







This Italianate design building built in 1875 is located in the Historic District of New Brunswick just a few blocks from the center of town. The beautifully renovated interior utilizes modern high tech features. The building is ADA compliant with the first floor wheel chair accessible. Each floor includes kitchenette and bathrooms in the common area. Ideal for professional service businesses including attorneys, accountants, consulting, engineering, marketing, IT and financial firms. Off street parking is available in the rear lot or on the street. Located close to Public transportation, government offices, and hospitals. This building is a prime office location for your business.

TOTAL BUILDING SPACE: 4,507 SF (3 FLOORS; 11 SUITES)

1st Floor: 3 Suites - 322 SF, 335 SF, 343 SF

2nd Floor: 5 Suites - 298 SF, 248 SF, 245 SF, 249 SF, 358 SF

3rd Floor: 3 Suites - 284 SF, 286 SF, 487 SF

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taker in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained begin in the function of this information shall not be deemed a biring. COLIEPS INTERNATIONAL NULL C.







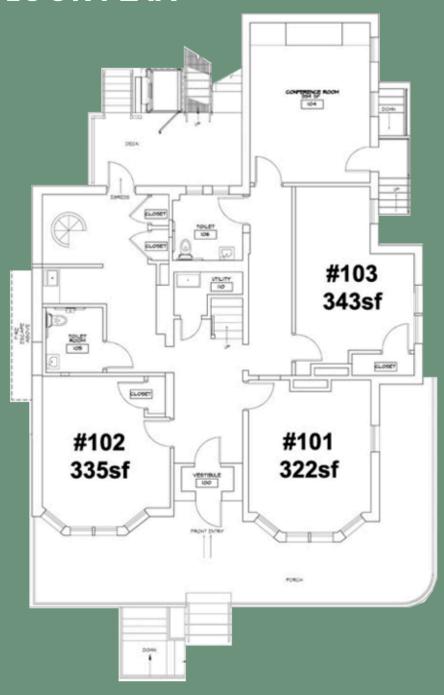


BUILDING AMENITIES INCLUDE: DUCTLESS HVAC UNITS, SECURITY SYSTEM WITH CCTV, CONFERENCE ROOM WITH AV WHEELCHAIR LIFT, BASEMENT STORAGE, ALL UTILITIES INCLUDED, MAINTENANCE & JANITORIAL, GIGA SPEED INTERNET

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FIRST FLOOR PLAN

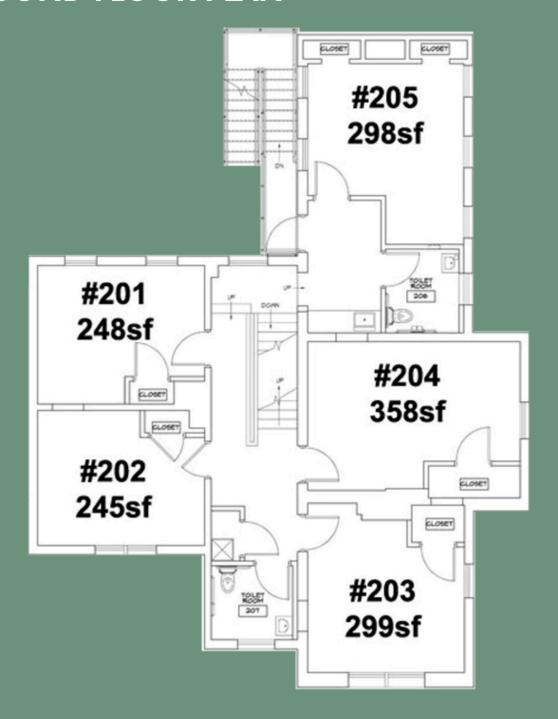


THE FIRST FLOOR CONTAINS: 3 OFFICES, 1 CONFERENCE ROOM, 1 KITCHENETTE AND 2 BATHROOMS. THE CONFERENCE ROOM IS AVAILABLE TO OCCUPANTS FREE OF CHARGE. THE ROOM IS EQUIPPED WITH LARGE VIDEO MONITOR AND INTERNET ACCESS.





