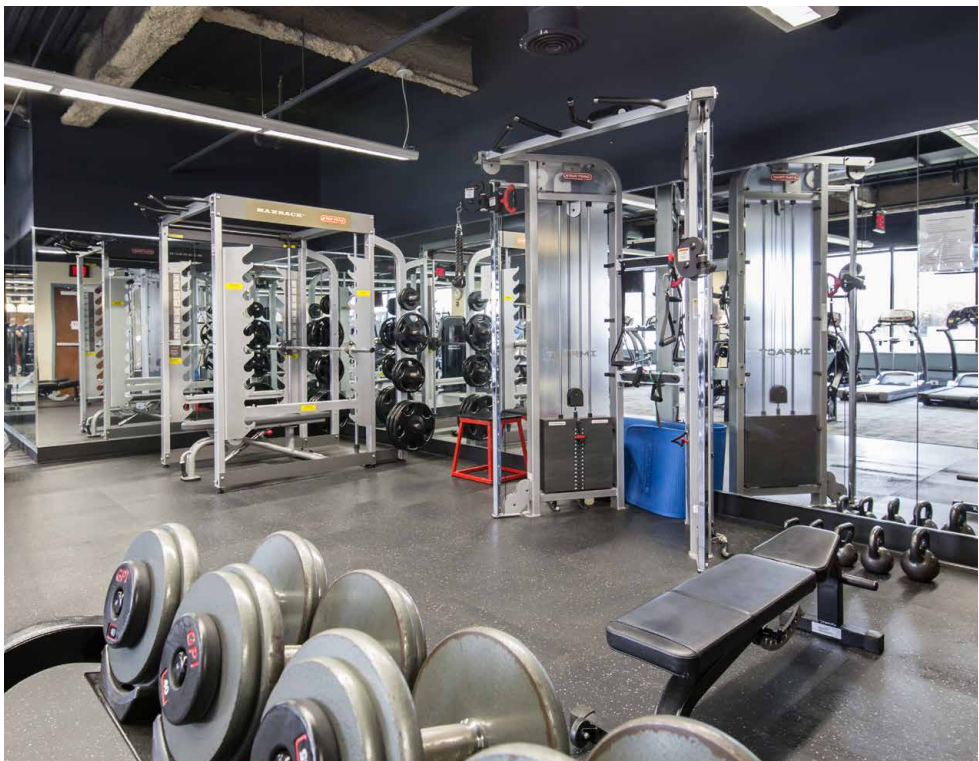
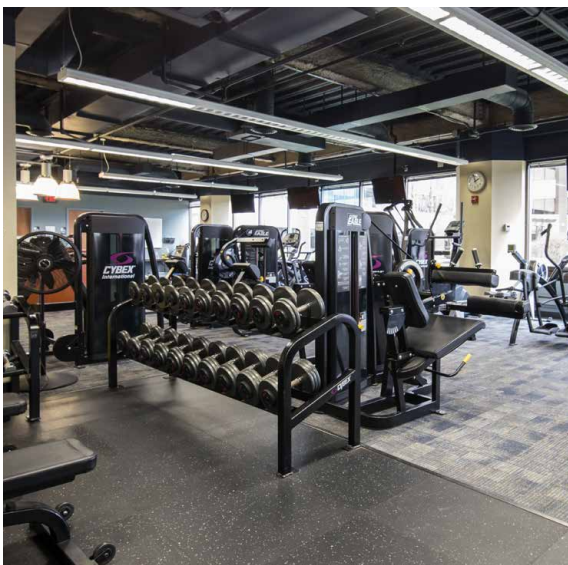
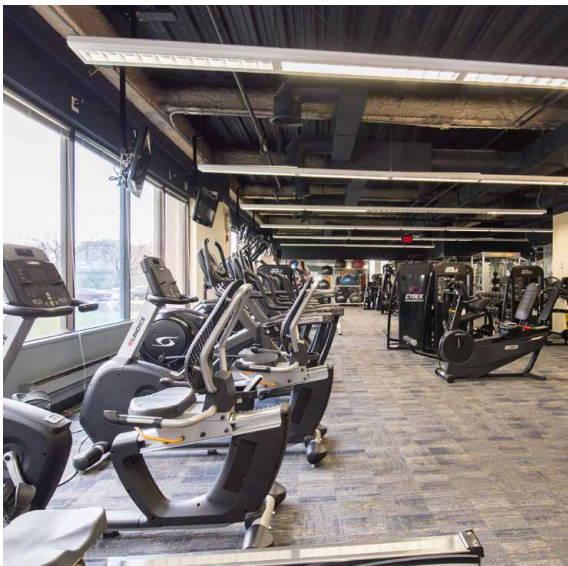
ON-SITE SECURITY AND BUILDING MANAGEMENT

