

707 New Brunswick Ave.

PHILLIPSBURG, NJ 08865



OFFICE / PROFESSIONAL SERVICES

Lease Highlights:

- Close to Major Retail Corridor
- High Traffic Location
- Rear Parking Lot



Nick D'Egidio | Sales Rep - Licensed in NJ and PA

Direct: 732 746 3051 ex. 105

Email: Nick@ColettaCommercial.com

Mario D'Egidio | Sales Rep - Licensed in NJ and PA

Direct: 732 746 3051 ex. 107

Email: [Mario@ColettaCommercial.com](mailto:Nick@ColettaCommercial.com)

Office/Professional Services Lease



RETAIL

INVESTMENTS

LAND

1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | 196 Moorestown Rd., Wind Gap, PA 18091

www.ColettaCommercial.com | Licensed Real Estate Broker

707 New Brunswick Ave.

PHILLIPSBURG, NJ 08865



Lease Info

Tremendous opportunity to lease a highly visible, freestanding professional office space in Phillipsburg. Previously occupied by a Bank of America branch, this property offers tasteful curb appeal, excellent signage potential, and ample on-site parking. This space is ideally suited for a variety of professional and medical office concepts, including Dental Practice, Architectural or Legal Firm, Real Estate and Insurance Brokerage. With township approvals, this property may also be suitable for a Day-Care or Child-Care Center.



Nick D'Egidio | Sales Rep - Licensed in NJ and PA

Direct: 732 746 3051 ex. 105

Email: Nick@ColettaCommercial.com

Mario D'Egidio | Sales Rep - Licensed in NJ and PA

Direct: 732 746 3051 ex. 107

Email: [Mario@ColettaCommercial.com](mailto:Nick@ColettaCommercial.com)

Office/Professional Services



1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | 196 Moorestown Rd., Wind Gap, PA 18091 | www.ColettaCommercial.com | Licensed Real Estate Broker

© 2025 Coletta Commercial Realty. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs