

# "The Birches Office Complex"

*Medical/Professional Office Suites*

*2275 Whitehorse-Mercerville Rd, Hamilton Twp.,  
Mercer County, NJ 08619*



**Block 1819, Lot 3**

## Available Lease Space

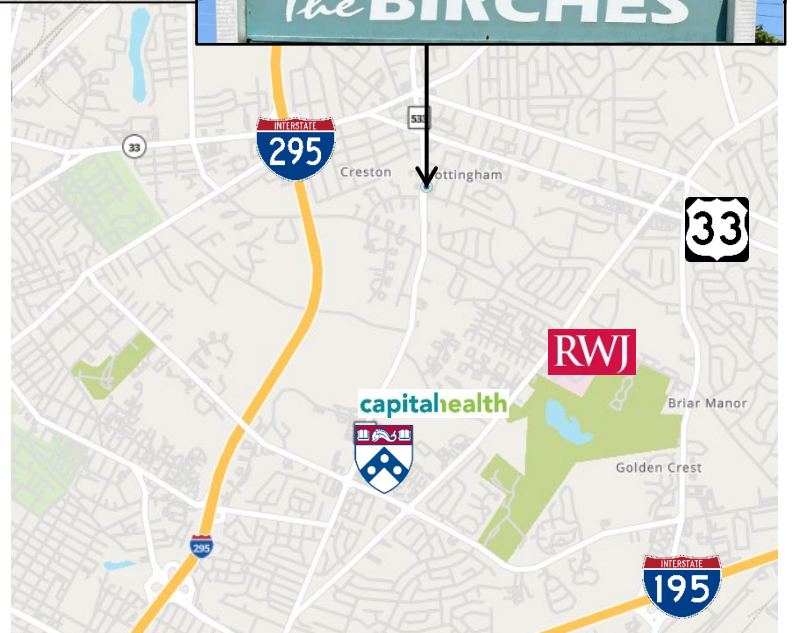
<u>Suite #</u>	<u>Sq. Ft.</u>	<u>Base Rent/Mo.</u>
• # 1&2	1,950	\$2,250

CAMs are charged quarterly at \$8.00/SF.

Tenant pays heat/electric.

Conveniently located in close proximity to RWJ Hospital at Hamilton, Capital Health facility, and Penn Medicine at Hamilton.

Easy access to I-195, I-295, I-95, Rt 33, RT US1, Rt 206, RT129, NJTP Exit #7A.



**Offered exclusively by:**

*Joseph R. Ridolfi & Associates, LLC  
Commercial Realtors*

**Phone: 609-581-4848 • Fax: 609-581-5511**

**Website: [ridolfi-associates.com](http://ridolfi-associates.com)**

**Email: [ridolfi@ridolfi-associates.com](mailto:ridolfi@ridolfi-associates.com)**



2023 Demographics	1 Miles	3 Miles	5 Miles
Median HH Income	\$70,506	\$62,782	\$55,339
Housing Units	4,896	35,825	88,677
Total Population	11,076	86,480	222,187

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

***FOR LEASE*** – Office Suite  
***2275 Whitehorse-Mercerville Rd***  
***Hamilton Twp., Mercer County, NJ 08619***

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**Location:**

The Birches Office Complex  
2275 Whitehorse-Mercerville Rd  
Hamilton Twp., Mercer County, NJ  
08619

**Description:**

Medical/Professional office suite available for lease. Suite available in excellent move-in condition.