3 Executive's security and building management team are on-site during business hours to provide a safe, secure work environment and efficiently address tenant needs. The building is equipped with a DVR-based security camera monitoring system of the interior and exterior of the building and key card access system installed at all main entrances.



STATE-OF-THE-ART FITNESS CENTER

A 5,000 SF staffed full-service fitness space with lockers and showers gives tenants access to a variety of weight and cardio exercise machines, free weights, and space for yoga, pilates and stretching.

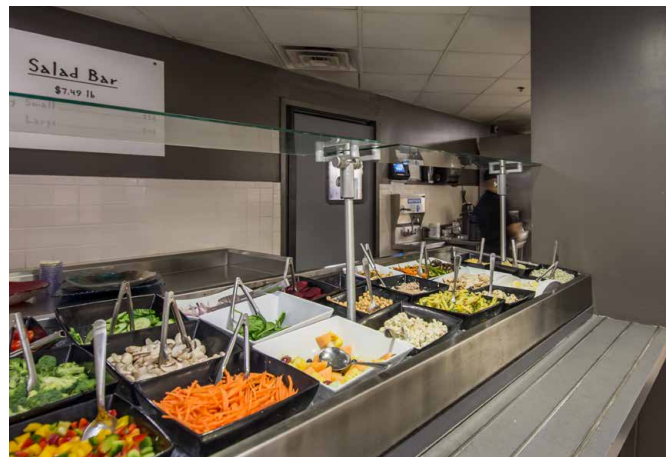
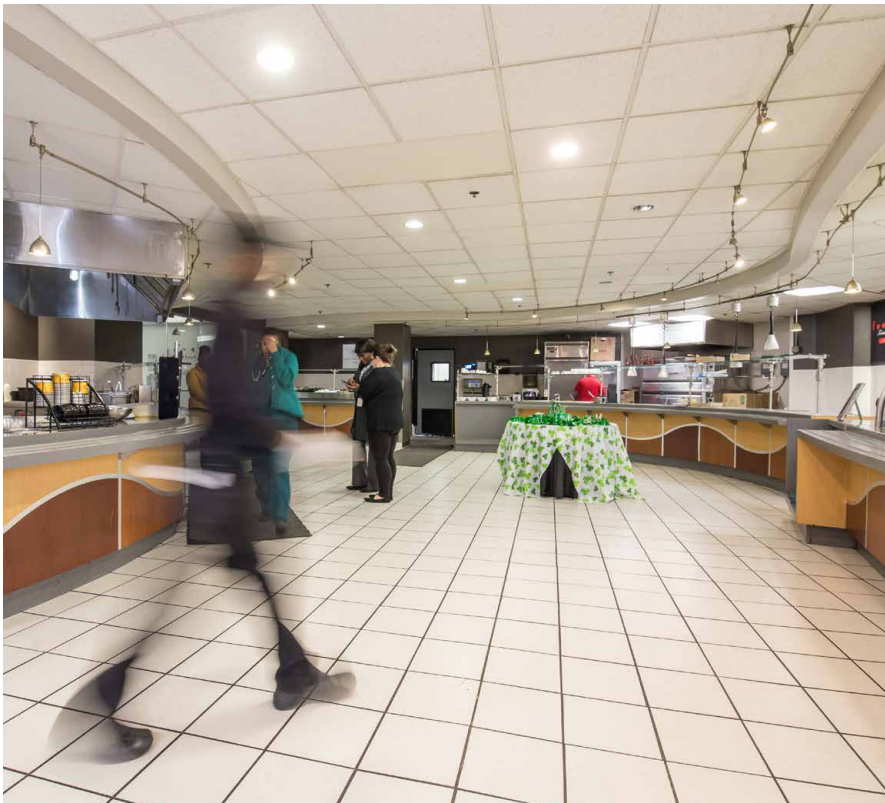




