



# Office Building For Lease

Richwood Professional Building  
516 Mullica Hill Rd., Mullica Hill, NJ



Embark on a new era of business success with our upcoming development in Mullica Hill, Harrison Township, Gloucester County. This modern country living-inspired design encompasses 15,000 SF± of prime office space, poised to redefine your workplace experience. Available for lease as a grey shell, this opportunity empowers tenants to customize their units according to their unique vision, utilizing their preferred contractors. Additionally, our developer offers a design-build option, providing flexibility to accommodate various office configurations, conference rooms, kitchenettes, and reception areas.

Strategically positioned within the fastest-growing corridors in Southern New Jersey, the Richwood Professional Building is nestled in the heart of Mullica Hill. Adjacent to the CVS and situated along the heavily traveled US 322, this location offers unparalleled visibility and accessibility. Just ¾ mile from Rt. 55 and the new Inspira Hospital, tenants enjoy convenient access to major highways, including the NJ Turnpike, Rt. 295, and Rt. 42. The proximity to the AC Expressway facilitates seamless commuting within the South Jersey, Philadelphia, Delaware, and New York corridor.

## Medical & Professional Office Space Available

**Lease Rate: \$27 SF NNN, CAM**

**Lease Term: 10 Year (minimum)**

**Building Size: 15,000 SF (approx.)**

**-Grey Shell Design**

**-Minimum Divisible - 3,100 SF+-**

**Key Facts:**

**-Build to Suit Configurations**

**-Parking Designed for 76 Spaces**

**-Electric, Gas, Public Water & Septic**

**-Highway Signage**

## Eagle Commercial Real Estate

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