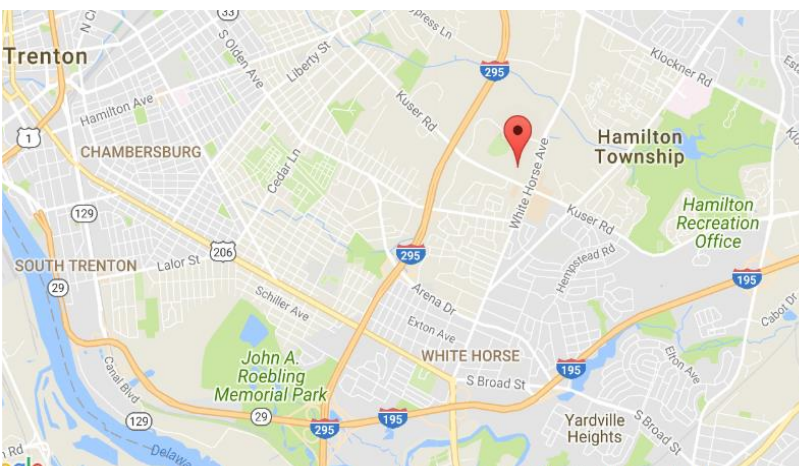
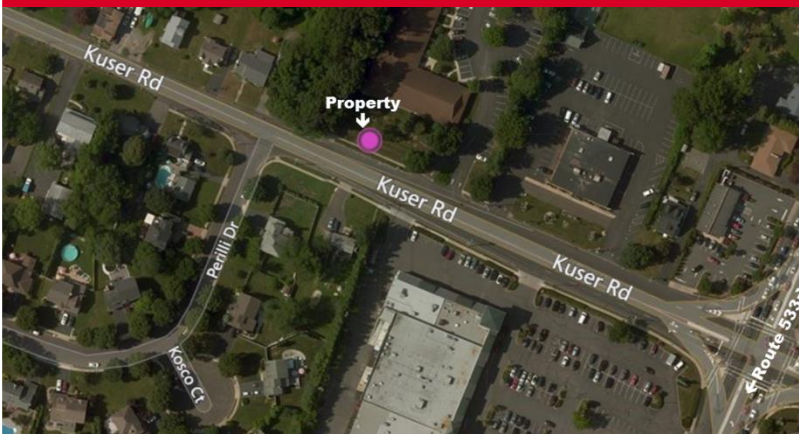


# 1544 Kuser Road Hamilton NJ



## Office/Medical Condos for Lease



Immediately available:

**Suite C4:** 1,375 SF: \$2,400/month

**Suite C8:** 1,375 SF: \$2,400/month

Lease types are NNN

- Monthly Rent includes tax, condo fees and insurance. Utilities are extra.
- Light filled, medical and/or office space
- 14,025 SF Meticulously Landscaped Complex
- Situated in the rear of the Center City Office Park (*Henry J. Austin Health Center Property*)
- Ample parking
- Hamilton Township, Mercer County
- Public Transportation
- Within minutes from RWJ Hamilton and St. Francis Medical Center
- Easy Access to Route 33, 206, 130, I-295, I-195 and the NJ Turnpike

**Contacts: Jerry Fennelly, Matt Fennelly**

[www.Fennelly.com](http://www.Fennelly.com) | 609.520.0061 | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

