

1235 & 1241 Parkway Avenue

Smith Building / Scotch Plaza
Ewing NJ 08628



↑↓ 1235 Parkway, Office Storage

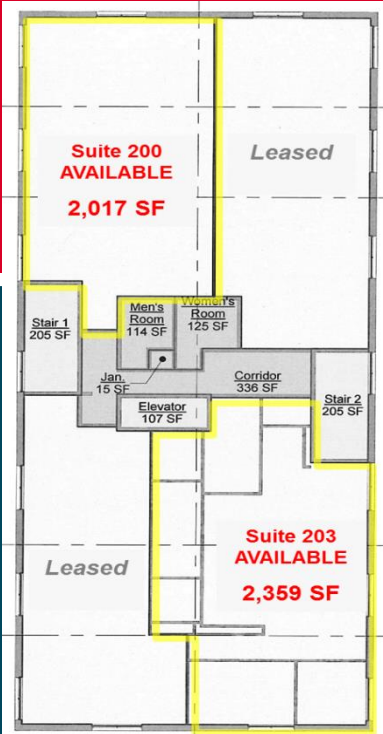
Office-Medical / Day Care

1235 Parkway

14,000 SF Office and 7,000 SF Storage

1241 Parkway

5,966 SF Day Care Center



Lease / Sale:

1235 PARKWAY

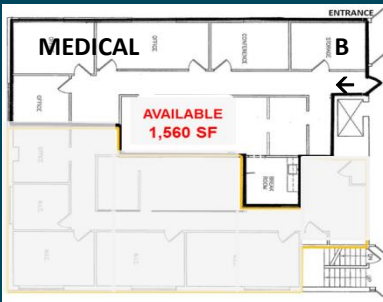
Suite on 1st Floor - 1,567 SF

Suites on 2nd Floor

Ste 200 2,017 SF + Ste 203 2,359 SF
Lease: \$18.50/SF plus utilities + janitorial

Basement/Office Space

3,812 SF + 1,321 SF
Lease: \$12.50/SF plus utilities + janitorial



1241 Parkway

Day Care Center

5,966 SF

Lease: \$13.90/SF NNN + Operating Exp.

Sale: \$2,350,000 (Both Buildings)

Contact: Jerry Fennelly

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

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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.

1241 Parkway Avenue, Ewing NJ



↩ 1241 Parkway:

Day Care Center - 5,966 SF

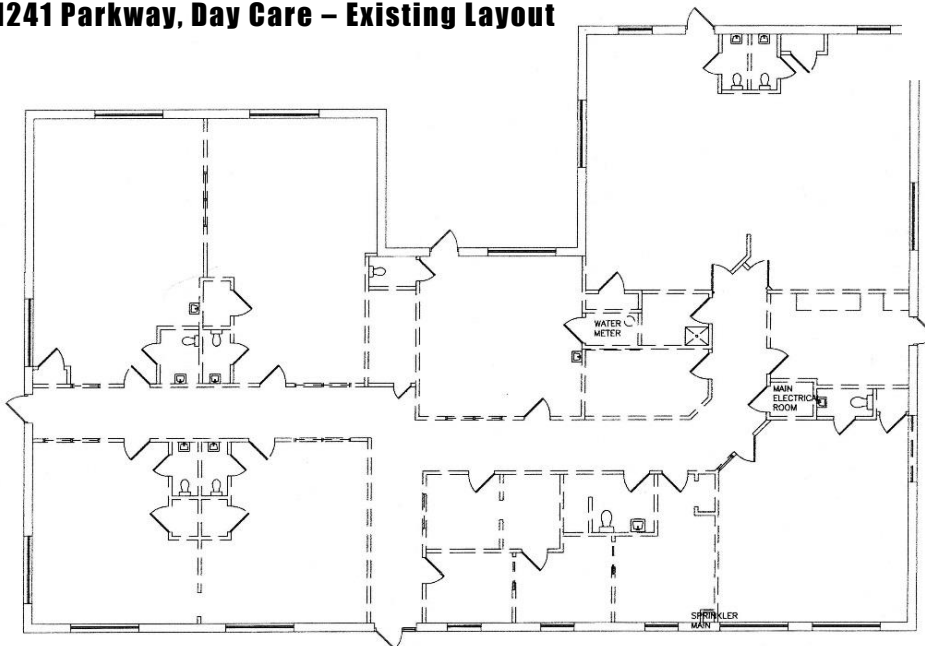
Lease: \$13.90/SF NNN
+ Operating Expenses

