



## Commercial Property Network, Inc.

29 Emmons Drive, Suite F-40, Princeton, NJ 08540

Ph: (609) 921-8844 Fax: (609) 924-9739

[www.cpnrealestate.com](http://www.cpnrealestate.com)

**OFFICE-MEDICAL: Sale or Lease/Low rates-reno available**  
**83 Princeton Avenue, Hopewell Township-*Immediate Occupancy***



**13,500/SF Full building for sale, with income/expansion potential.**

Suites from 548sf, 1029sf, 1271sf, 1556sf, 2226sf, 2609sf & 4835sf full top floor.

In town location, offering great access, ample parking and close to services.  
Recent lobby, bathroom and exterior renovations, newly paved parking lot.

Total: 13,500/SF, 3 floors, elevator served

Suites: Varied sizes with several offering sole exterior access  
Plumbed Dental Suite Available

Zoning: Office Professional Service uses allowed/Commercial-1 zone

Parking: Over 50 spaces

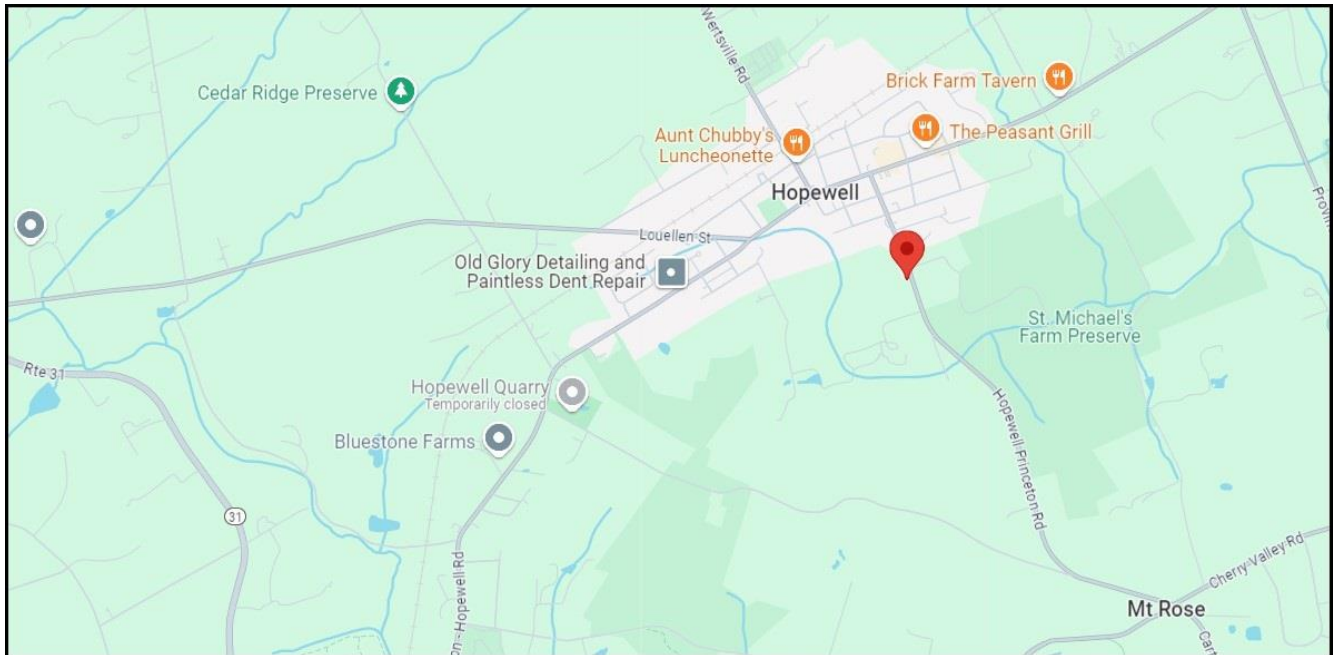
Signage: Signage potential for large tenant

**RATES:** For Lease: Asking \$18.50/SF, most competitive in region  
Immediate occupancy, flexible terms  
For Sale: Asking \$137/SF (\$1,850,000)

