



ATLANTIC COUNTY, NEW JERSEY

SIGMA PROFESSIONAL PARK - 19,750sf

421 CHRIS GAUPP DRIVE | GALLOWAY TOWNSHIP | NEW JERSEY



PROPERTY HIGHLIGHTS

- ✦ 1/2 Mile from AtlantiCare Regional Medical Center (Hospital)
- ✦ Excellent Visibility with 350' Frontage on Chris Gaupp Drive
- ✦ Located in the heart of Medical/Professional Offices
- ✦ Easily accessible from Garden State Parkway (1.2 mi) & Route 30 (.7 mi.)
- ✦ Units available from 3,500sf to 19,750sf
- ✦ Well designed common area with elevator
- ✦ Grand Opening scheduled for February 2008
- ✦ Great cash-on-cash return for investors!

PRICING

LEASE: \$23/SF NNN

BUY SHELL ONLY: \$210/SF

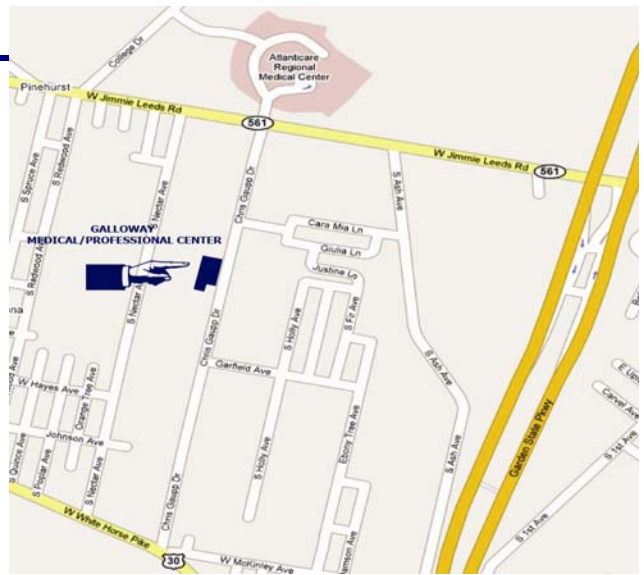
BUY FITTED OUT: \$235/SF

(WITH A \$25/SF FITOUT PACKAGE)



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