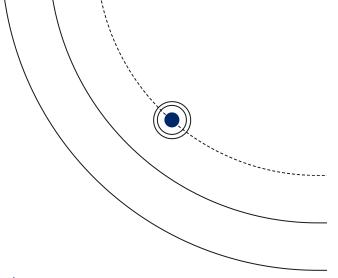


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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (MG)
BUILDING SIZE:	11,053 SF±
AVAILABLE SF:	1,307 SF±
YEAR BUILT:	1973
ZONING:	R-10
MARKET:	Central New Jersey
SUBMARKET:	Princeton South

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease professional office space in the heart of Hamilton Township, Mercer County, New Jersey. A first-floor unit offering ±1,307 RSF is currently available, allowing for a range of potential configurations and professional uses. The property rests in a densely populated trade area, adjacent to a diverse platform of national and regional retailers. A superior location with easy access to the region's highway systems and major commuter routes.

LOCATION OVERVIEW

Situated centrally within Hamilton Township, Mercer County, New Jersey - the 9th largest township in New Jersey by population. It is within an hour drive of New York City, Philadelphia, and the Jersey Shore. The property is located in Central New Jersey submarket and in close proximity to destination such as downtown Princeton and the historic State Capital of Trenton. Easy access to I-295 and I-195, Route 33, Route 130 and Route 206, and NJ Turnpike.

PROPERTY DETAILS

LEASE TYPE	MODIFIED GROSS

LOCATION INFORMATION

STREET ADDRESS	2681 Quakerbridge Road
CITY, STATE, ZIP	Hamilton, NJ 08619
COUNTY	Mercer
MARKET	Central New Jersey
SUB-MARKET	Princeton South
CROSS-STREETS	Nottingham Way
TOWNSHIP	Hamilton Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	I-295 - 0.7 Mi.
NEAREST AIRPORT	Trenton Mercer (TTN) - 11.8 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	R-10, Single Family Residential
LOT SIZE	1.02 AC±
APN #	03-01695-00021
LOT FRONTAGE	336 ft
LOT DEPTH	132 ft
TRAFFIC COUNT	21,973 VPD
TRAFFIC COUNT STREET	Quakerbridge Rd & Pollman Ave

