



FOR LEASE

603 Omni Dr

Hillsborough Township, New Jersey

APPROX. 1,160 SF | \$2,500/MONTH + ELECTRIC

Professional • Medical • Wellness • Office • Service

Simple rent. Flexible space. A great place to grow your business.

(908) 642-4121 · lindathellteam@gmail.com · lindathell.com · [@isaytell](https://www.instagram.com/isaytell)

LINDA THELL | REAL ESTATE SALESPERSON



PRIME HILLSBOROUGH COMMERCIAL SPACE

Position your business in this well-located Hillsborough commercial space offering approximately 1,160 square feet of flexible professional space at an attractive and straightforward rental rate.

The versatile layout can create a welcoming and professional environment for clients, patients and employees alike - ideal for an established business, growing practice, relocation or new location.

- Approximately 1,160 SF
- \$2,500/month + electric
- Approx. \$25.86/SF/YR
- Gross lease structure
- 5 private offices / exam rooms
- Reception / waiting area
- ADA restroom
- Utility / storage + kitchenette

APPROXIMATE FLOOR PLAN

For marketing purposes only - not to scale.

603 Omni Dr

HILLSBOROUGH TWP

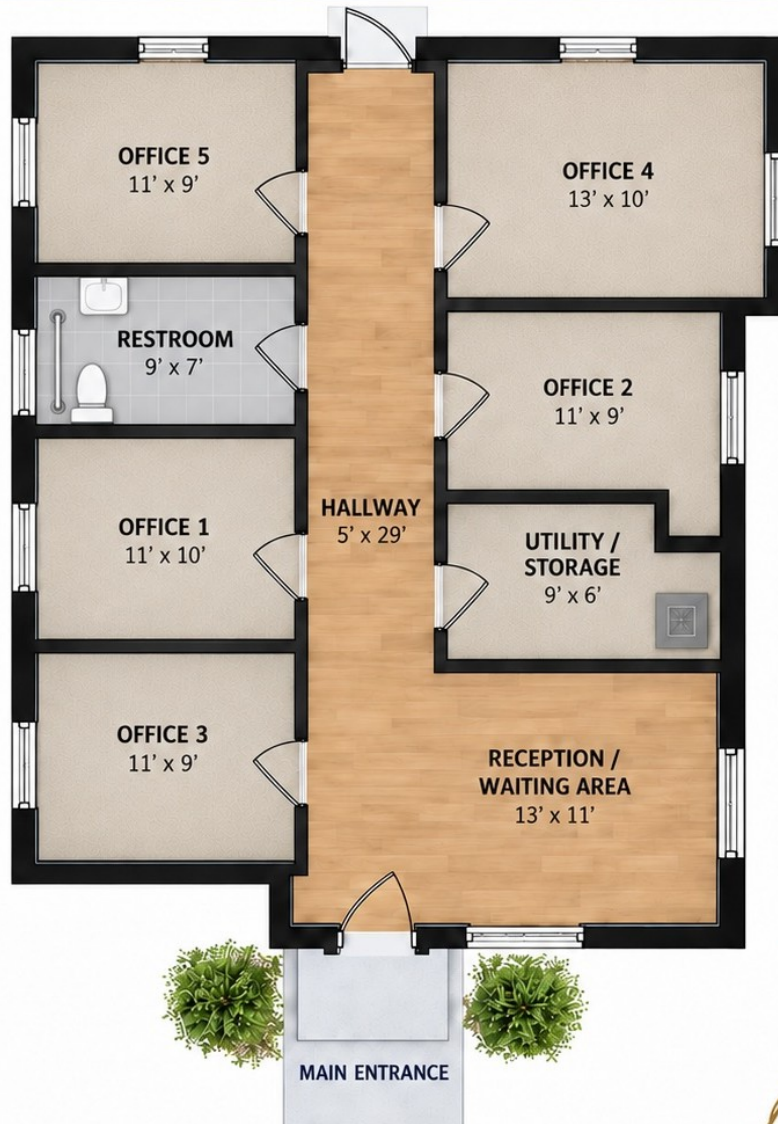
PRIME HILLSBOROUGH
COMMERCIAL SPACE

APPROX. 1,160 SF

APPROX.
1,160 SF

-  5 Private Offices
(or Exam Rooms)
-  Reception /
Waiting Area
-  Open Hallway
-  Restroom
(ADA Compliant)
-  Utility / Storage
-  Flexible Layout
-  Convenient
Hillsborough Location

*Layout is approximate
and can be modified to
suit your needs.*



*Flexible
Space.
Real
Opportunity.*

603 OMNI DR | HILLSBOROUGH TWP, NJ

5 PRIVATE OFFICES • RECEPTION • ADA RESTROOM • UTILITY / STORAGE

A BRIGHT, PROFESSIONAL FIRST IMPRESSION



Reception / Waiting



Central Hallway



Natural Light



Direct Entry / Exit

FLEXIBLE ROOMS FOR PROFESSIONAL OR EXAM USE



Office / Exam Room



Private Office



Private Office



Private Office



Windowed Office



Additional Office

FUNCTIONAL SUPPORT SPACES



ADA Restroom



Utility / Kitchenette

Accessible restroom with grab bars and built-in storage, plus a dedicated utility/kitchenette area with cabinetry, sink and water heater.



ADDITIONAL FEATURES

- Built-in storage
- Dark wood-look flooring
- Multiple windows / natural light
- Professional neutral finishes
- Flexible room configuration
- Convenient Hillsborough location



603 OMNI DR

HILLSBOROUGH TOWNSHIP, NJ

APPROX. 1,160 SF

\$2,500/MONTH + ELECTRIC

Approx. \$25.86/SF/YR • Gross lease structure

SCHEDULE A PRIVATE SHOWING TODAY

Linda Thell | Real Estate Salesperson

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Brokered by eXp Realty

Information deemed reliable but not guaranteed. Floor plan is approximate and for marketing purposes only.