**Lease Space:**

**Suite #1 & 2** – 1,950 SF  
\$2,250/month plus tenant pays heat & electric

**Property Maintenance:**

CAMs are charged quarterly at \$8.00/SF



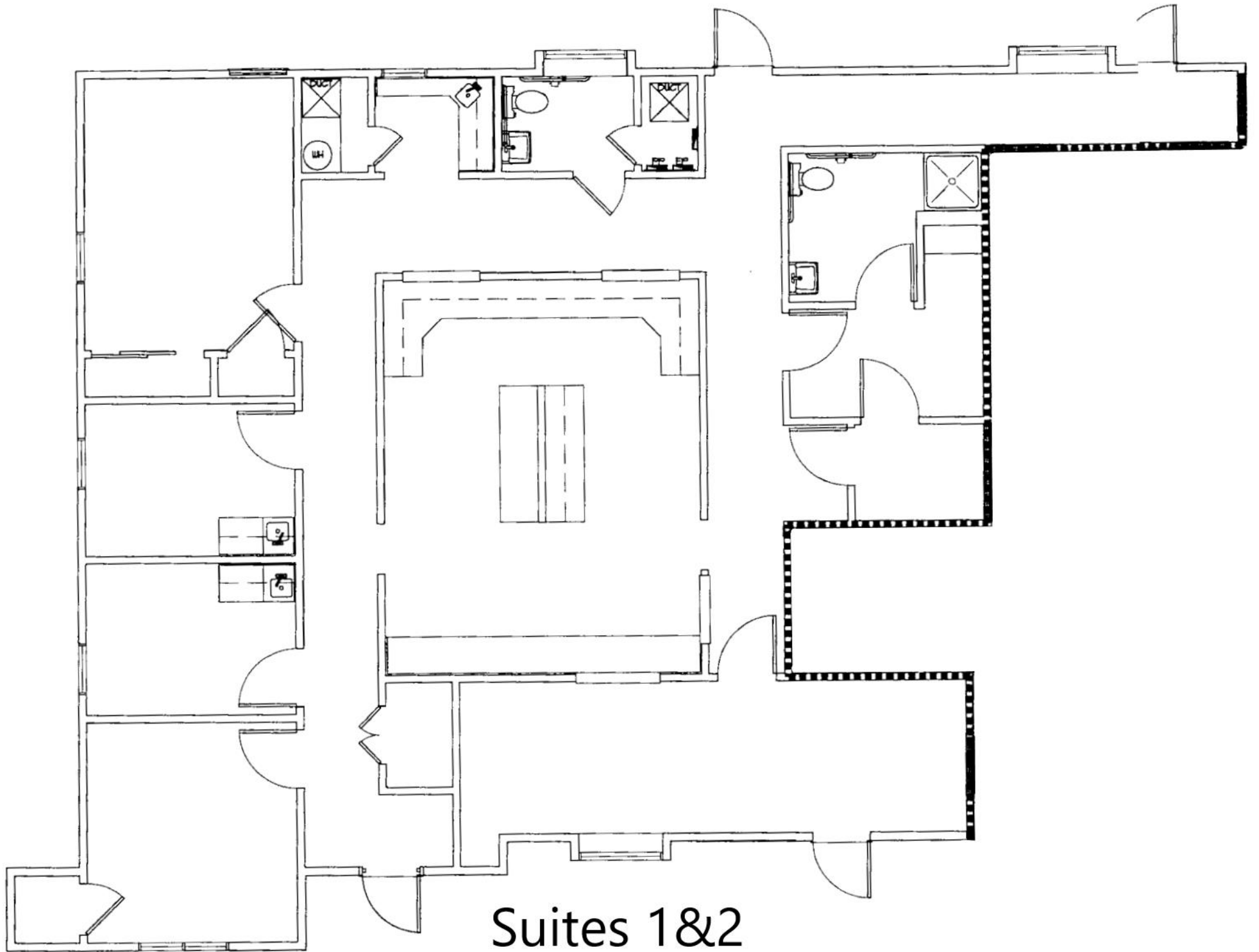
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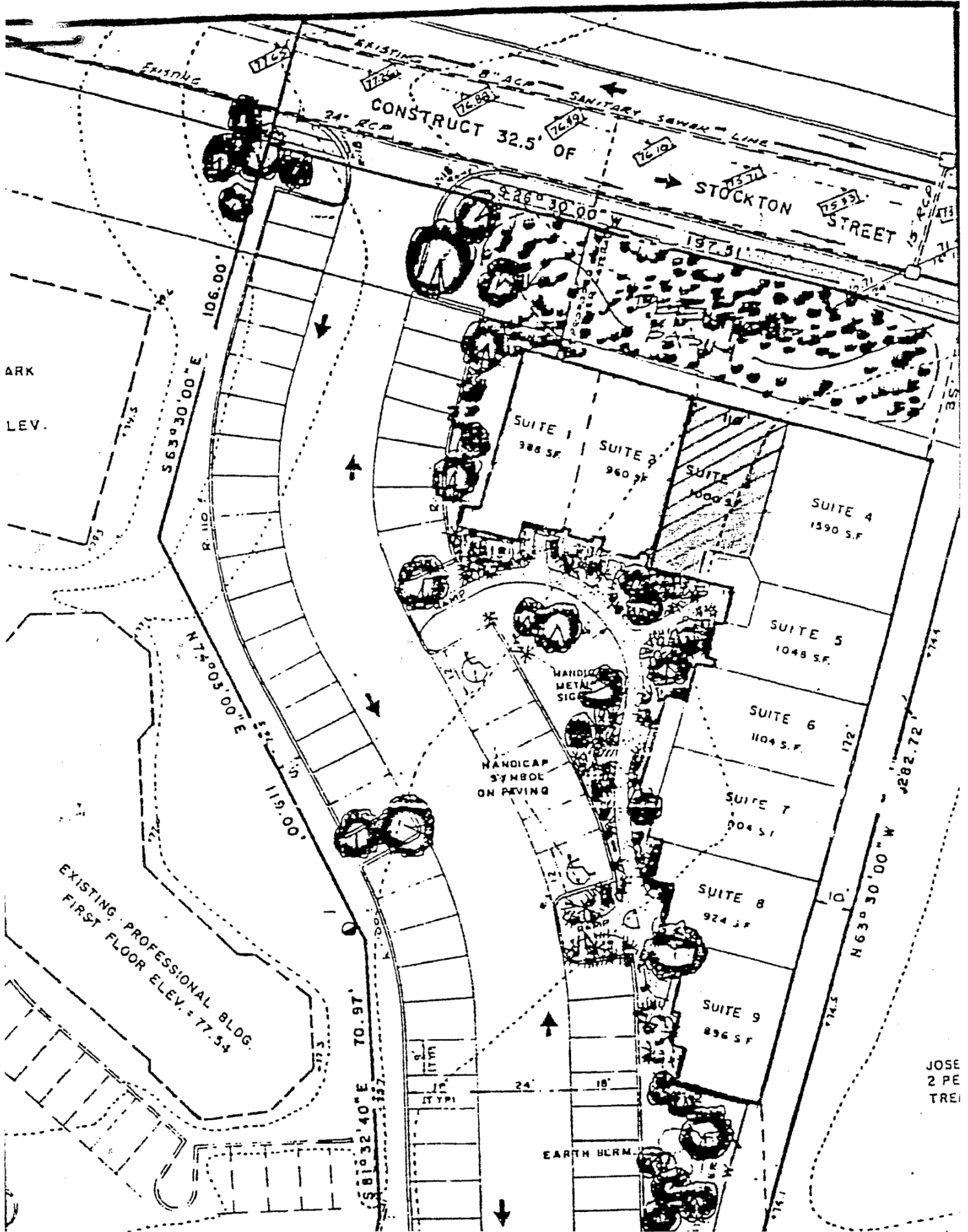
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Suites 1&2



