



**COLDWELL
BANKER
COMMERCIAL**
NRT

SUBLEASE

3001 Leadenhall Road
Mount Laurel, NJ 08054

AVAILABLE SPACE
26,682 - 85,776 SF

LEASE RATE
\$18.00 SF/yr (+ TE)

FEATURES

- Plug & Play
- Seating for 600
- Six Conference Rooms & Training Facility
- Onsite Gym and Full-Service Cafeteria
- 540 Parking Spaces- 6.67/1,000
- Sublease Through November 2026



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SUBLEASE

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NRT**
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SUBLEASE

3001 Leadenhall Road, Mount Laurel, NJ 08054

LEASE



OFFERING SUMMARY

Available SF: 26,682 - 85,776 SF

Lease Rate: \$18.00 SF/yr (+ TE)

Sublease Thru: November 2026

Year Built: 2004

Building Size: 85,776 SF

Parking: 540 Parking Spaces - 6.67/1,000 SF

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for Sublease 3001 Leadenhall Road in Mount Laurel, New Jersey. This is an opportunity to sublease the entire 85,776 SF Class A office building through November 2026. The building features an open floorplan with office furniture suitable for approximately 600 employees, six large conference rooms, and a training facility. The property also contains a full-service cafeteria and fitness center.

PROPERTY HIGHLIGHTS

- Plug & Play
- Seating for 600
- Six Conference Rooms & Training Facility
- Onsite Gym and Full-Service Cafeteria

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1st Floor	\$18.00 SF/yr	28,412 SF
2nd Floor	\$18.00 SF/yr	28,682 SF
3rd Floor	\$18.00 SF/yr	28,682 SF

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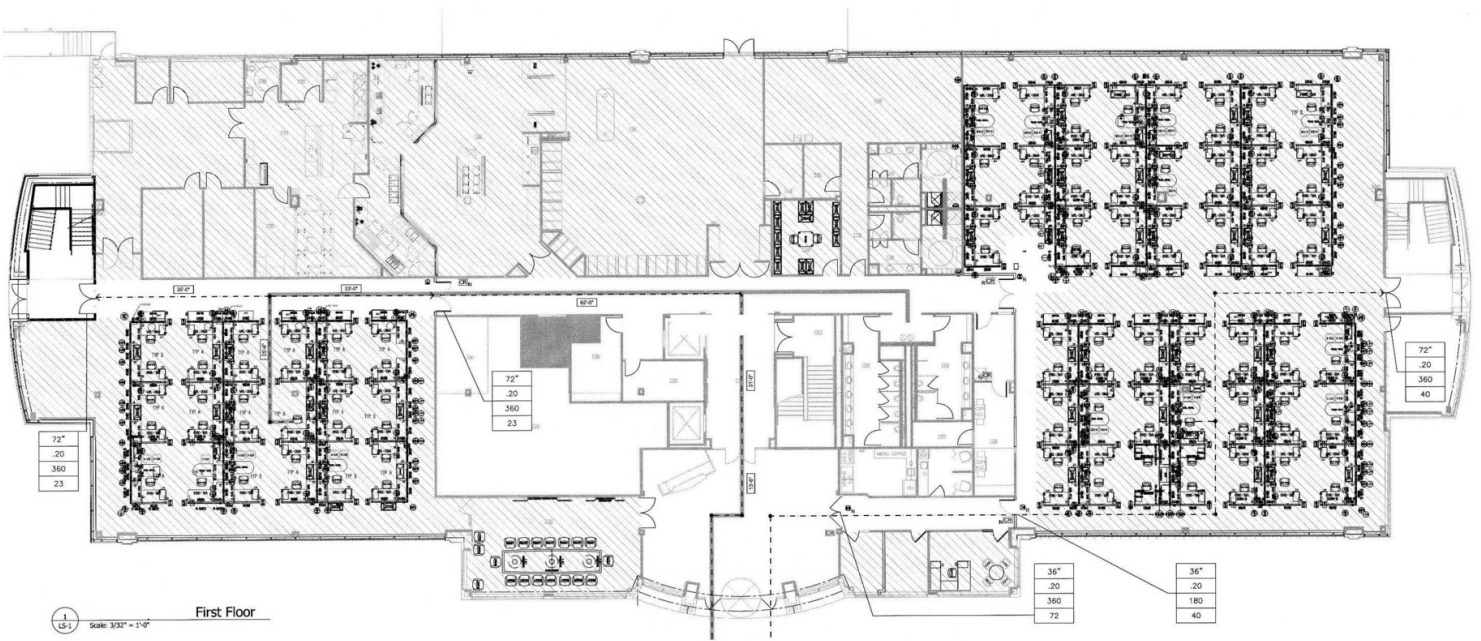
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First Floor

