

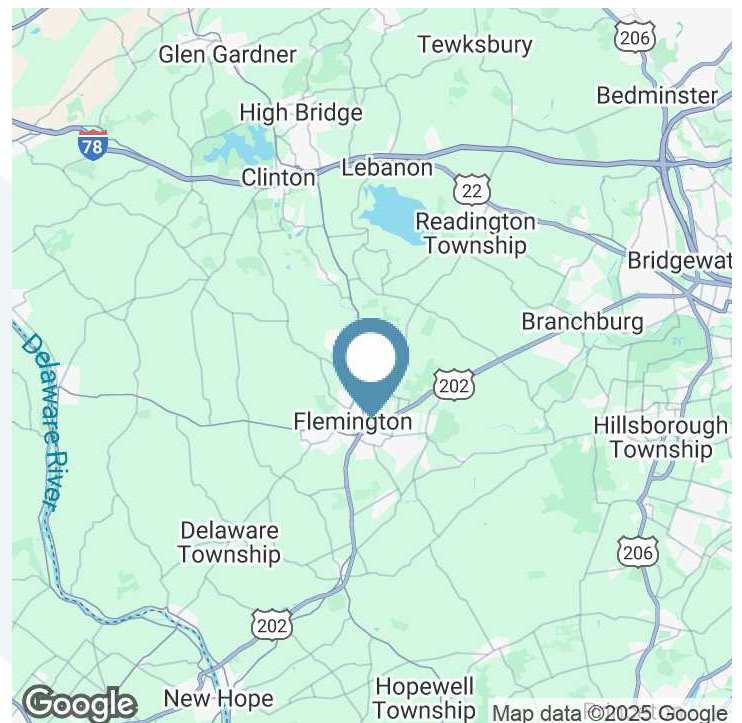
FOR LEASE | Flemington Trade Center | 23 Royal Road | Flemington, NJ 08822

670 SF CLASS "A" OFFICE SPACE



PROPERTY HIGHLIGHTS

- **Class A** office building, built in 2005
- 29,000 SF total
- **670 SF Available Now; Adjoining 1,500 SF Available 3Q 2025**
- 3 offices, conference room and reception area – 1,500 SF
- Large office/conference room and reception area – 670 SF
- Available in 30 days
- **Asking Rent: \$24.00/SF plus electric, gas and cleaning**
- Amenities include beautifully appointed lobbies, elevator, spiral staircase, conference/training facilities, cafeteria-kitchen with outdoor seating and secure building access
- Abundant parking
- **Location:** This building is located just north of Church Street between Routes 202 and 31, minutes from shopping, restaurants and downtown.

