

LEASE 2,200SF Professional Office

34 Scotch Road

Ewing Township, Mercer County, NJ 08628

Block 364. Lot 54

**First 2 Months
Rent Free!**



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



Offered exclusively by:

Joseph R. Ridolfi & Associates, LLC
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FOR LEASE

34 Scotch Road

Ewing Twp., Mercer County, NJ 08628

<u>Location:</u>	34 Scotch Road Ewing Township, Mercer County, NJ 08628
<u>Description:</u>	2,200 SF professional office suite, series of private offices, open space and (2) two bathrooms. Elevator service to second floor
<u>Available Lease Space:</u>	2,200 SF
<u>Lease Rate</u>	\$21.82/SF (\$4,000/mo) + tenant pays H/E/AC FIRST 2 MONTHS RENT FREE IF LEASE IS SIGNED BY APRIL 1, 2026
<u>Lease Term</u>	3-5 Years
<u>Available:</u>	60-90 days
<u>Parking:</u>	Forty (40) parking spaces
<u>Location:</u>	Easy access to Route 31, Route 206, Route US 1, approximately 3 miles to Capital Health Hospital

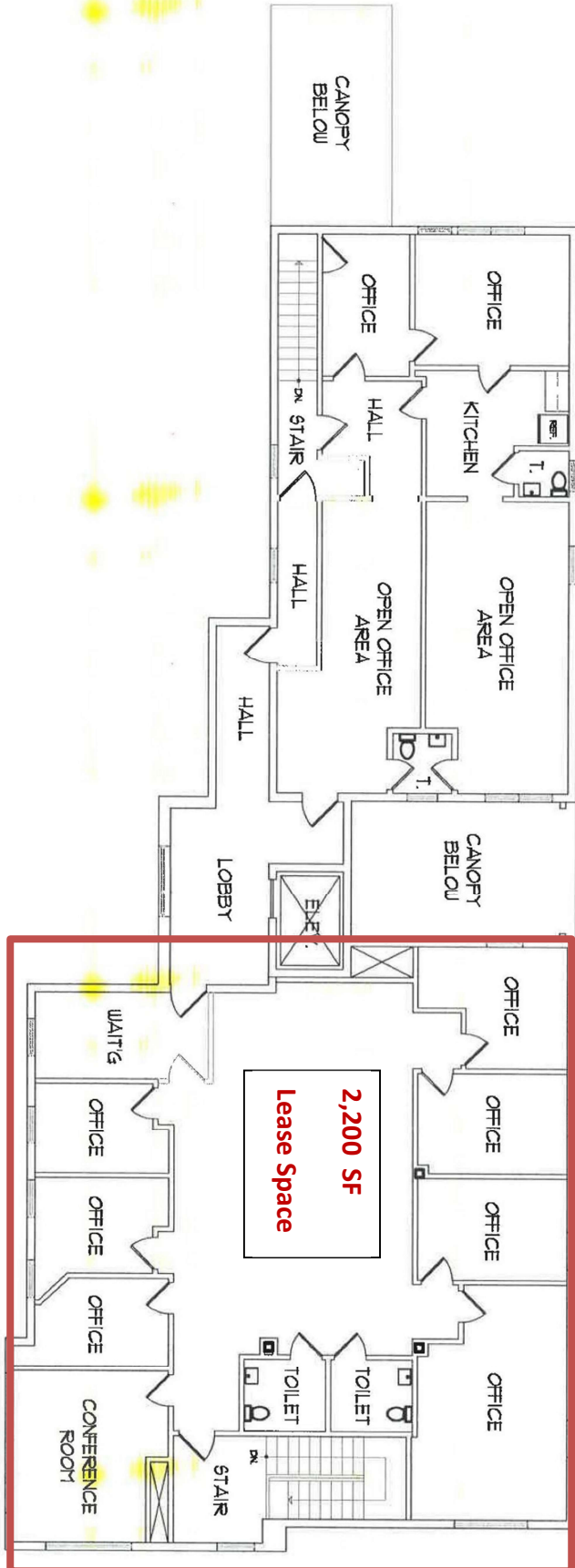


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34 Scotch Road, Ewing Twp., NJ

APPROX. FLOOR AREA = 3,645 SF



EXISTING 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

DIGITAL PHOTO ADDENDUM

Property Address: 34 Scotch Rd., Ewing, NJ 08628

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