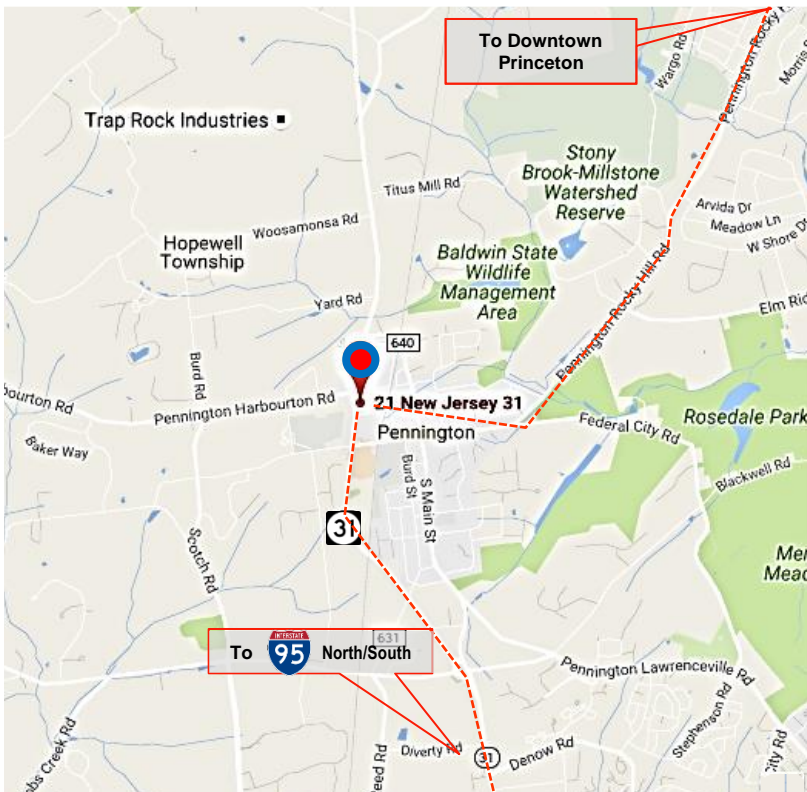


Shoppes at Pennington

21 Route 31 North, Pennington NJ



Available:
Retail Stores and Office Space



Office/Medical Space Available:

- **Suite A-7: 1,700+/-SF, Building A - 2nd Floor**
Lease: \$18.00/SF + Operating Expenses & Utilities;
Located Immediately off of the Elevator – Offers a Tremendous Window Line – Common Restrooms are Down the Hall (Available 5/1/2017)

Retail/Medical Space Available:

- **Suite B-1: 1,570 SF, Building B - 1st Floor Retail**
Lease: \$21.50/SF/NNN + Operating Exp. & Janitorial (Available 7/1/2017)
- Operating Expenses: \$7.85/SF Base Year 2017
- All Buildings are Handicap Accessible, Complete with Ramps and High-end Elevators
- FiOS Fiber Optic Internet & TV Available
- Signage is Available Along Route 31 & Directory
- Parking: 5 Spaces per 1,000 SF
- Convenient Walkways Connecting the Adjacent U.S. Regional Post Office and into Town; Bus Stop Nearby
- Located in Pennington Borough Twp., Mercer County, Convenient to US-95 N/S and Downtown Princeton

Contacts: Jerry Fennelly, Thomas Barbera

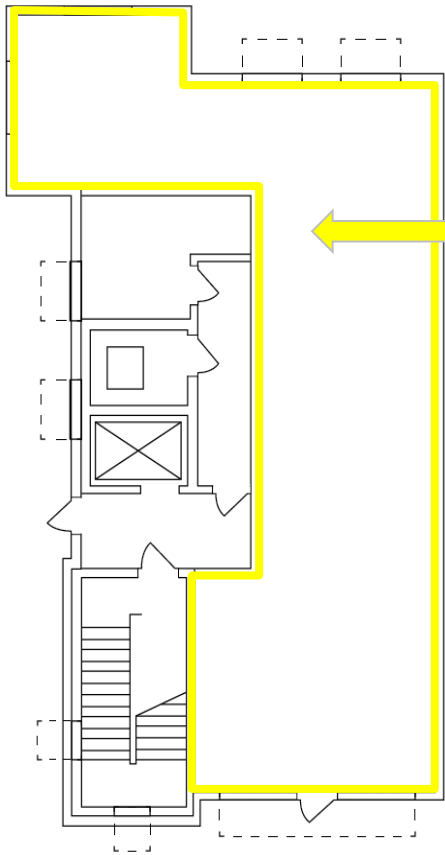
www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

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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.