BUILDING HIGHLIGHTS

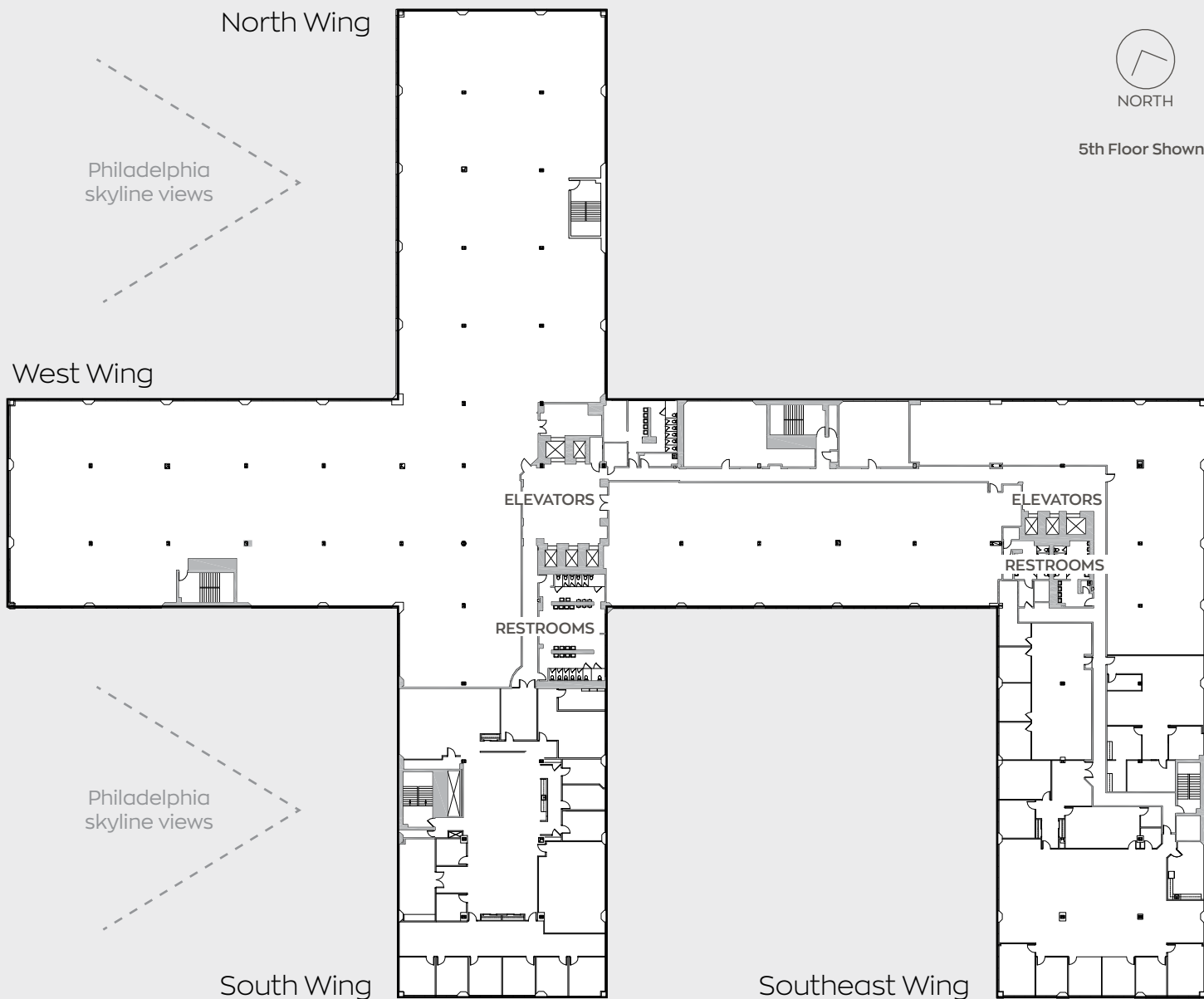
FOOD SERVICE

Tenants enjoy a full-service 7,500 SF eat-in cafeteria providing hot foods and salad bar on a daily basis for breakfast and lunch.



TYPICAL FLOOR PLATE

Large, flexible floor plates with generous column spacing allow for efficient, customized workspaces to accommodate a wide range of user requirements.



Floor Size

70,821 s.f. typical
floor plate



Ceiling Height

10' slab-to-slab



