

# Tenant Information Package

*Center Square and Auburn Roads, Woolwich Township, NJ 08085.*



## LEXINGTON MEWS

- ▲ Ideal for medical professionals, consultants, learning centers and labs
- ▲ High density population consisting of:
  - Adult community 55+
  - Young professional families
- ▲ Prime location—3 miles to 295 and NJ Turnpike
- ▲ Total square footage is 50,000
  - Minimum space—2,000 sq.ft.
  - Selling price—\$225 per sq.ft.

Corporate Headquarters

1333 Brunswick Avenue, Lawrenceville, NJ



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## TENANT INFORMATION PACKAGE

# LEXINGTON MEWS

WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NJ



## PROJECT DESCRIPTION

Developed by Nexus Properties, Lexington Mews is a ± 50,000 square foot commercial office condominium complex designed to provide office space for the medical field as well as attorneys, accountants and other professionals. The professional office complex will consist of five (5) 10,000 square foot attractive one story condominium buildings. Each unit is available for purchase.

Strategically located at the intersection of Center Square and Auburn Roads in Woolwich Township, Gloucester County, NJ, Lexington Mews allows for easy access to major roadways such as Route 322, 295, the NJ Turnpike and the Commodore Barry Bridge.



With its increasing population, Woolwich has quickly become an ideal family community and excellent place to do business.

Underwood Memorial Hospital has purchased 20,000 square feet and will utilize Lexington Mews as a satellite location for its various departments.

Nearby amenities include power retail centers, restaurants, banks and a tremendous amount of residential growth.

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WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NJ



## PROJECT DESCRIPTION—STANDARD FEATURES

### **GENERAL SITE FEATURES**

- Condominium Units from 2,000 SF
- Public Water and Sewer
- Underground Utilities
- Four (4) + Parking Spaces per Unit
- Granite Curb
- Concrete Sidewalks
- Landscaping
- Site Lighting
- Management and Maintenance Services for Common Areas

### **EXTERIOR FEATURES**

- Cultured Stone and Hard Board Siding Walls
- Thirty (30) Year Dimensional Roofing Shingles
- Aluminum Gutters and Downspouts
- Vented Soffit
- Vinyl Casement Windows
- Insulated and Weather-Stripped Store Front Doors
- 2 x 6 Exterior Walls

### **INTERIOR FEATURES**

- R-30 Ceiling and R-19 Wall Insulation
- Full-Span Engineered Roof Trusses
- Gas Heat
- Electric A/C
- Exit Signs

