

# For Sale/Lease – 4428 SF Medical/Office Condos

*The Professional Center at Hamilton*  
2103/2105/2107 Klockner Road  
Hamilton Township, Mercer County, NJ 08690



**Unique opportunity to own or lease three (3) contiguous, fully equipped medical/professional office condos in excellent move-in condition, with full built-ins for medical office in place**

**Klockner Road is primarily dedicated to medical offices, close to RWJ/Barnabas Hospital, Capital Health and Penn Medicine-Princeton, serving a Hamilton population of 90,000. The Professional Center at Hamilton offers onsite management, specific building signage and ample paved parking. FIOS and cable are available.**

**Units 2103 (1623 SF), 2105 (1623 SF) and 2107 (1182 SF) offer:**

- **Expansive waiting areas with check-in windows**
- **Reception desks with built-ins and countertops**
- **Multiple exam rooms with sinks and cabinetry**
- **ADA bathrooms**
- **Storage areas**
- **Available immediately 4,428 SF as a package**

Joseph R.

**RIDOLFI**

& Associates, L.L.C.

*Commercial Real Estate*



**Offered exclusively by:**

***Joseph R. Ridolfi & Associates, LLC***  
*Commercial Realtors*

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# ***FOR SALE OR LEASE***

## ***4,428 SF Medical/Professional Office Condos***

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**Description:** Three (3) contiguous medical/professional office condos in:  
The Professional Center at Hamilton  
2103/2105/2107 Klockner Road  
Hamilton Township, Mercer County, New Jersey 08690

**Suite 2103:** 1,623 SF  
Taxes: \$9,958.82 (2024)

**Suite 2105:** 1,623 SF  
Taxes: \$9,958.82 (2024)

**Suite 2107:** 1,182 SF  
Taxes: \$7,252.39 (2024)

**Sale Price:** \$1,000,000 – 3 units sold as package only

**Lease Rate:** \$9000/month NNN – 3 units leased as package only

**Heating:** Gas-fired hot air

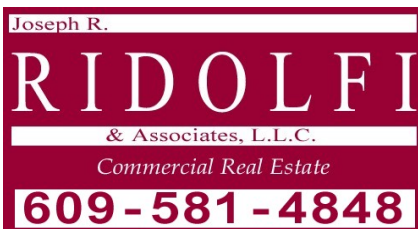
**Lease Term:** First term min. 4 years

**A/C:** Central A/C

**Utilities:** FIOS and cable available, water, sewer

**Parking:** Paved parking at front door

**Easy Access To:** Rt. 33, Rt. 206, Rt. 1, Rt. 130, I-195, I-295, and NJTP Exit 7A



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# ***FOR SALE OR LEASE***

## ***4,428 SF Medical/Professional Office Condos***



Locate your operation in the prestigious Professional Center at Hamilton on Klockner Road. This 4,428 SF facility consisting of three consolidated medical/office professional condos is fully outfitted with numerous amenities, including a series of exam rooms with sinks, ADA handicap-accessible bathrooms, custom office cabinetry throughout, built-in countertops, patient check-in and -out windows, large waiting areas and custom light fixtures. All this in a bright, cheery and welcoming professional environment.



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