Window Line

Large windows and
abundant natural light

LOCATION 3 Executive Campus, Cherry Hill, NJ

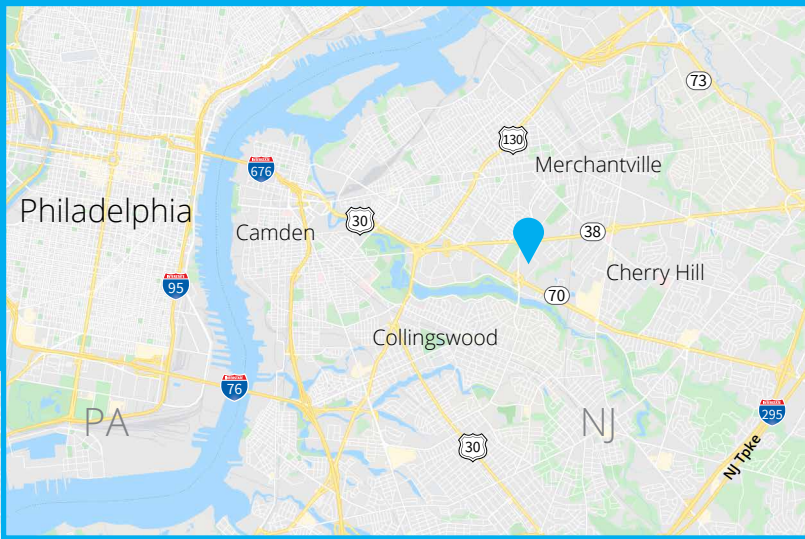
THREE EXECUTIVE offers unbeatable access to Cherry Hill's best shopping and dining and ideal proximity to Philadelphia's business district. With direct connection to NJ Routes 38 and 70 and skyline views of Philadelphia, tenants at Three Executive get downtown amenities and access without the expense and hassle of urban density.