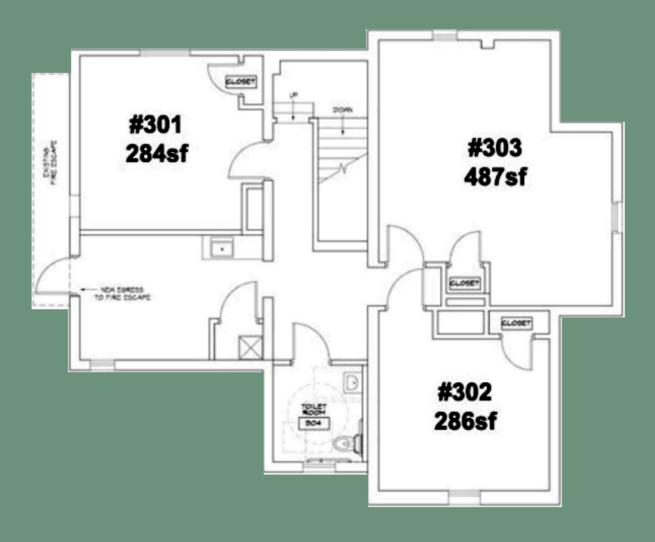
SECOND FLOOR PLAN



THE SECOND FLOOR CONTAINS: 5 OFFICES, 1 KITCHENETTE AND 2 BATHROOMS. THE LARGE, CARPETED FOYER OFFERS THE OPEN FEEL OF THE FIRST-FLOOR LOBBY WITHOUT THE GRANDEUR.

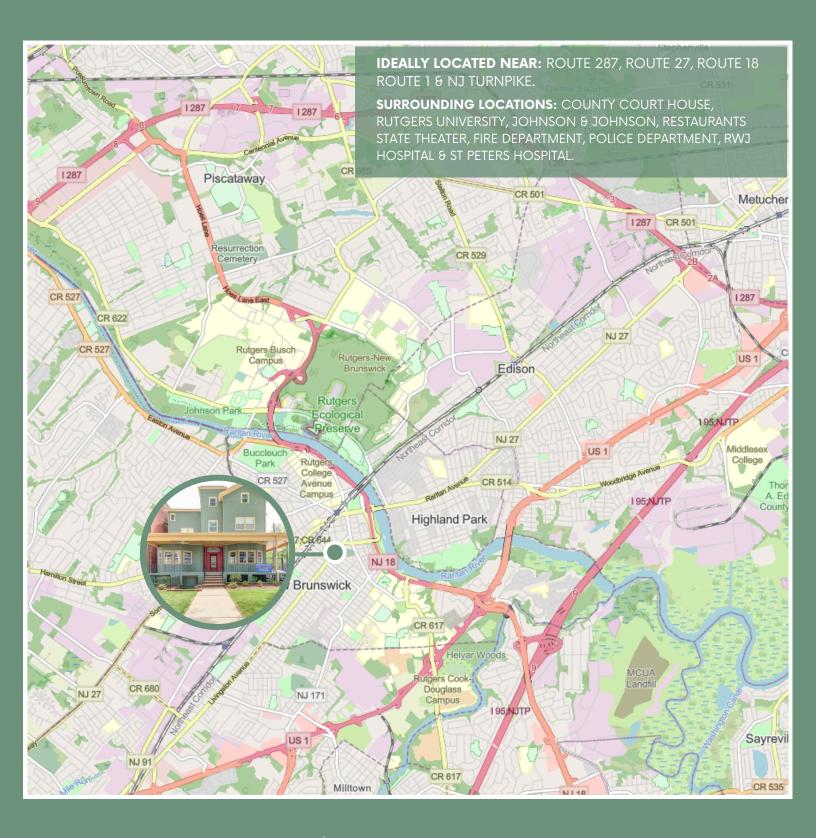


THIRD FLOOR PLAN



THE THIRD FLOOR CONTAINS: 3 OFFICES, 1 KITCHENETTE AND 1 BATHROOM. THIS FLOOR IS CHARMING WITH ITS NOOKS AND ANGLED CEILINGS. IT OFFERS LOTS OF NATURAL LIGHT AND A QUIET LOCATION.





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