

# Ewing Corporate Center

20 Scotch Rd, Ewing Township, NJ, 08628



Listing Price  
**\$4,750,000**



Proforma Cap Rate  
**13.86%**



Price/SF  
**\$158.33**

## FINANCIAL

Listing Price	\$4,750,000
Average Rent	\$23.04/SF

## OPERATIONAL

Gross Area	30,000 SF
Lot Size	1.62 Acres (70,567 SF)
Year Built/Renovated	2007

- Great for Large Medical Group
- Across From Ewing Town Center & Suburban Sq. Shopping and Apartments
- Centralized Location, Elevator Access and Ample Parking
- As of January 1, 2025 Property Will Be 18% Occupied

Ewing Corporate Center is a three story, 30,000SF elevator building just minutes outside of Trenton NJ and 12 miles to Princeton NJ. This well-maintained office shows pride in ownership.

At the end of the year, the major tenant will be relocating after 15 years at this location. The upcoming vacancy provides an excellent opportunity for a user /investor to acquire a high-quality asset to utilize as a headquarter location or an investment. The property boasts ample parking, and is within short walking distance from shopping, restaurants and public transportation to NYC and Philadelphia. Across the street is Ewing Town Center, an 1100-unit apartment and retail complex under construction.