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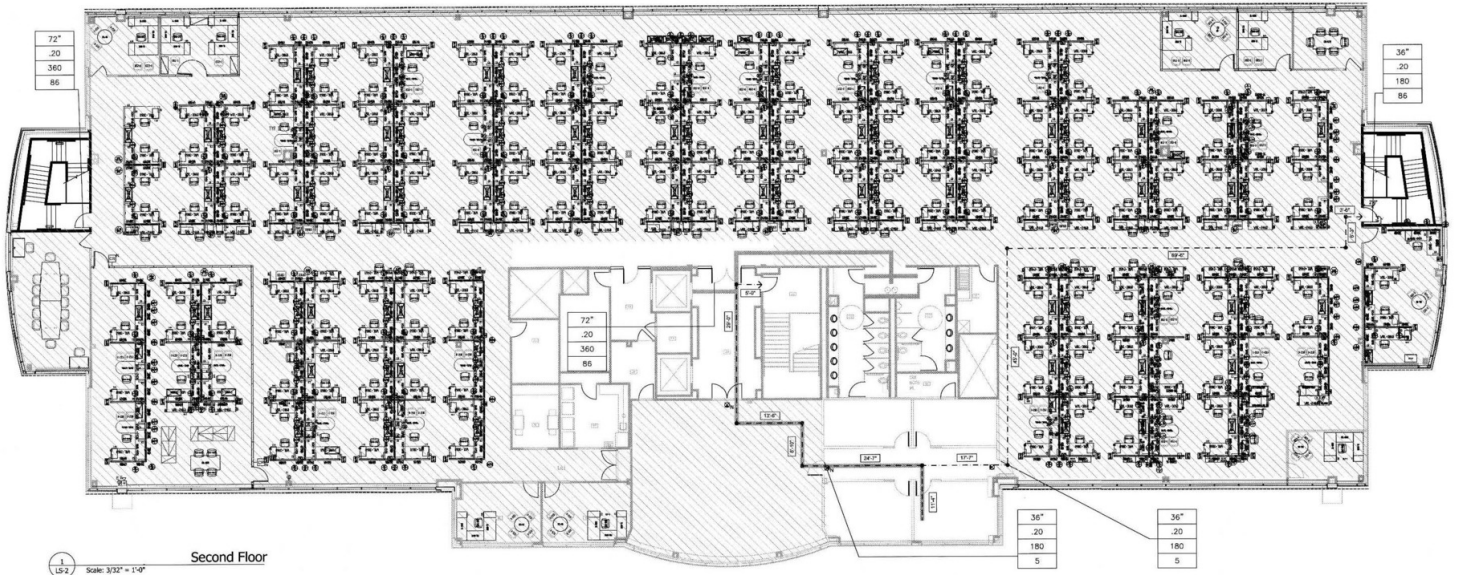
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Second Floor