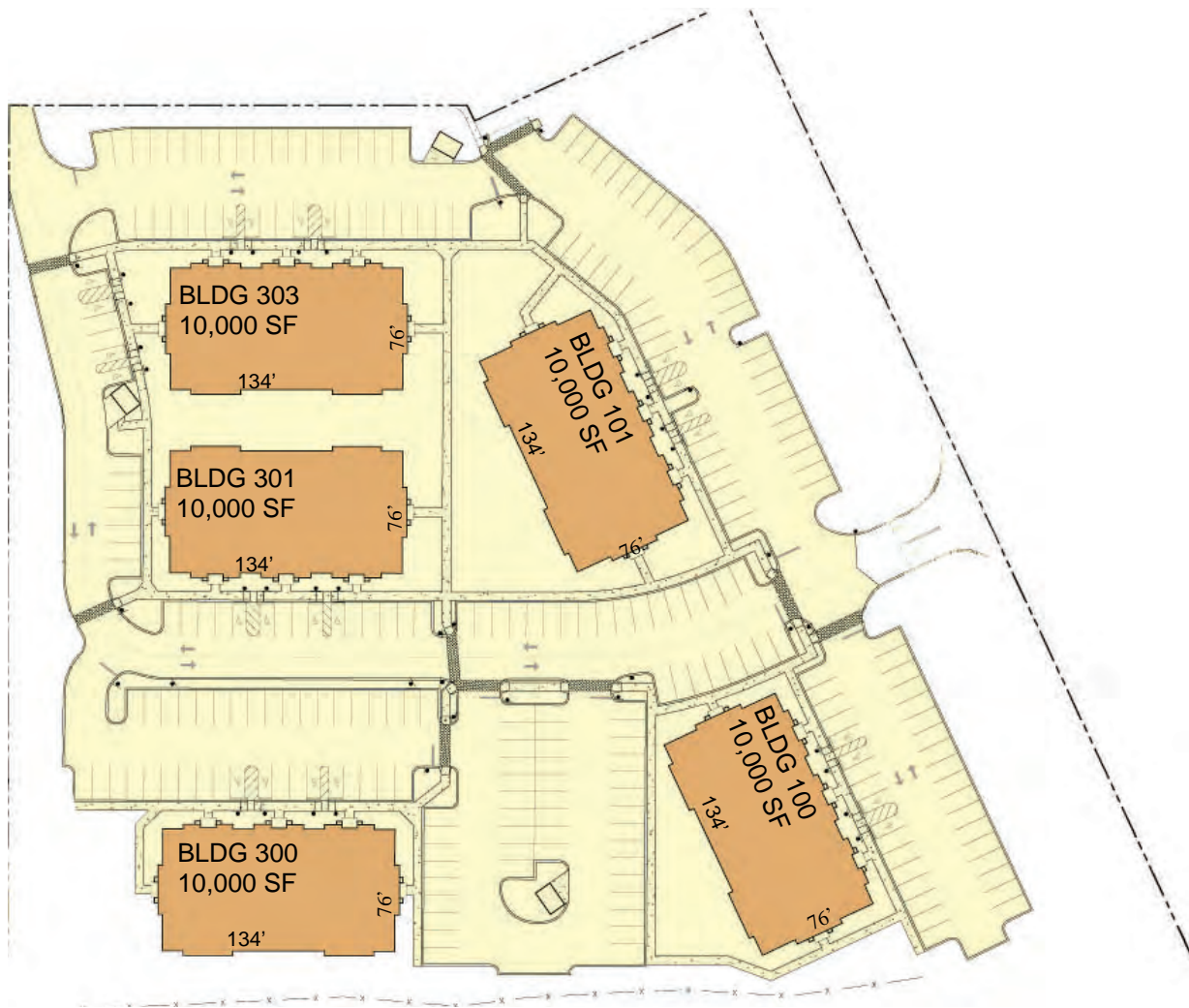
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WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NJ



## PROJECT SCHEMATICS AND IMAGES



# TENANT INFORMATION PACKAGE

  
**LEXINGTON MEWS**

**WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NJ**



## PROJECT SCHEMATICS AND IMAGES



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

## TENANT INFORMATION PACKAGE



**WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NJ**



## MARKET DEMOGRAPHICS

**Woolwich Township is a 21.2 square mile community located in western Gloucester County.**

Between 2000 and 2006, Woolwich was the fastest growing municipality in the Philadelphia Metropolitan area both by percent growth and absolute population increase. The municipality gained over 5,400 residents, a growth rate of 171%. Woolwich's expansion was a result of its access to the New Jersey Turnpike, Interstate 295, the Commodore Barry Bridge via U.S. Route 322 and the availability of land for development.

County	1990 (Census)	2000 (Census)	2006 (Update)	Growth 1990-2000	Growth 2000-2006
State of New Jersey	7,730,188	8,414,350	8,724,560	8.9%	3.7%
Gloucester County	230,082	256,373	282,031	10.7%	10.0%
Woolwich Township	1,459	3,179	8,612	107%	171%

Woolwich Township is well located in relation to employment centers in Camden and Burlington counties and also Philadelphia. The municipality is only a few miles east of the distribution centers and light manufacturing complexes along I-295, including Pureland, one of the largest industrial parks on the east coast (3,000 acres).