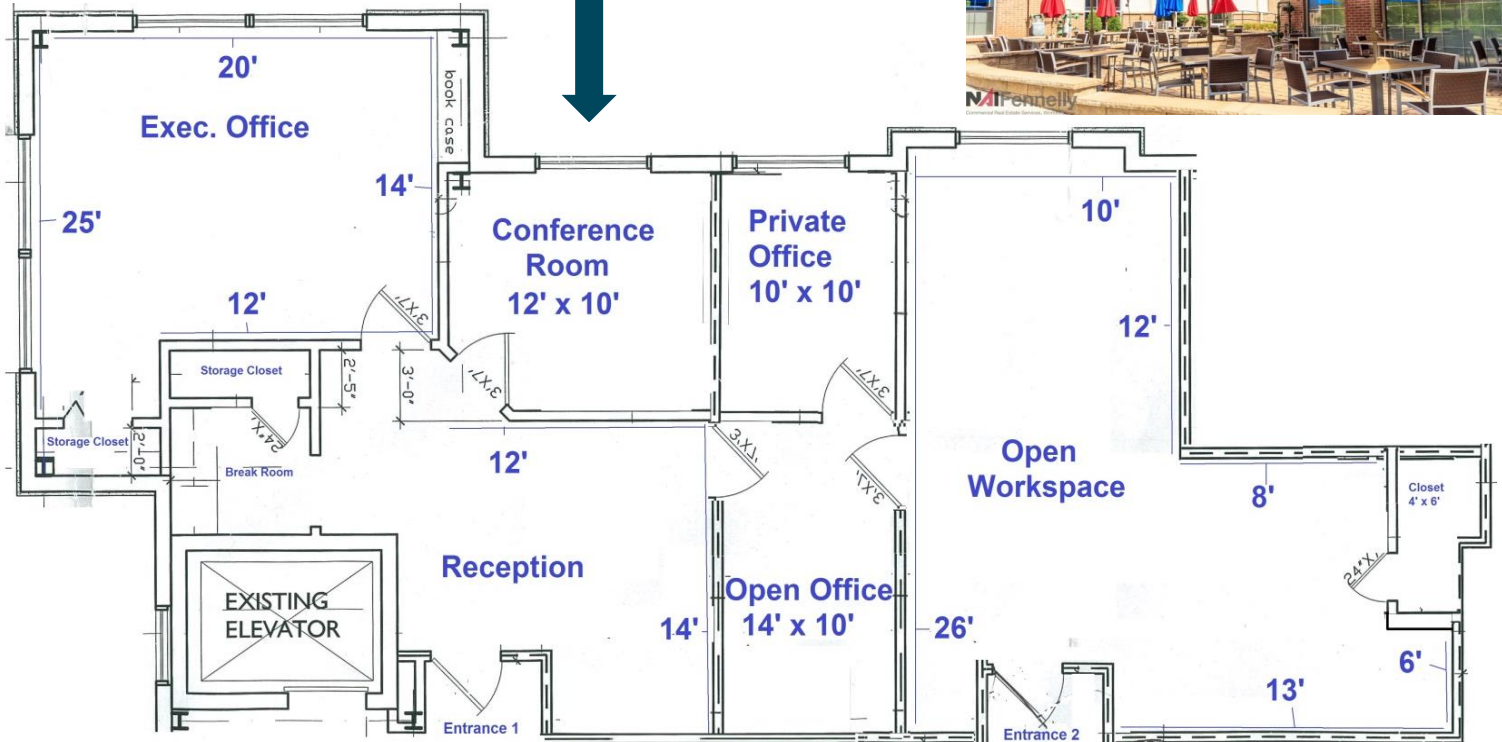
Shoppes At Pennington | 21 Route 31N, Pennington NJ



Building B, Suite B-1
 1st Floor
 Retail / Medical
 1,570 SF

All Spaces:
 Custom Build Outs
 Central Air/Heat with
 Fresh Air Intake

Building A, Suite A-7
 2nd Floor
 Office / Medical
 1,700 SF



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