JOSE  
 2 PE  
 TREE



2275 Whitehorse-Mercerville Rd, Hamilton, NJ 08619

Building





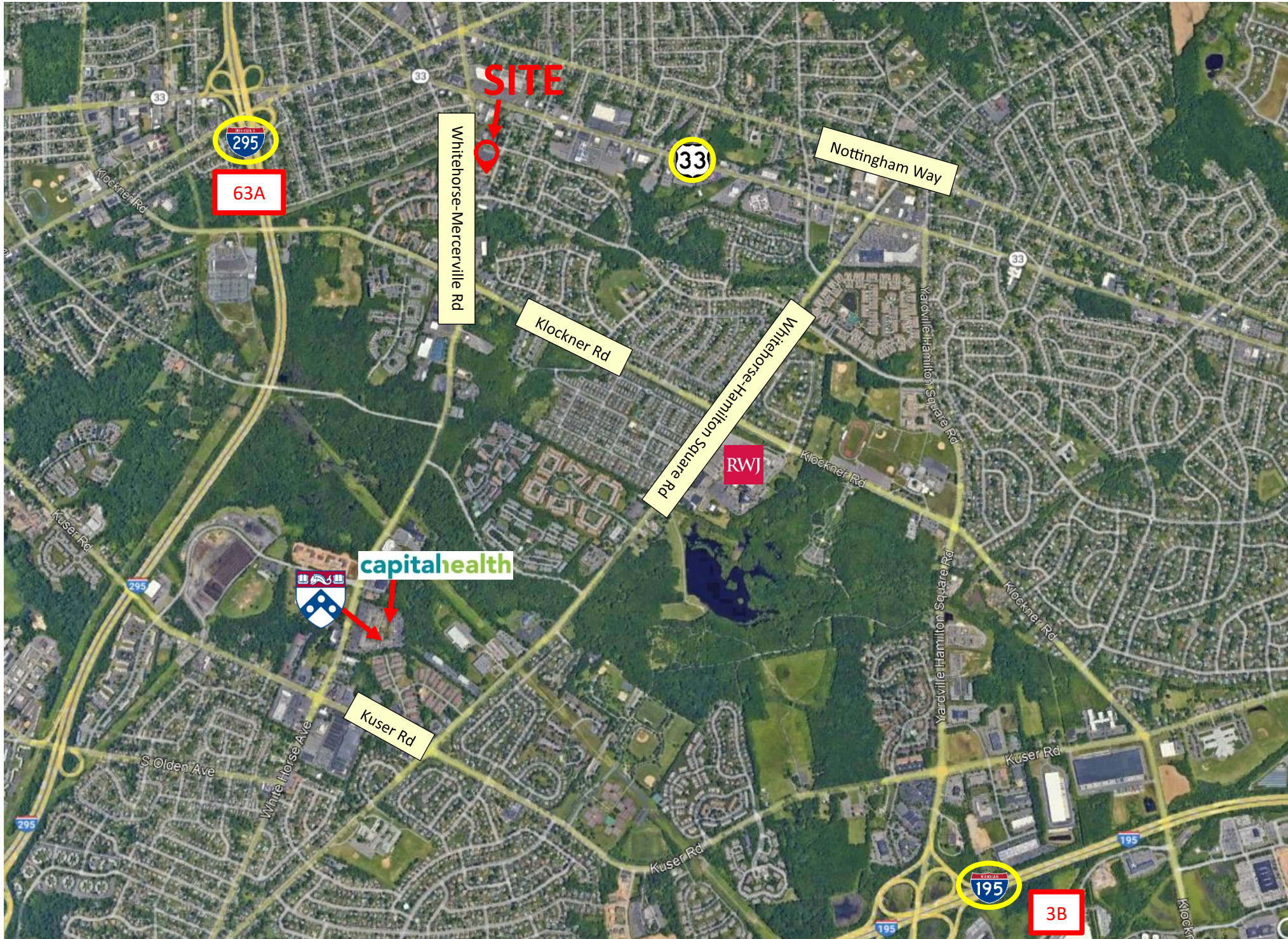
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Suites 1&2





# 2275 Whitehorse-Mercerville Rd, Hamilton, NJ 08619





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