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Commercial Realty, LLC

MEDICAL / PROFESSIONAL CONDOS FOR SALE OR LEASE



CONGRESSIONAL OFFICE PARK
3088 ROUTE 27, KENDALL PARK, NJ 08824

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PROPERTY SUMMARY:

3088 Route 27 is a single-story freestanding medical / professional condo building and part of a three-building complex known as Congressional Office Park which consists of destination oriented local and regional medical and professional businesses.

Current practices / businesses operating within the complex include Internal Medicine, Cardiology, Allergy & Asthma, Pediatric Dentistry, General Dentistry, Wellness Center, Pediatrics, Law Firm, Mortgage Company, & other various business professionals.

The property is located on heavily traveled Route 27 in Franklin Park (South Brunswick) with approximately 24,062 cars traveled per day.

LEASE DETAILS:

Medical / professional office condos available for sale or lease ranging from 1,250 SF – 14,796 SF of contiguous space.

Asking Price for Sale: \$245 PSF.

Asking Rent: \$16.00 PSF NNN. NNN's are approximately \$8.40 PSF
***NNN expenses include 2023 RE Taxes, Insurance, & HOA Fees / CAM.**

- Each unit has its own private entrance for direct access from the parking lot.**
- 124 Total Parking Spaces Onsite.**
- C- 2 Zoning. Permitted uses Medical and General Offices.**

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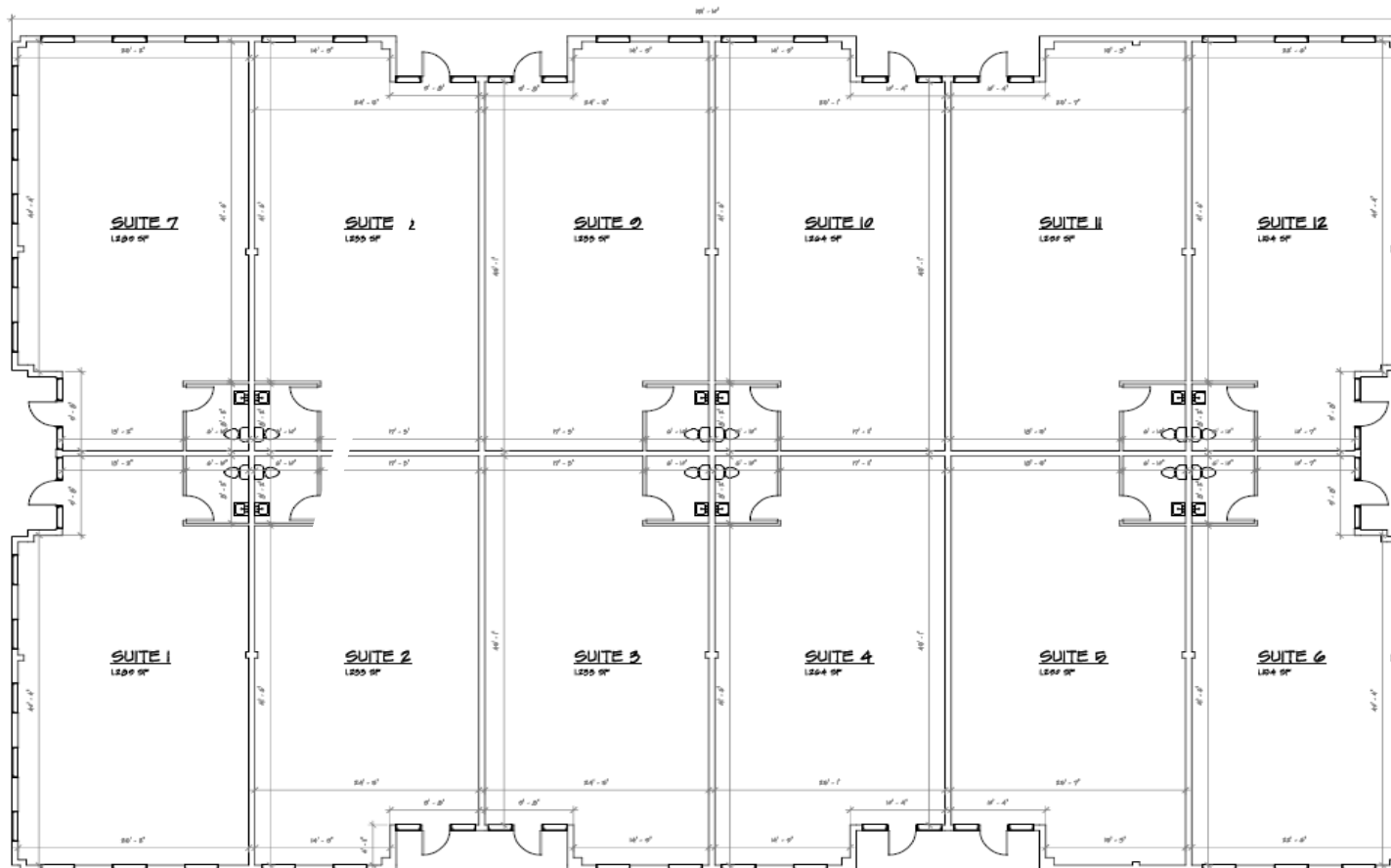
AERIAL VIEW:



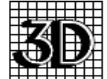
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AS BUILT PLANS:



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



ARCHITECTURE
WILLIAM J. DORAN
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Existing Conditions at
3000 Rt 27
Kendall Park, New Jersey

DESCRIPTION
DATE: 1/10/24
DRAWN BY: ST
CHECKED BY: WJD
SCALE: AS NOTED
SHEET 1 OF 1
SHEET

A-1

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ADDITIONAL PHOTO:



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SIDE PHOTO:



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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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