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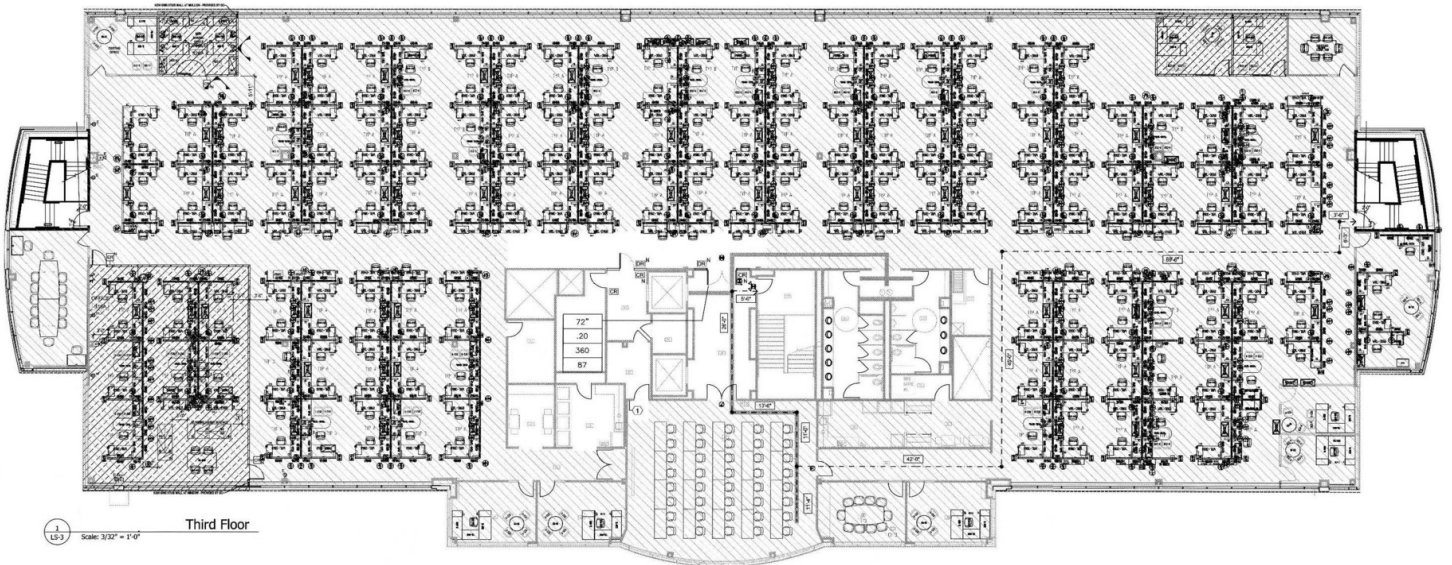
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Third Floor

