

# Lease



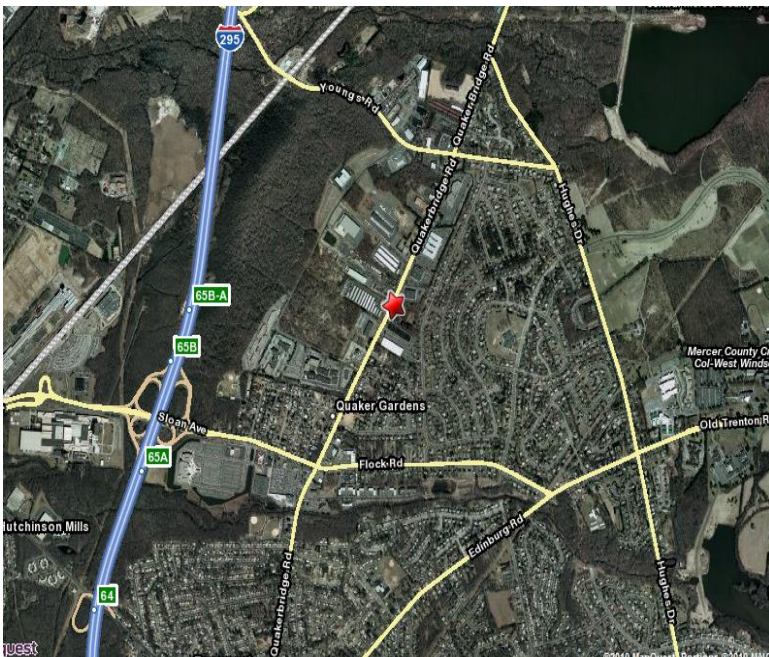
## Office / Medical for Lease

### Neuman Building

3575 Quakerbridge Road, Hamilton NJ

Available Office Space:  
3,700 SF Unit  
5,200 SF Unit  
5,500 SF Unit

- Total Building 58,000 SF
- Smallest Divisible: 3,000 SF
- Free-standing 2-story building with high percentage of windows
- Rental Rate: \$21.50/SF plus Tenant Electric and Janitorial.
- Landlord Workletter \$20.00/SF
- Parking: 239 spaces or 4.12 cars per 1,000 SF
- Centrally located with access to Routes 1, 33, 95, 295 and NJTP Exit 7-A
- Located approximately 1 ½ miles from Hamilton Transit Train Station
- Minutes from downtown Princeton and Trenton



**Contact: Jerry Fennelly**

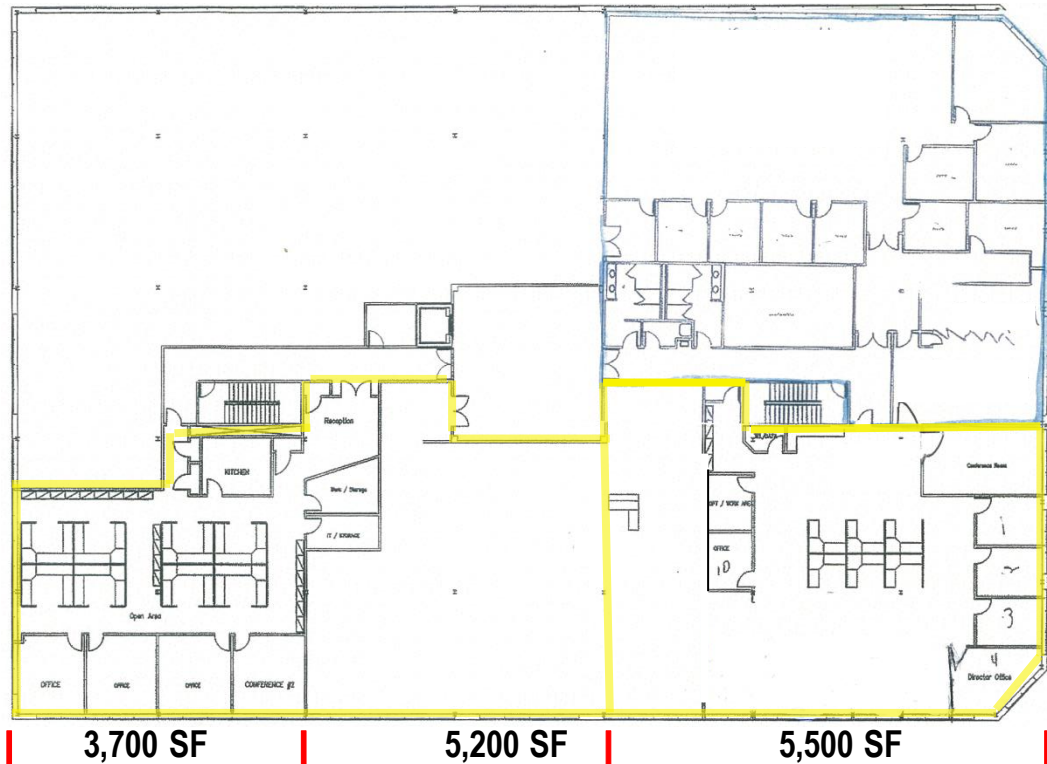
[www.Fennelly.com](http://www.Fennelly.com) | **609.520.0061** | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