- At intersection of Scotch Road and Parkway Avenue
- Highway access to Route I-95 and I-295. Excellent location; 15 min to NJ Tpk. Commuter Rail; New West Trenton Line to Philadelphia; walkable

Zoned for Professional, Office Use, Research
Including:

Professional Offices, Physicians, Dentists, Lawyers, Architects, Laboratory, Cultural Facilities,
Museum, Church, Day Care, Child Care Center, Storage Facility,
Radio/TV Broadcasting at Crossroads of Ewing

1241 Parkway, Day Care – Existing Layout



1235 Parkway

Continued from 1st page:

- Freestanding 2-Story Office Building; multi-tenanted, very well maintained
- Elevator, Central A/C, Ceiling 9'
- Power: 120/208v; 800 amps; 3p/4w
- Built 1970, 3.5 Acres
- Taxes: \$41,867.00
- Zone PRO: Professional-Research-Office

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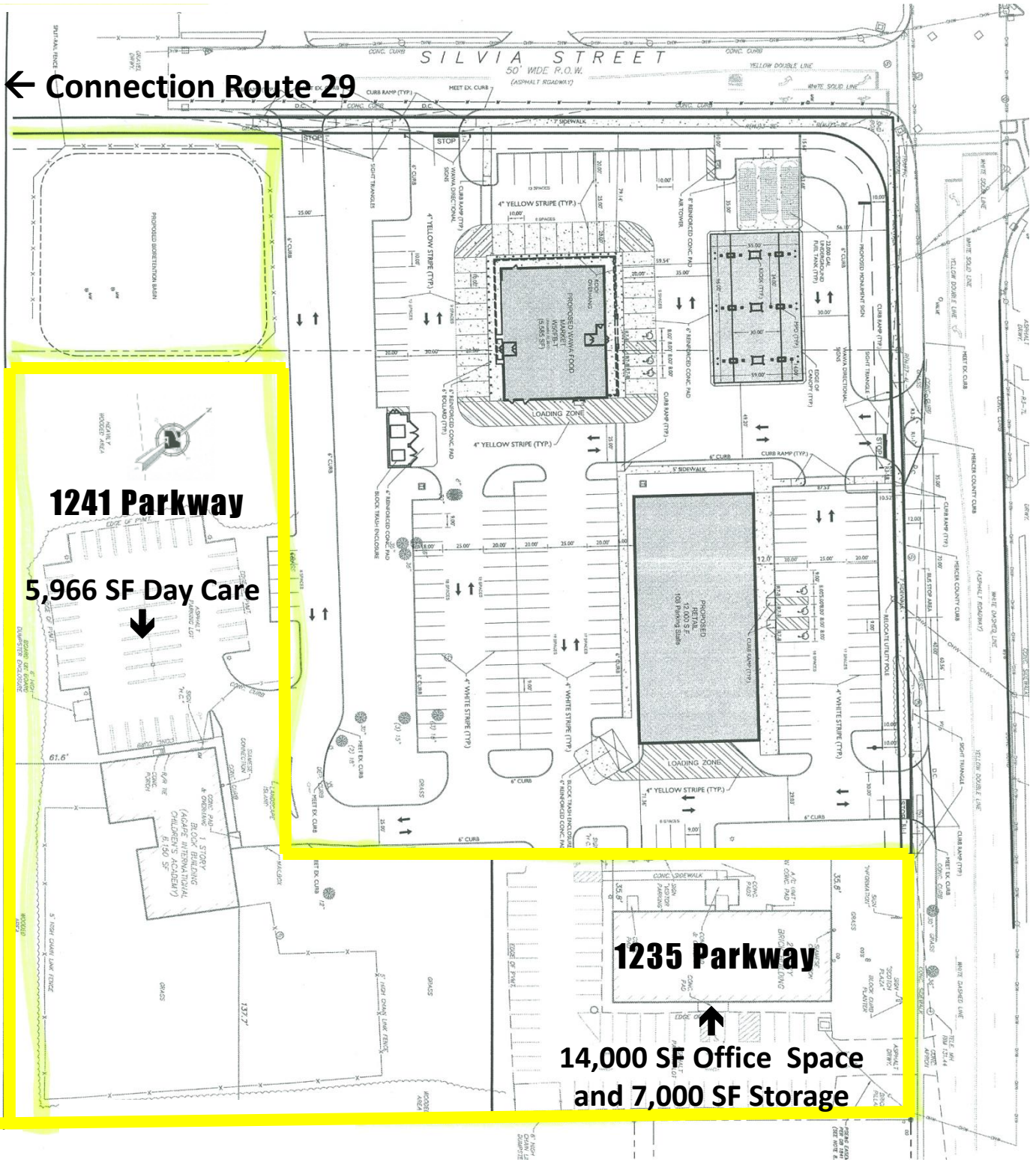
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← Connection Route 29