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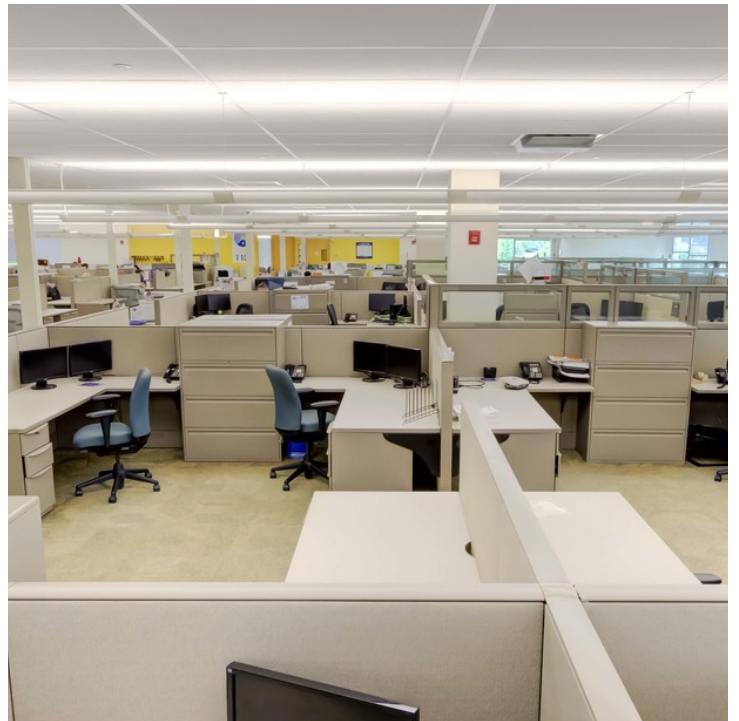
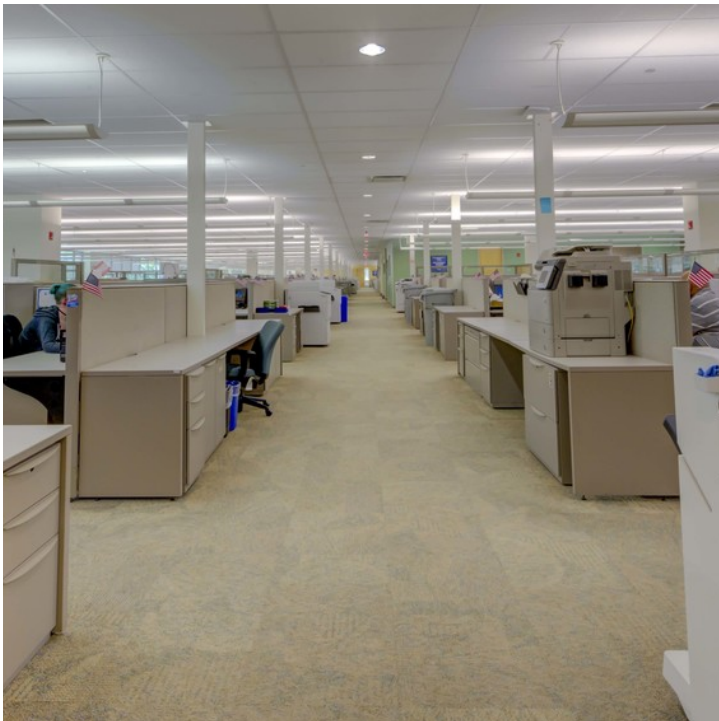
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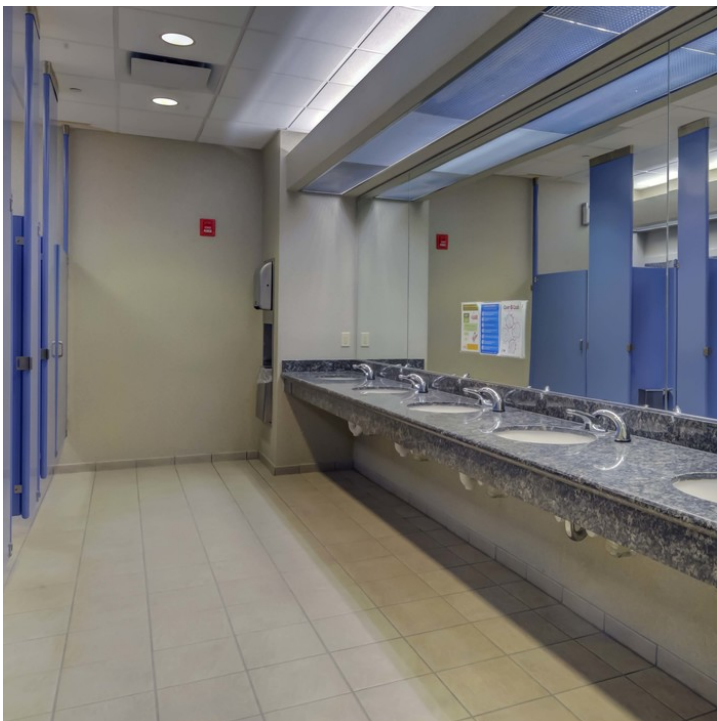
