

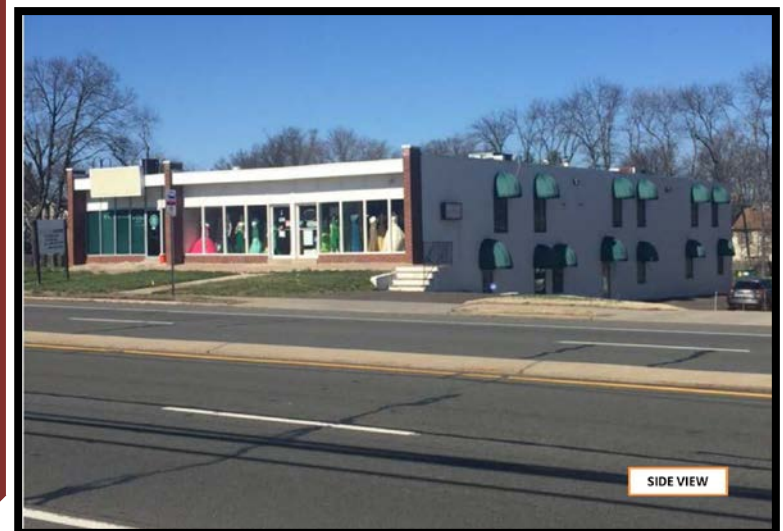
# LEASE - OFFICE/RETAIL

***1717-1719 Brunswick Ave. (at US Rt. 1)***

***Lawrence Township, Mercer County, NJ 08648***

**Block 302, Lots 27 & 30**

- Units available for Lease
- **1<sup>ST</sup> FLOOR** – 5,600 SF Retail/Office unit
  - Shell space ready for tenant fit out
  - Outstanding store front visibility
  - Lease Rate: \$12.00/SF CAM of \$5.00/SF plus tenant pays heat & electric
- **GROUND FLOOR:** 2 Units Available
  - 900 SF – Office (medical) unit
  - 1,400 SF – Office
- Both have private and shared lobby entrances
- Lease Rate: \$12/SF plus CAM \$5.00/SF plus tenant pays heat/electric
- 45 retail/office parking spaces
- Zoning: NC-2 (office, medical, retail, day care, school).
- Easy Access to Rt. 1, Rt. 206, I-195, I-295



Joseph R.

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Commercial Real Estate



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