**NAIFennelly**

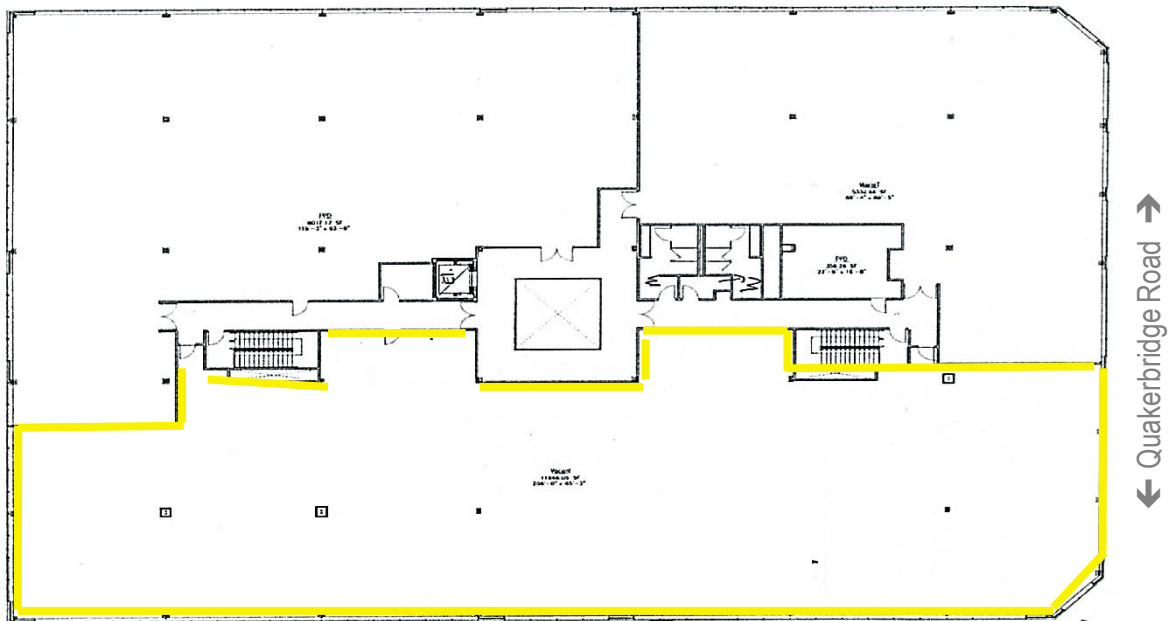
Commercial Real Estate Services, Worldwide.

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.

# Neuman Building: 3575 Quakerbridge Road, Hamilton NJ



## Second Floor Plan



**Contact: Jerry Fennelly**

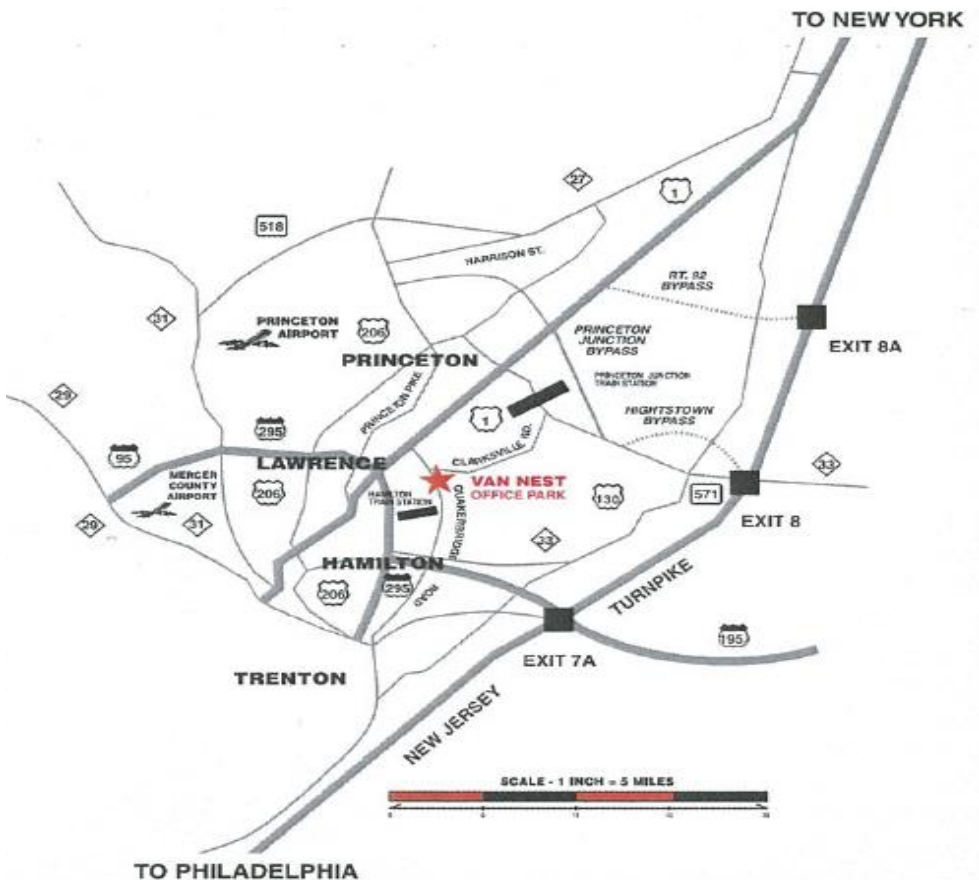
[www.Fennelly.com](http://www.Fennelly.com) | **609.520.0061** | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

**NAIFennelly**  
Commercial Real Estate Services, Worldwide.





**Office / Medical for Lease**  
**Neuman Building**  
 3575 Quakerbridge Road, Hamilton NJ



**Building Specs**

**Construction**  
 Concrete panel system with banded glass

**Bay Depths**  
 30' x 30'

**Building Dimensions**  
 138' x 208'

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

**Interior**  
 Atrium finished with granite and marble floors; Vinyl wall covering

**Technology**  
 "Smart building" technology services on site: Fiber-optic lines, plug-in network and data services

**Contact: Jerry Fennelly**

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

**NAIFennelly**

Commercial Real Estate Services, Worldwide.