

LEGACY

Commercial Realty, LLC

PROFESSIONAL & MEDICAL SPACE AVAILABLE FOR 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 spaces for lease ranging from 1,250 – 14,796 SF of contiguous space. The buildings consists of 12 units totaling +/- 1,250 SF that can be combined or leased individually.

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.
- 164 Total Parking Spaces Onsite.
- C- 2 Zoning. Permitted uses Medical and General Offices.

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AERIAL VIEW:



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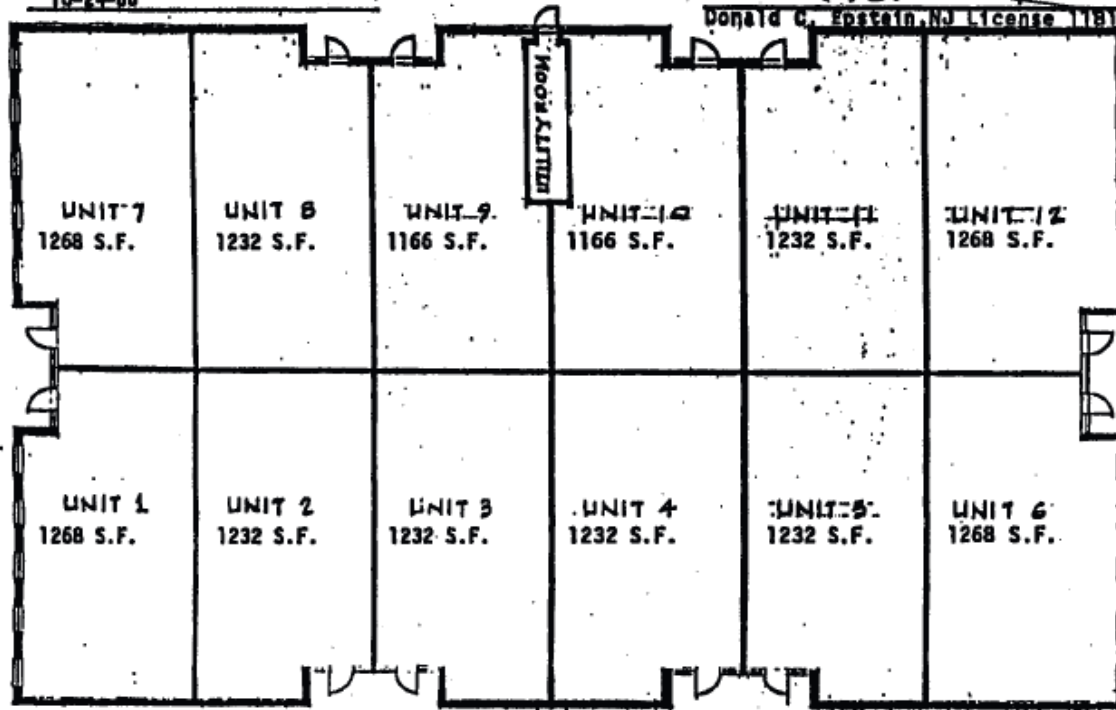
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FLOOR PLAN UNIT DIVISION:

I, Donald C. Epstein, a licensed Professional Engineer in the State of New Jersey, do hereby certify this Floor Plan Unit Division Sketch does constitute a correct representation of the whole and the individual units that compose these structures.
 Date of certification for Centrum Office Park Inc. Condominium.

10-24-86

Donald C. Epstein, N.J. License 11810



FLOOR PLAN UNIT DIVISION SKETCH FOR BLDGS. A, B & C

Building No.	Unit No.	Area in S.F.	Percent of Total
A	1	1268	2.857
	2	1232	2.776
	3	1232	2.776
	4	1232	2.776
	5	1232	2.776
	6	1268	2.857
	7	1268	2.857
	8	1232	2.776
	9	1166	2.626
	10	1166	2.626
	11	1232	2.776
	12	1268	2.857
B	1	1268	2.857
	2	1232	2.776
	3	1232	2.776
	4	1232	2.776
	5	1232	2.776
	6	1268	2.857
	7	1268	2.857
	8	1232	2.776
	9	1166	2.626
	10	1166	2.626
	11	1232	2.776
	12	1268	2.857
C	1	1268	2.858
	2	1232	2.776
	3	1232	2.776
	4	1232	2.776
	5	1232	2.776
	6	1268	2.858
	7	1268	2.858
	8	1232	2.776
	9	1166	2.626
	10	1166	2.626
	11	1232	2.776
	12	1268	2.858
Total		44,388 S.F.	100%

BOOK 3566 PAGE 087

APPENDIX "C"

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ADDITIONAL PHOTO:



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SIDE PHOTO:



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