

Lease



Office / Medical for Lease

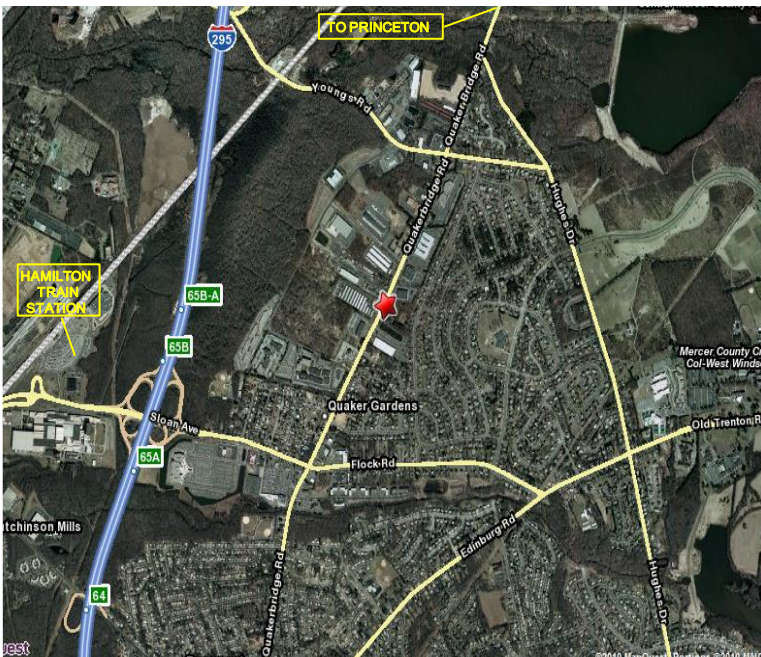
Neuman Building

3575 Quakerbridge Road, Hamilton NJ

Available Office Space:

3,700 SF Unit
5,300 SF Unit
5,500 SF Unit

- Total Building 58,000 SF
- Smallest Divisible: 3,300 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 from Shell
- 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

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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'

Building 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 Constructed

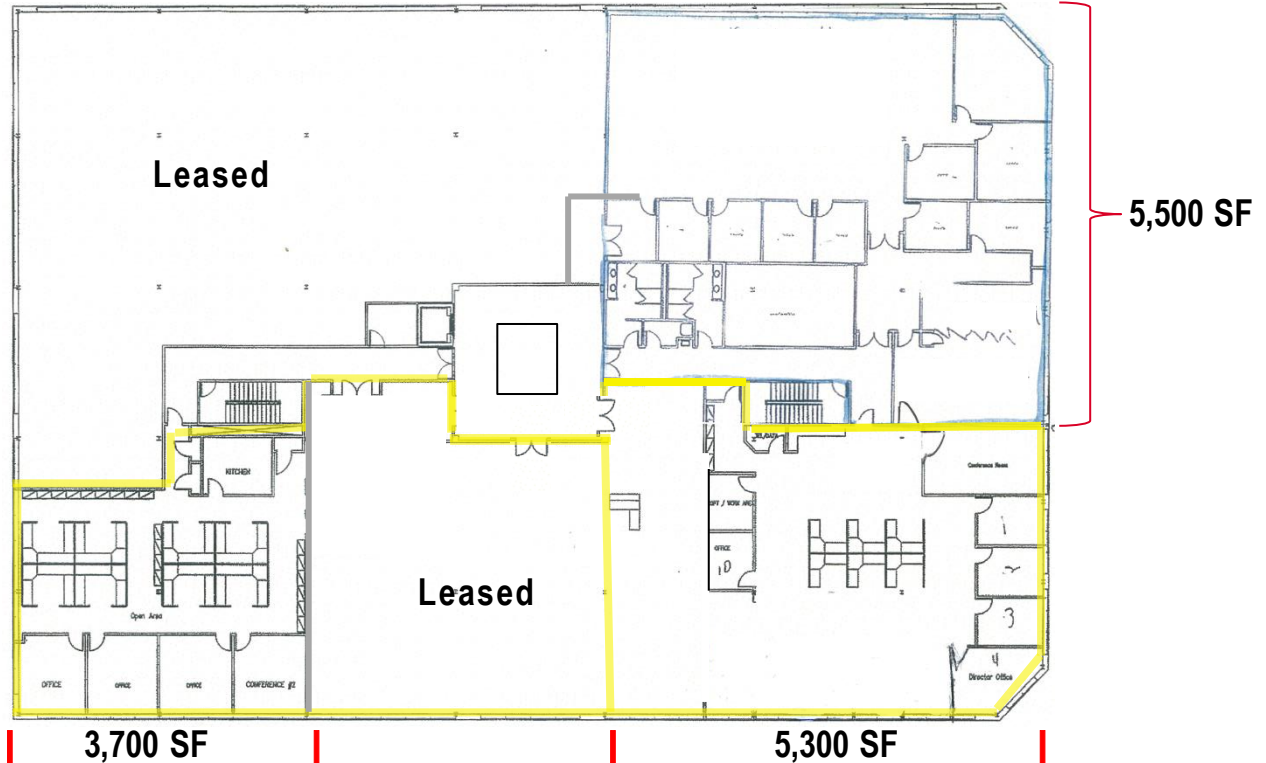
2004



Technology:

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

Second Floor Plan



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