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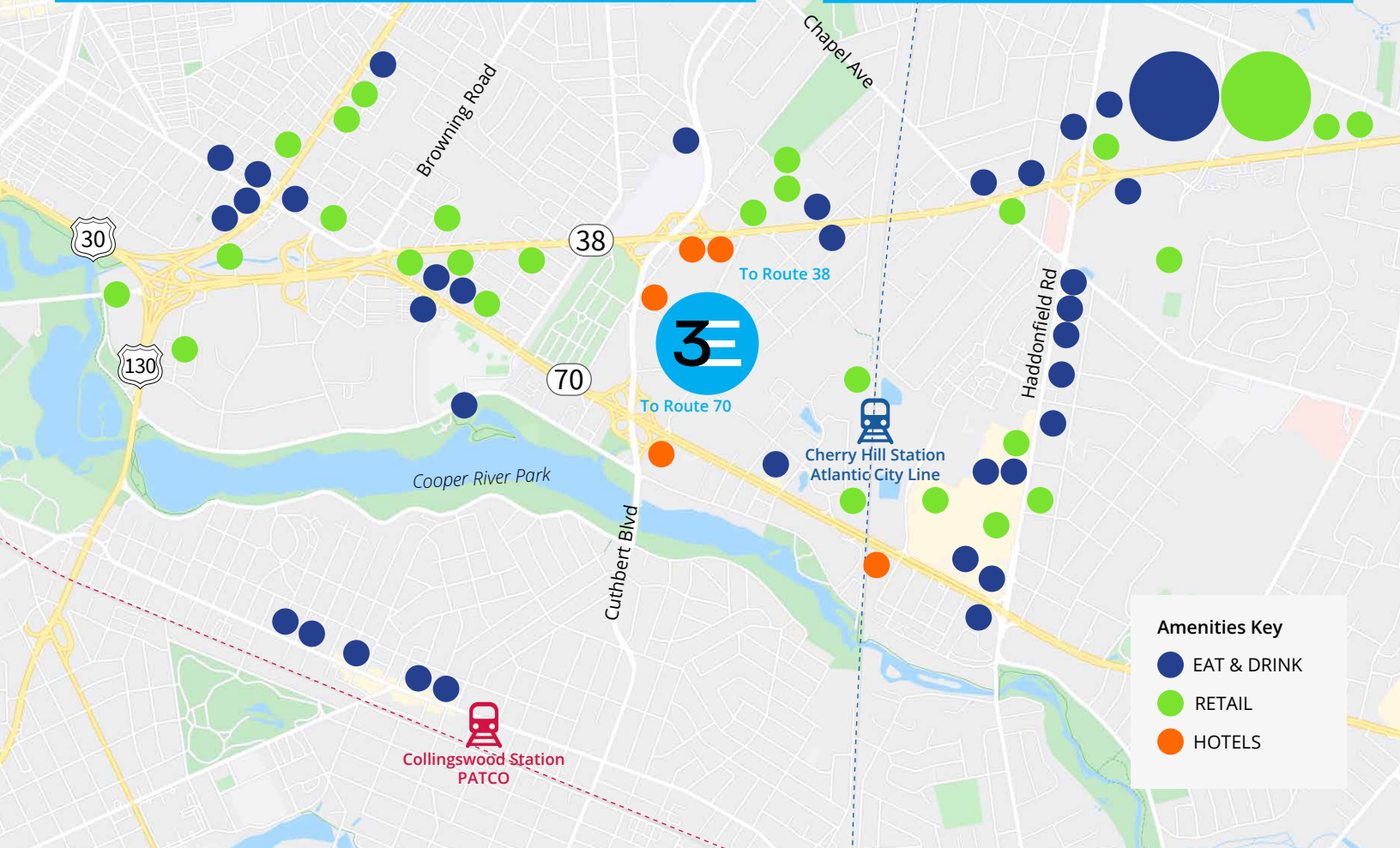
CONNECTIVITY

Three Executive's tenants can be on Route 38 or Route 70 within two minutes, with fast, easy access to all points in southern New Jersey and the Philadelphia area.



DRIVE TIMES

- 2 min** to Route 38 / Route 70
- 6 min** to Cherry Hill Mall
- 6 min** to Collingswood PATCO Station
- 8 min** to New Jersey Turnpike
- 9 min** to Interstate 95
- 11 min** to Center City Philadelphia
- 21 min** to Philadelphia Int'l Airport



Amenities Key

- EAT & DRINK
- RETAIL
- HOTELS

FEATURED AMENITIES

within 2.5 miles

EAT & DRINK

- MOD Pizza
- Chipotle
- Chick-fil-A
- Panera Bread
- King of Pizza
- Benihana
- Gaetano's

- LaScala's Birra
- Starbucks
- People's Pizza
- Turning Point
- Domino's Pizza
- IHOP
- Season's 52
- Capital Grille

- Maggiano's
- Olive Garden

RETAIL

- Whole Foods
- Wegmans
- Aldi
- Home Depot

- Staples
- Walgreens
- Wawa
- Walmart
- Target
- JCPenney
- Macy's
- Nordstrom

- Banana Republic
- H&M

HOTELS

- Holiday Inn
- Crowne Plaza
- Feather Nest Inn
- Days Inn

3

THREE EXECUTIVE

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