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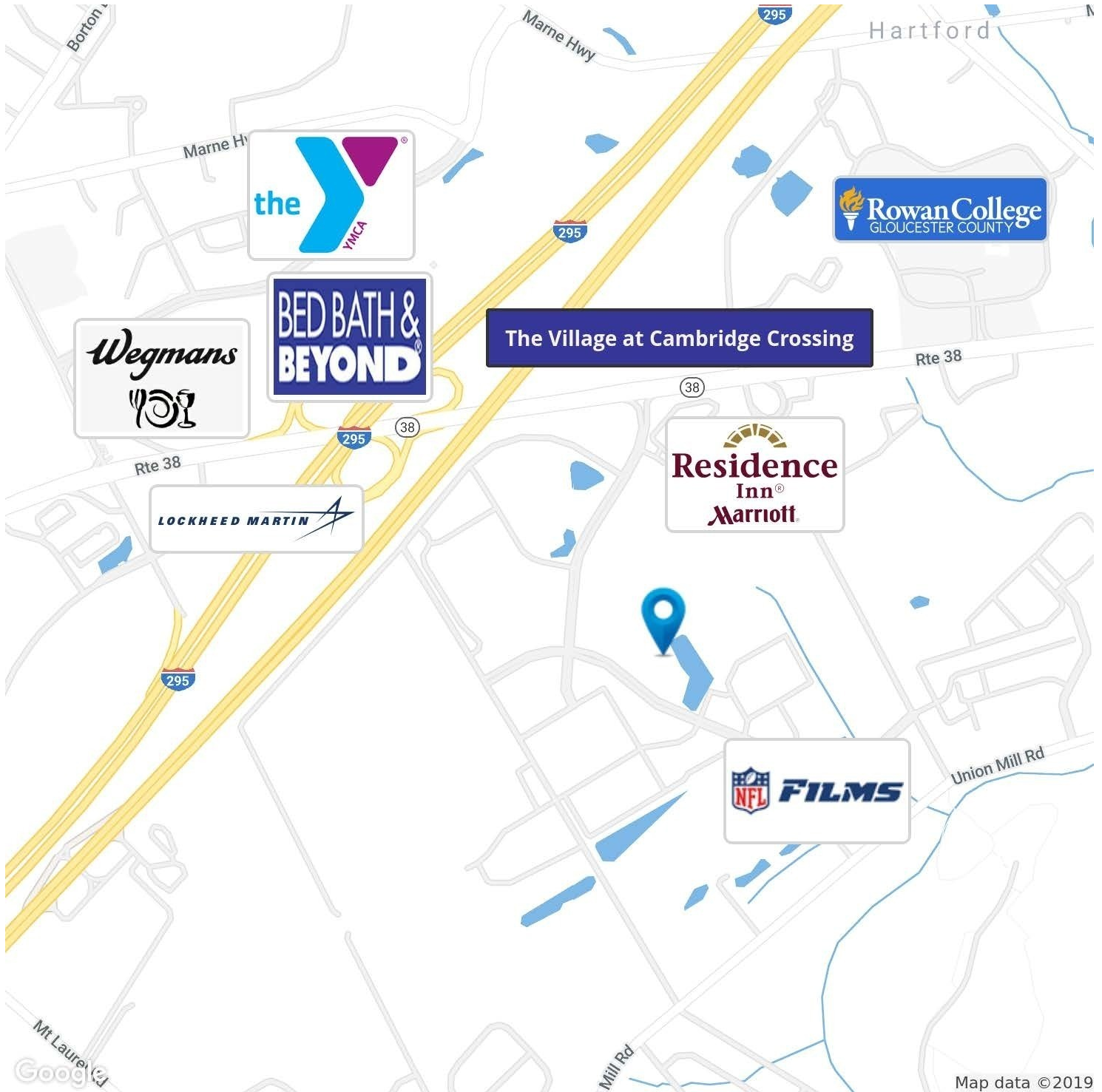
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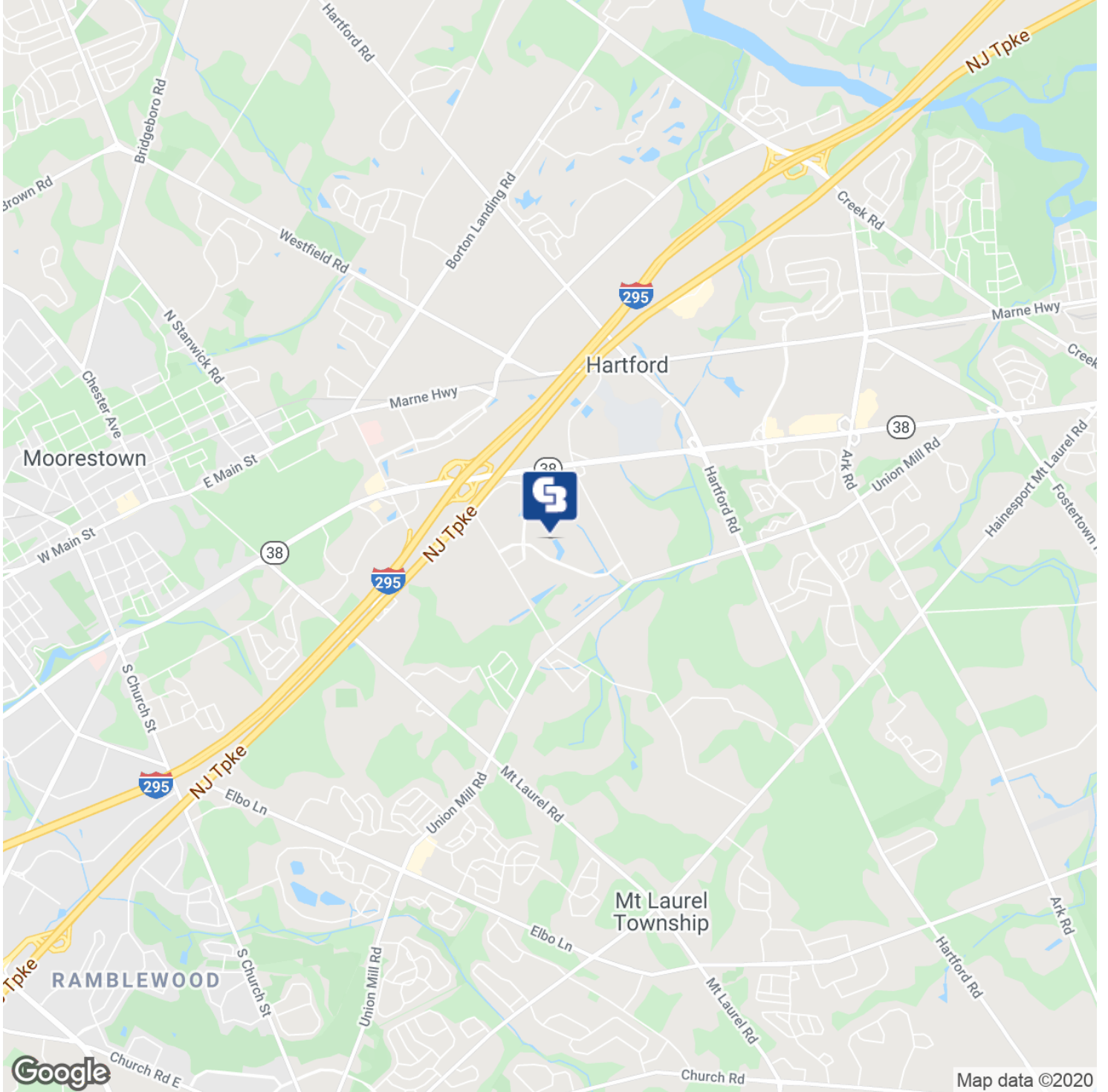
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