83 Princeton Avenue is ideal for professional or services firm seeking to own with income and expansion potential.

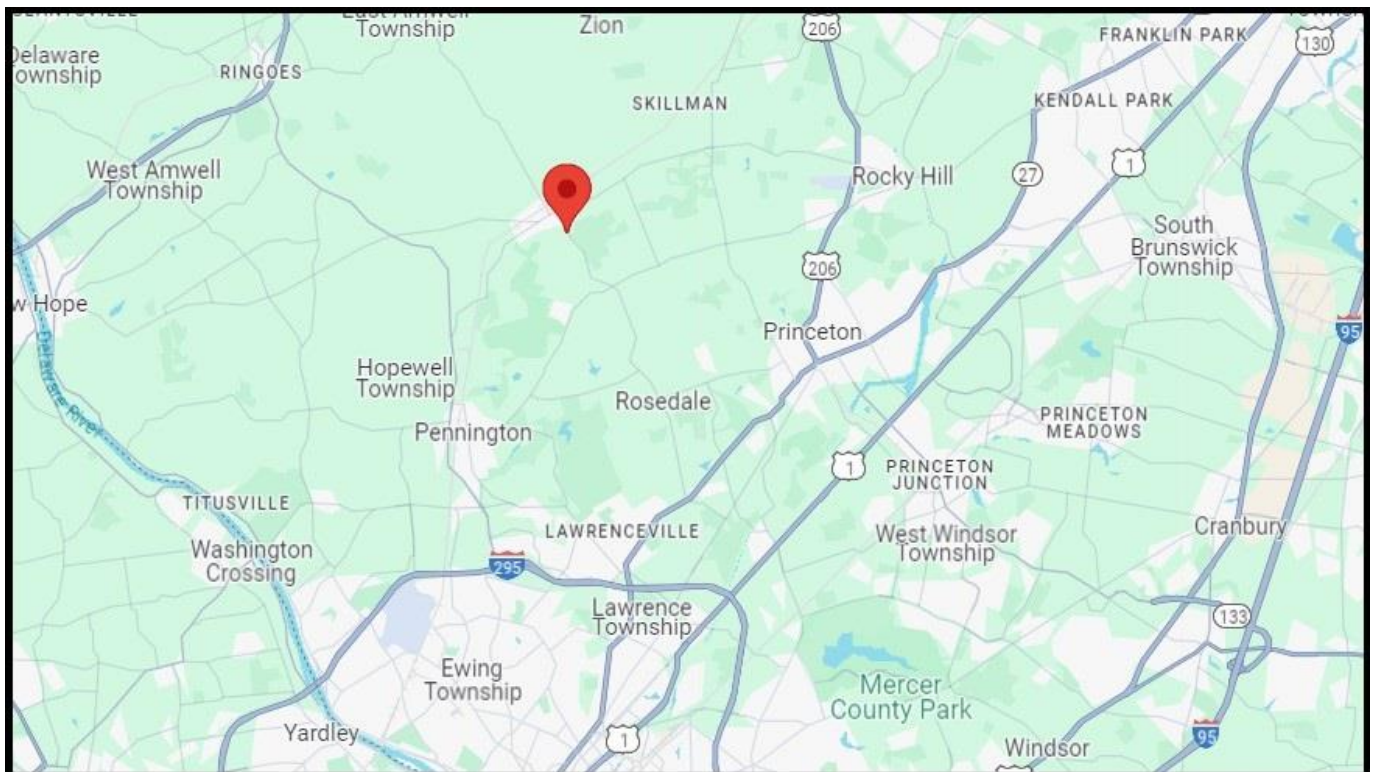
## LOCAL MAP

In town location, can walk to restaurants and other services