Between 2000 and November 2007, 2,114 new housing unit permits were issued in Woolwich Township. Housing permits peaked in 2004, and dropped off sharply in 2006 and 2007 as demand for new housing fell nationwide, and Woolwich Township attempted to manage its rapid growth. The municipality is one of six in New Jersey participating in an exploratory project launched by the State to transfer development rights in a specified preservation area to another area targeted for growth. The TDR Program will preserve 3,817 acres of farmland and open space and focus development in two target areas along Route 322 and Auburn Road. This program is projected to help save resources while accommodating the town's need for growth and facilitate commercial development that will increase the tax base.

The largest project underdevelopment has been the planned Weatherby development. At full build-out, the community is proposed to encompass 4,500 housing units, including active adult homes. Weatherby Town Center is a planned 250,000 square foot, mixed-use retail and office complex that will support the growing residential development. Franklin Savings Bank recently opened a new branch at the center and Woolwich Township will move into its newly constructed municipal building later in 2008. Chancellor Development Group has proposed a restaurant, bank and a 49,000 square foot shopping center at the intersection of Center Square and Auburn Roads.

Lexington Mews is the latest development at the Weatherby Town Center. Underwood-Memorial Hospital has committed to a 20,000 square foot family health center at Lexington Mews.

At Route 322 and Exit 2 of the New Jersey Turnpike, Kingsway Town Center is a proposed 720 acre mixed-use development. Kingsway is planned to have 1.6 million square feet of retail space including a 556,000 square foot large format shopping center and a lifestyle component with an entertainment area with a restaurant row. The plan's design proposes an actual main street, which will provide a "village" type atmosphere with parks, a clock tower and traditional retail establishments such as a bank, bakery, dry-cleaner, barber shop and pizza parlor. There is also a 1.5 million square foot office-flex park planned.

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**WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NJ**



## NEXUS PROPERTIES PROFILE

Because they develop, build, lease and manage, Nexus has a unique perspective on commercial real estate. They understand that everything must come together in order to create a successful project—location, design, the mix of tenants, the quality of management and maintenance.

Twenty-five years of experience and an impressive roster of properties — commercial, residential, parking and healthcare — is proof that Nexus' multi-faceted, comprehensive approach works. While maintaining low overhead, they also employ their own construction and maintenance staffs.

Nexus has been chosen time and again to develop and manage space for health care providers, professionals and health-related services. Nexus' experience means attention to detail in the planning stage, quality materials and workmanship during construction and superior property management and maintenance after move-in.

Health care providers and services have property needs that are distinctly different and Nexus has developed a reputation for answering those needs. Each health care property they've developed is intelligently designed and each reflects the special requirements that health services may demand.

Nexus and its affiliates own and/or manage over 2 million square feet of office, commercial and warehouse space. They have developed parking facilities, multilevel garages as well as surface lots, with a combined capacity of over 12,000 vehicles.

When providers work with Nexus, they have a choice of development options: contractual work, build-to-suit, joint participation, master leases, sale/lease back, bid and spec work, leasing and property management. Clients can be assured that Nexus will contribute in a way that enhances the property and adds to its success and value.

The scope of Nexus' health care projects is wide. At Sherwood Plaza Professional Center in Toms River, New Jersey, Nexus created 55,000 square feet of medical and office space. In Manahawkin, Nexus has a strong presence at Southern Ocean County Hospital. They have built the Medical Arts Pavilion, a 45,000 square foot medical office building, modernized parts of the existing hospital and constructed their new patient wing. Specialized, high-tech units within these facilities include a \$1 million MRI unit, a \$1.2 million emergency department and areas for ultrasound, histology, cardiopulmonary care and radiation therapy.

Over the years Nexus has developed productive, long-term relationships with key subcontractors, architects, engineers and other building professionals. The result: Nexus consistently delivers high-quality projects at very competitive pricing.