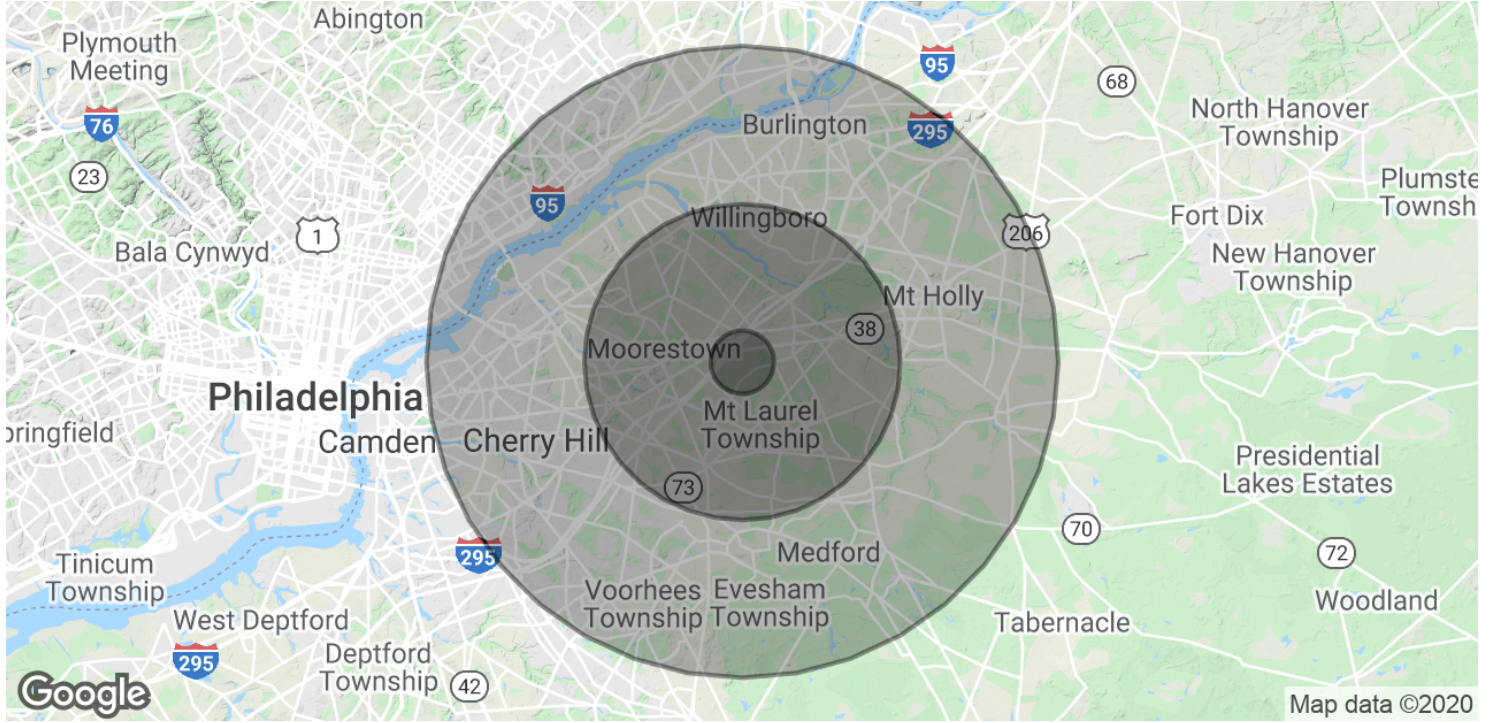
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,553	147,623	650,629
Average age	43.1	41.4	40.1
Average age (Male)	39.6	40.2	38.6
Average age (Female)	44.7	42.6	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	948	55,792	242,236
# of persons per HH	2.7	2.6	2.7
Average HH income	\$125,428	\$109,569	\$91,929
Average house value	\$394,957	\$329,094	\$297,450

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