1241 Parkway

5,966 SF Day Care

1235 Parkway

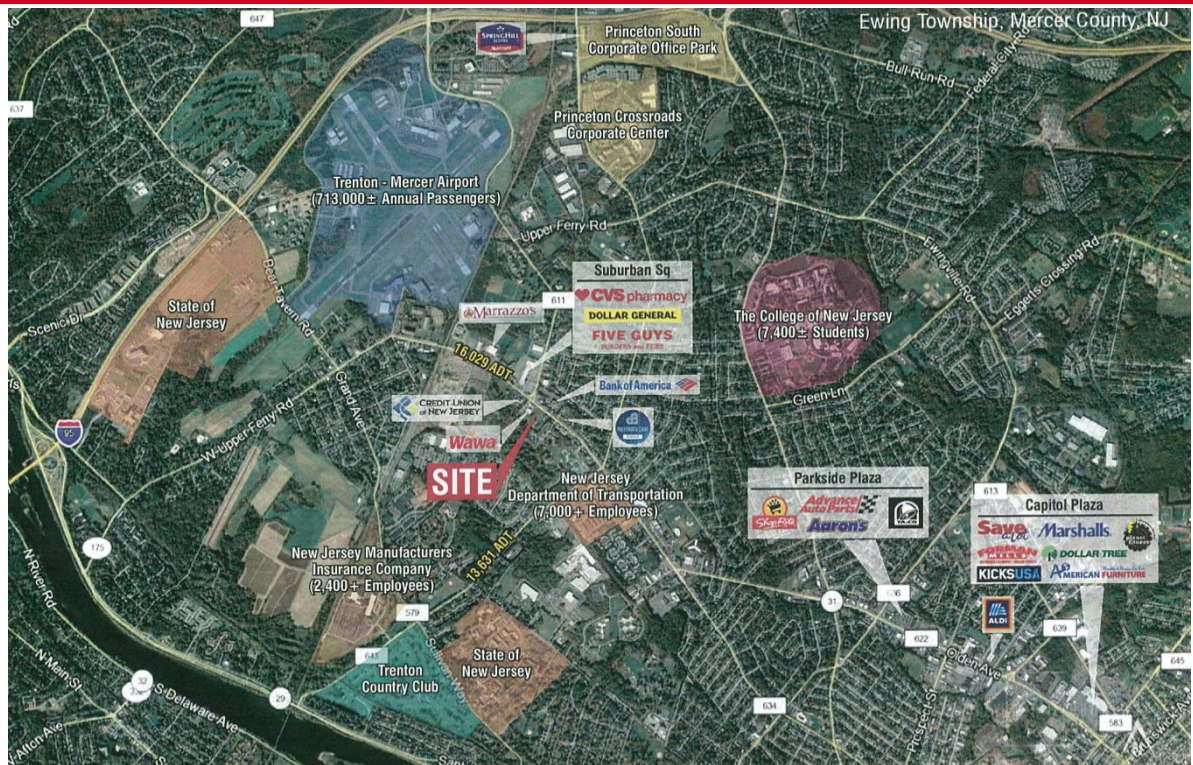
**14,000 SF Office Space
and 7,000 SF Storage**

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