**NAI Fennelly**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# 1544 Kuser Road, Hamilton NJ

Henry J. Austin Health Center Property

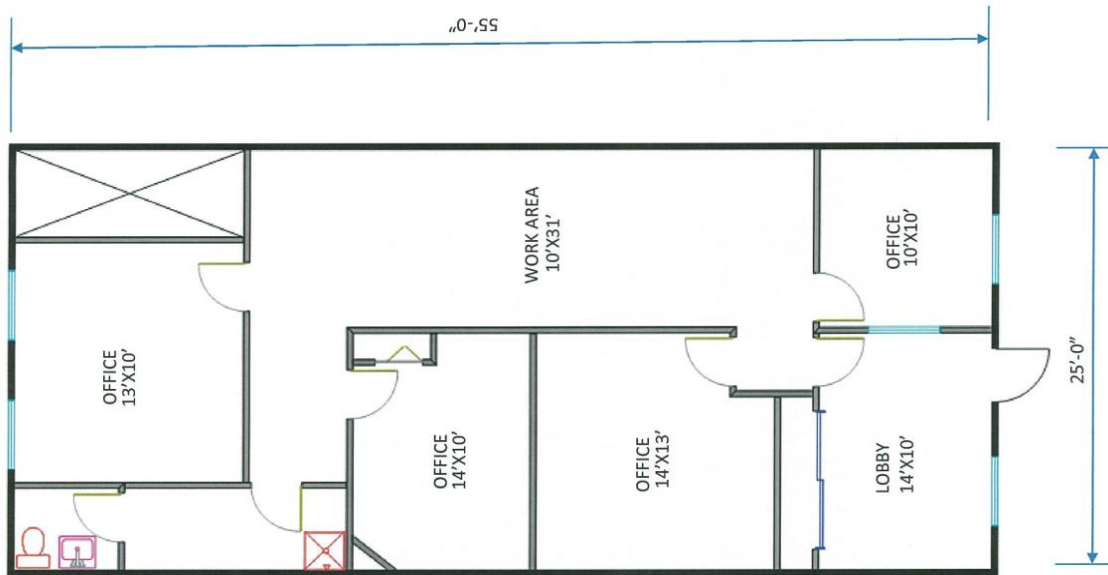


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# 1544 Kuser Road, Hamilton NJ



**Unit C-4**  
**1,375 ± SF**



**Unit C-8**  
**1,375 ± SF**

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# 1544 Kuser Road, Hamilton NJ

*Henry J. Austin Health Center Property*

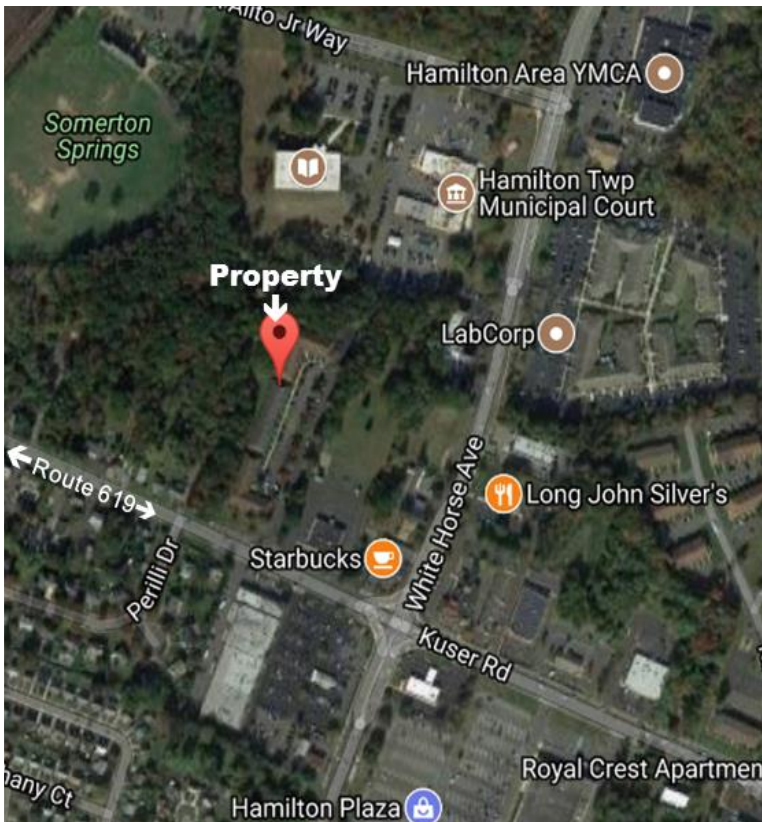


Office/Medical condos in excellent condition, featuring:

- Stone exterior, concrete slab foundation, hipped roof surfaced with composite shingles.
- Interior flooring: mainly commercial grade carpet and vinyl composite tile
- Walls are painted gypsum board
- Acoustical tile drop ceiling and fluorescent lighting throughout.
- Gas fired forced hot air heating system; Cooling: by forced air system; Electrical: single phase.
- Constructed 1987± ; significant renovations in 2009

**Well suited for an expanding practice  
Ideal for a group of specialists looking to come together  
Looking for visibility and accessibility**

**Located minutes from RWJ Hamilton and St. Francis  
Henry J. Austin Health Center Property**



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