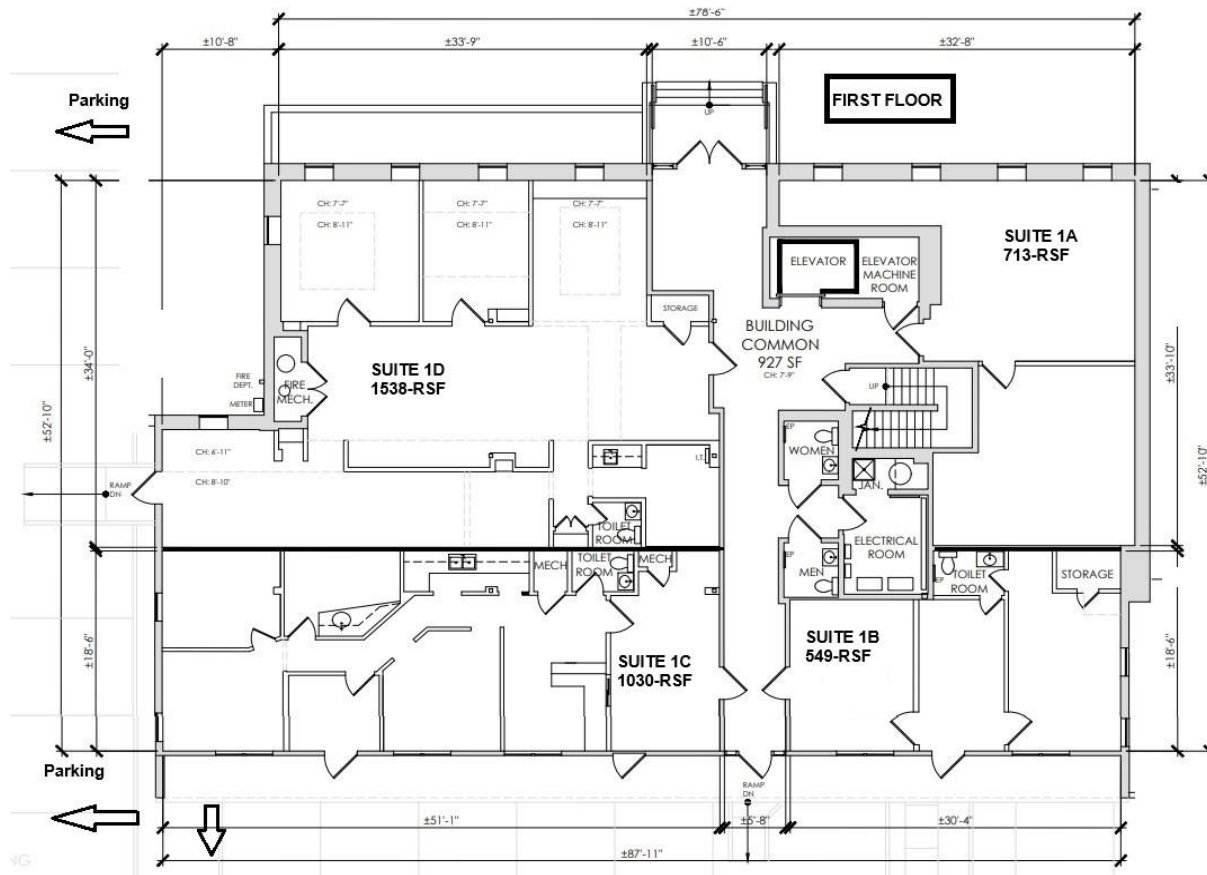


## REGIONAL MAP

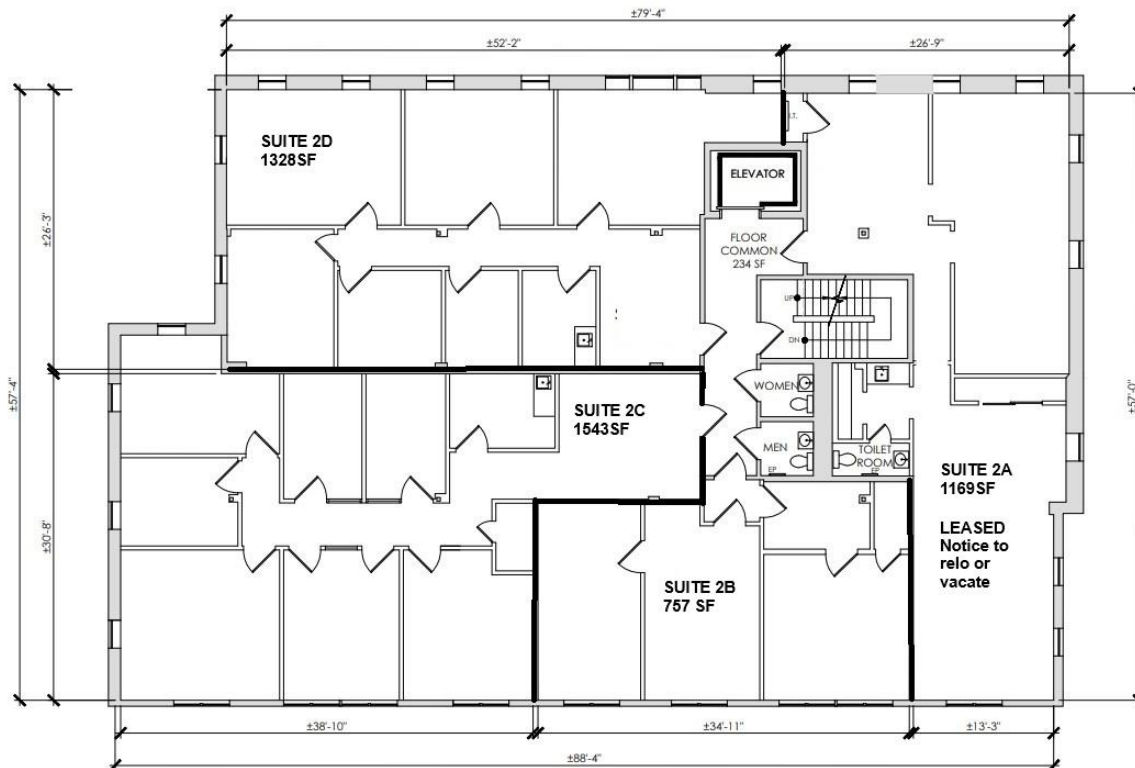
Convenient to Route 31 and Bucks County. Ten minutes from Princeton.



