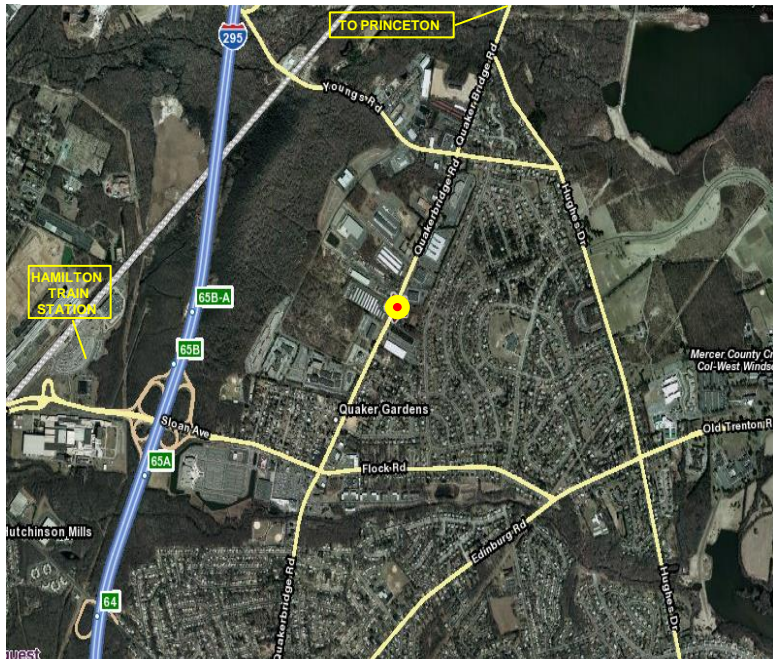




Office / Medical for Lease

Neuman Building, 3575 Quakerbridge Road, Hamilton NJ



Available Office Space:

5 Units: from 2,615 SF -- 3,660 SF
Max. contiguous: 12,063 SF

- Total Building 58,000 SF
- Smallest Divisible: 2,545 SF
- Free-standing 2-story building with high percentage of windows
- Lease: \$22.50/SF plus Tenant Electric and Janitorial.
- Parking: 239 spaces or 4.12 cars per 1,000 SF
- Centrally located with access to Routes One, 33, I-95, I-295 and New Jersey Turnpike, Exit 7-A
- Located approximately 1 ½ miles from Hamilton Transit Train Station
- Minutes from downtown Princeton and Trenton

Contact: Jerry Fennelly, Matt Fennelly

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

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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.

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Neuman Building: 3575 Quakerbridge Road, Hamilton NJ

Building Specs

Construction: Concrete panel system with banded glass

Bay Depths: 30' x 30'

Dimensions: 138' x 208'

Mechanical: Four (4) roof-mounted VAV Trane systems with a capacity of 170 tons

Power: 1,200 Amps

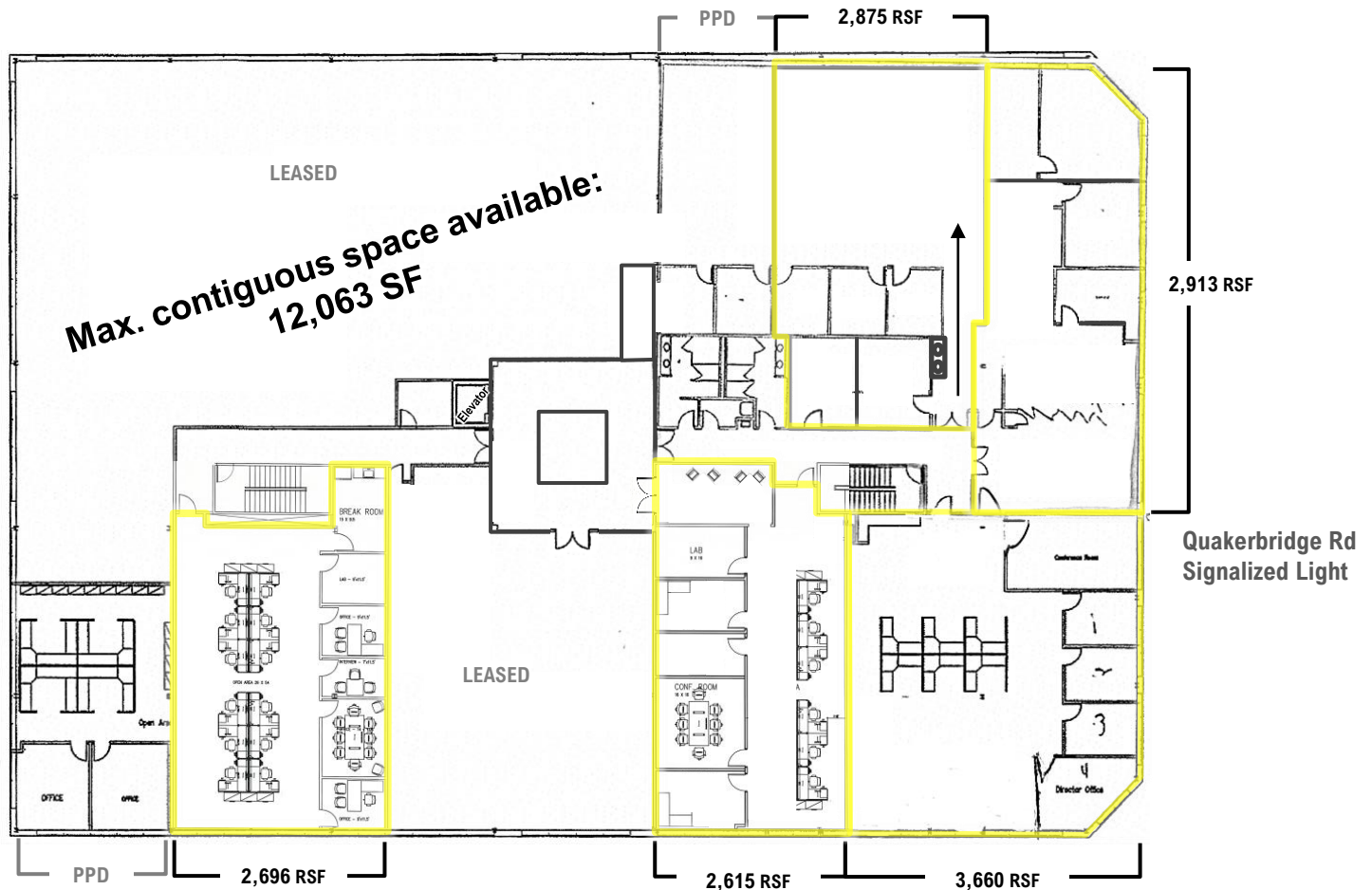
Interior: Atrium finished with granite and marble floors; Vinyl wall covering and data services

Year Built: 2004



Technology:

“Smart building” technology services on site: Fiber-optic lines, plug-in network.



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