

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

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: \$8,665.59 (2025)

Suite 2105: 1,623 SF
Taxes: \$8,665.59 (2025)

Suite 2107: 1,182 SF
Taxes: \$6,311.01 (2025)

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

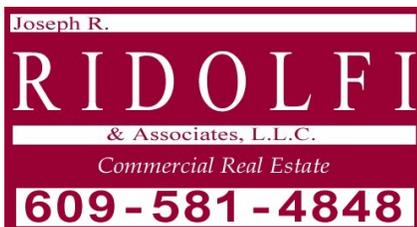
Lease Term: First term min. 4 years

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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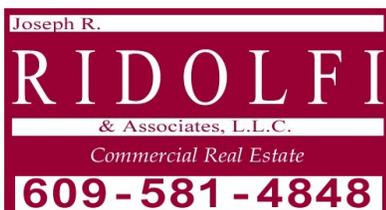
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FOR SALE OR LEASE

4,428 SF Medical/Professional Office Condos



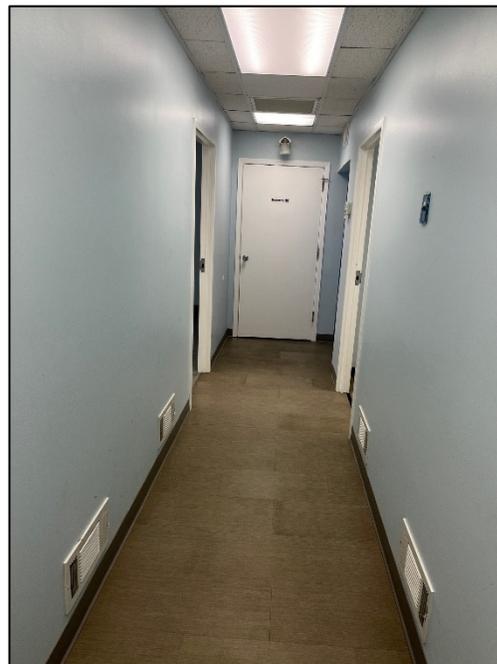
Locate your operation in the prestigious Professional Center at Hamilton on Klockner Road. This 4,428 SF facility consisting of three consolidated medical/office professional condos is fully outfitted with numerous amenities, including a series of exam rooms with sinks, ADA handicap-accessible bathrooms, 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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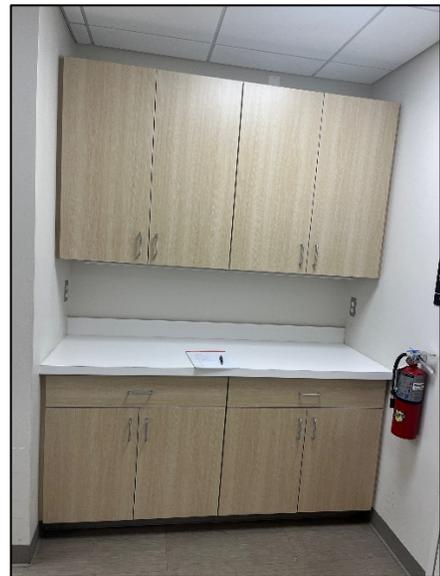
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