

SCOTCH RD. PROFESSIONAL OFFICE BLDG.
LEASE – 2,200 SF Medical Office Suite
34 Scotch Road
Ewing Township, Mercer County, NJ 08628

Magnificent 1st floor 2,200 SF medical office suite in move-in condition. EMR ready.

AMENITIES:

- 6 Exam rooms with sinks, two (2) bathrooms, break room, large waiting room with reception desk, two (2) offices. Handicap accessible, doctor's entrance, central A/C, functional professional floor plan, good signage. Located approximately 3 miles from Capital Health Medical Center. Building and grounds in meticulous condition inside and out.
- Parking: 40 vehicle parking
- LEASE TERM: 3 – 5 year terms
- LEASE RATE: \$4,200/month includes CAM; tenant pays heat & electric
- EASY ACCESS to I-295, I-95, Olden Avenue, Route 31, Route 206, and Route US 1



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



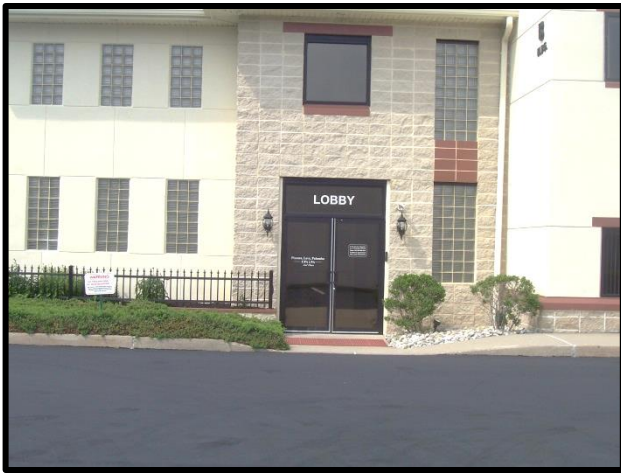
Offered exclusively by:
Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

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LOBBY ENTRANCE



PARKING



MULTIPLE EXAM ROOMS



CHECK IN

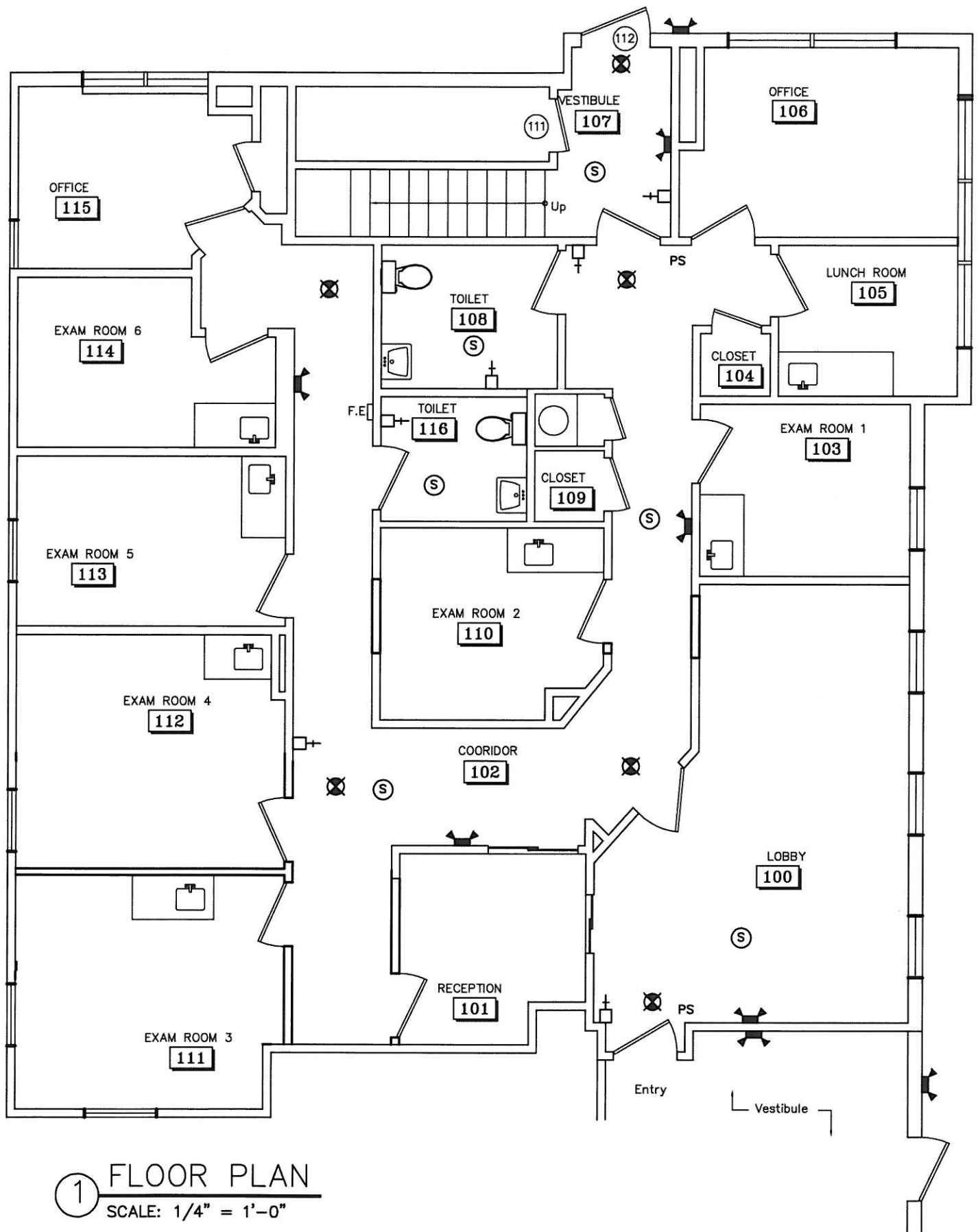


WAITING ROOM



BREAK ROOM

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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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