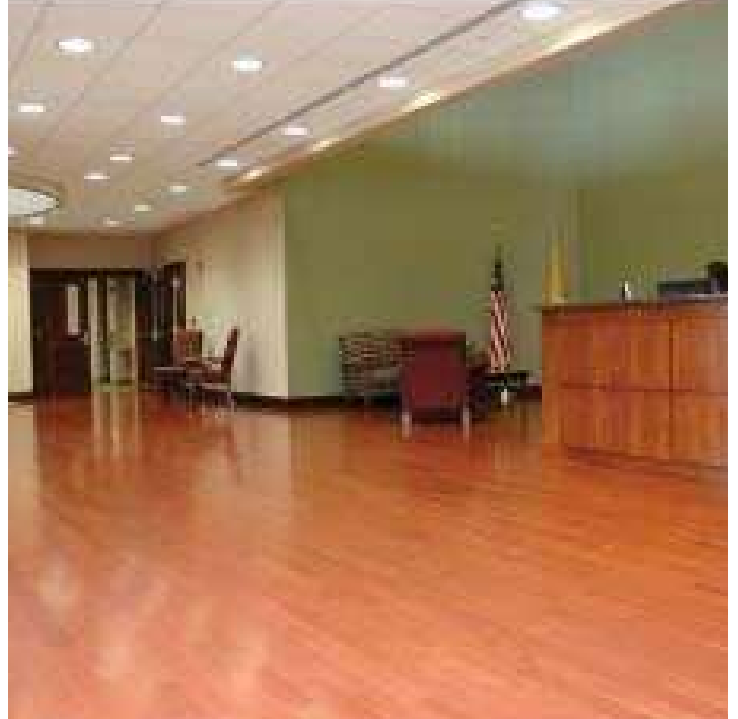


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COMMON AREAS



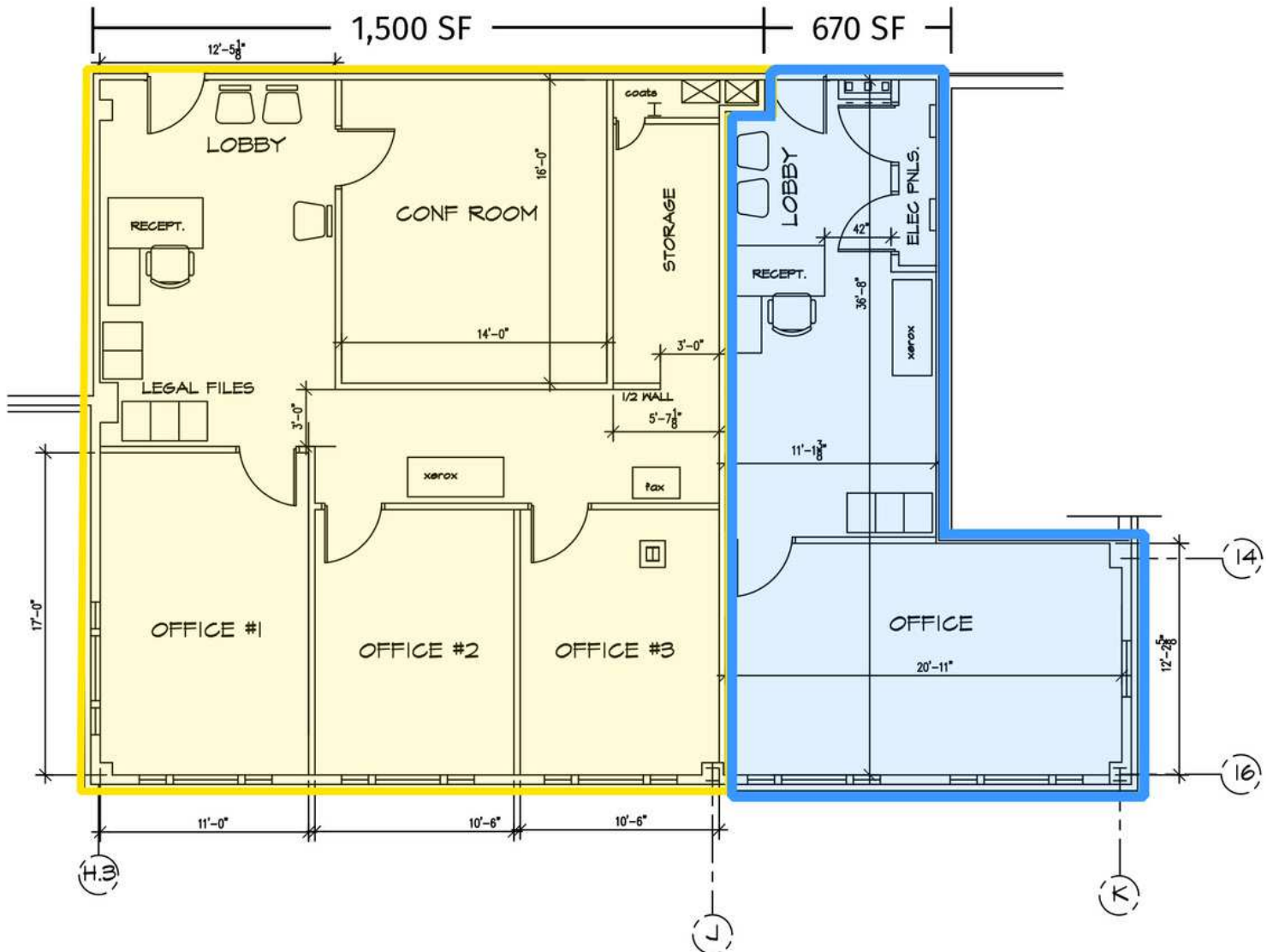
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FLOOR PLAN



EXISTING SECOND FLOOR PLAN- NEW OFFICES Concept Plan#1 (2,170 SF)

SCALE: 1/8" = 1'-0"

12-18-09

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