## FLOOR PLANS: 1<sup>st</sup> Floor, 549, 713, 1032, 1538 & 2568sf - Direct Exterior Access

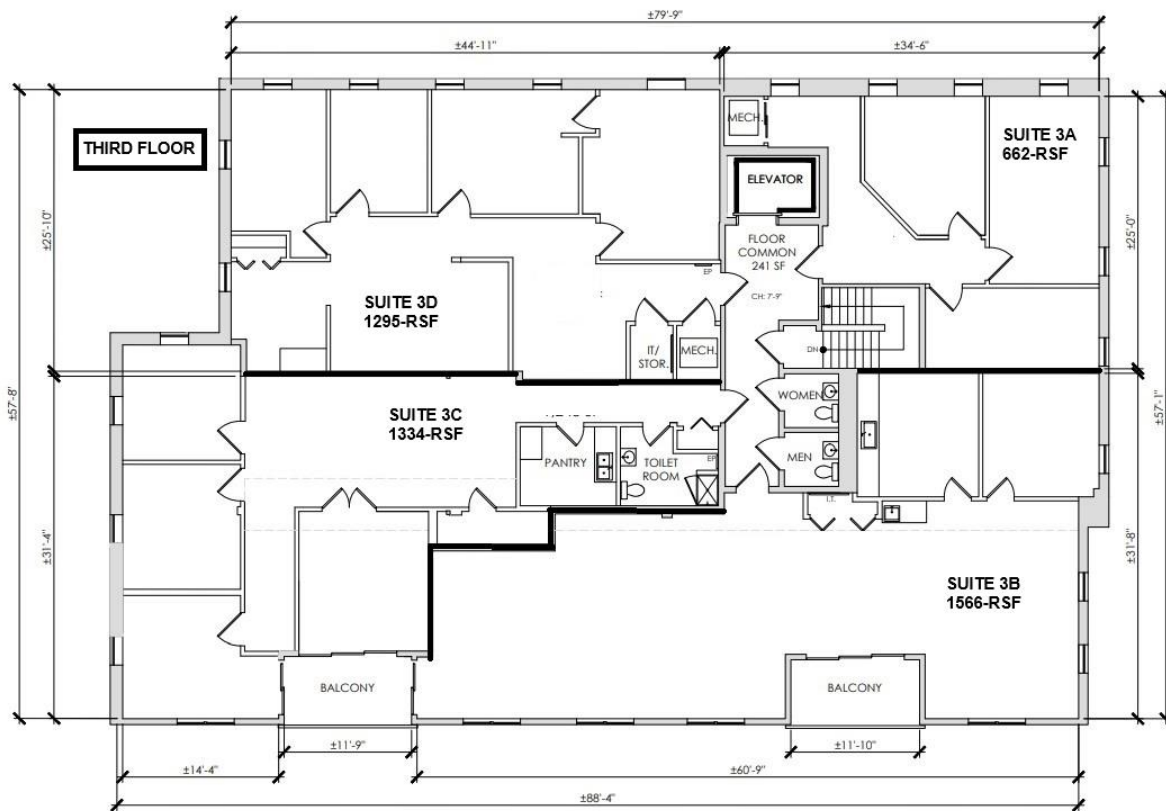


## SECOND FLOOR: 757, 1169, 1328, 1543, 1926, 2300, 2871, 3628 and 4793/SF

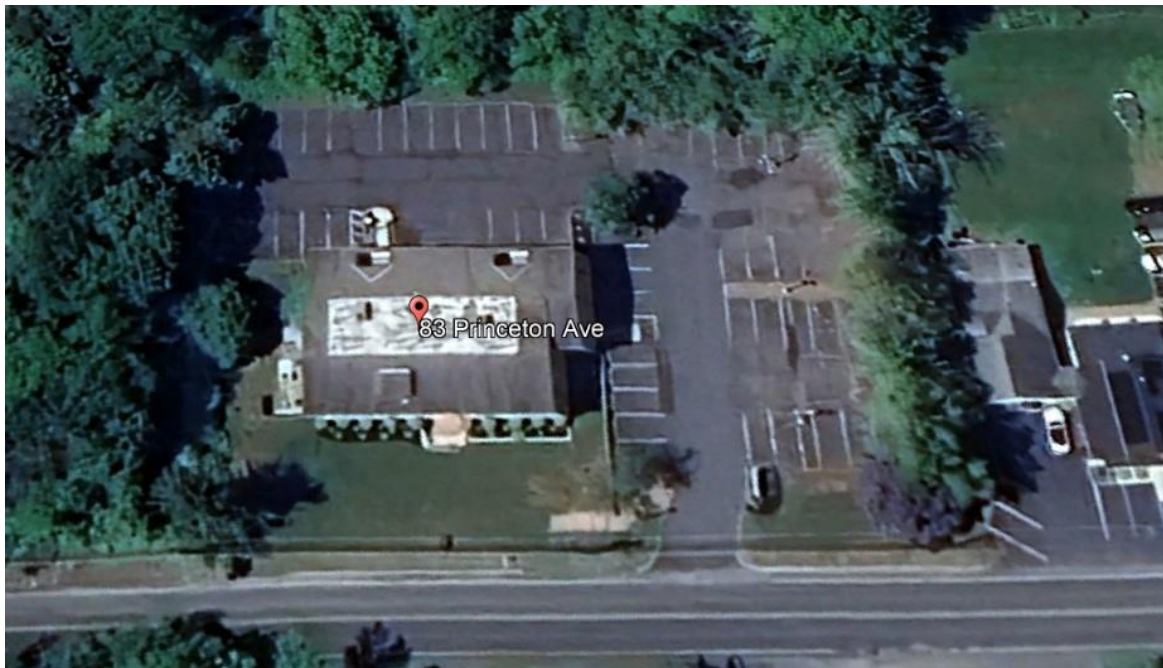


## THIRD FLOOR: Total Floor of 4835SF, divisions available





## SITE PLAN



**For Further Information, please contact:**

William Barish, Founder/Broker [bbarish@cpnrealestate.com](mailto:bbarish@cpnrealestate.com) 609-731-6076

Al Toto, Senior VP

[totocpn@aol.com](mailto:totocpn@aol.com)

609-658-3828

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