PARKING & TRANSPORTATION

PARKING TYPE	Surface Paved Lot
PARKING RATIO	5/1,000
NUMBER OF PARKING SPACES	57

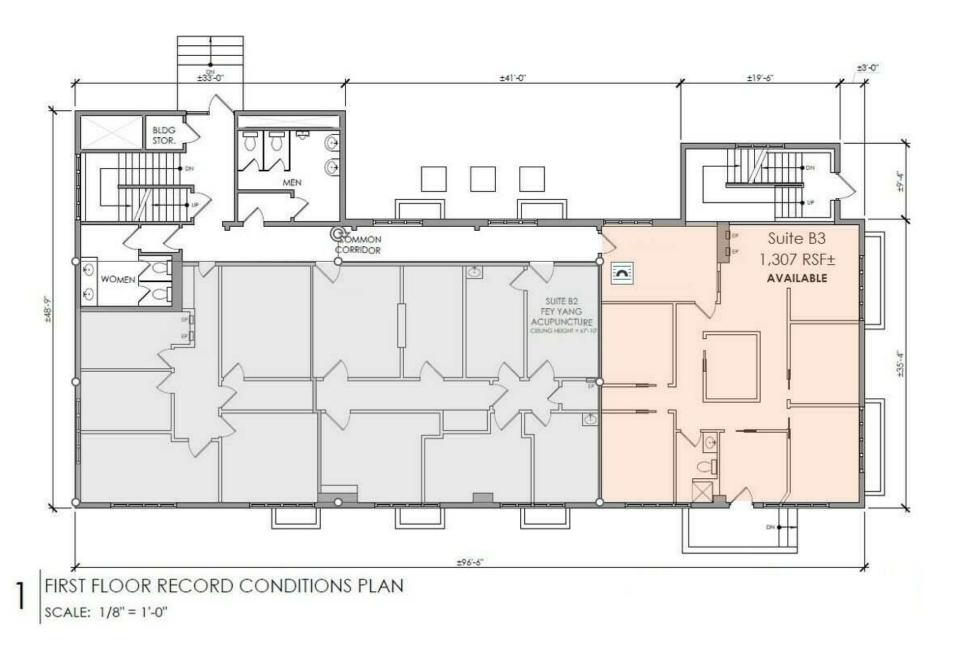
PROPERTY HIGHLIGHTS

- Premier professional office space
- 24-hour access
- Last unit available
- Monument signage
- Immediate occupancy available
- Ample parking
- Heavy vehicular traffic
- Convenient and accessible location
- Proximate to diverse and populated residential neighborhoods
- Ideally located for business and consumer access
- Close proximity to Quaker Bridge Mall, RWJ Hospital and Grounds of Sculptures
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Rt.33, I-295/95, Rt. 130, an I-195, I-29, and NJ Turnpike





FLOOR PLANS



ADDITIONAL PHOTOS



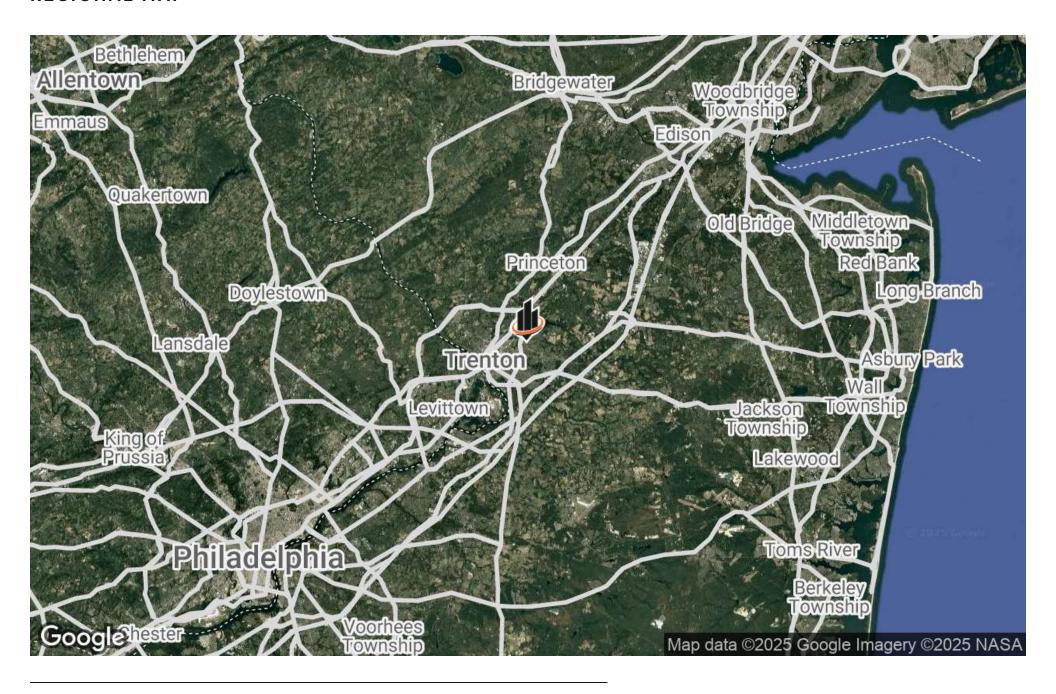




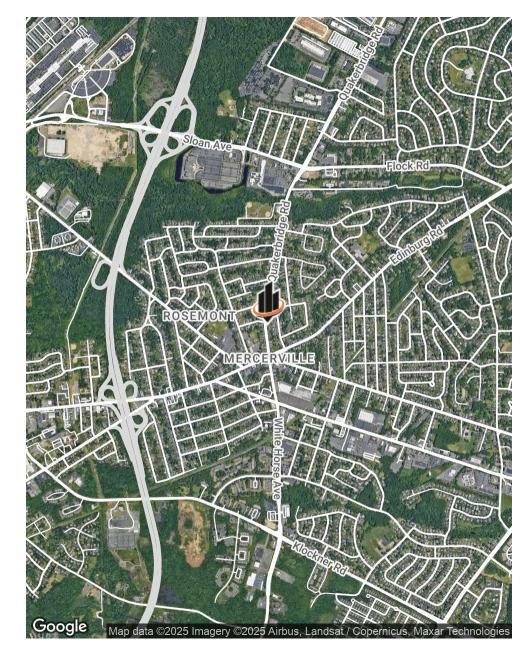


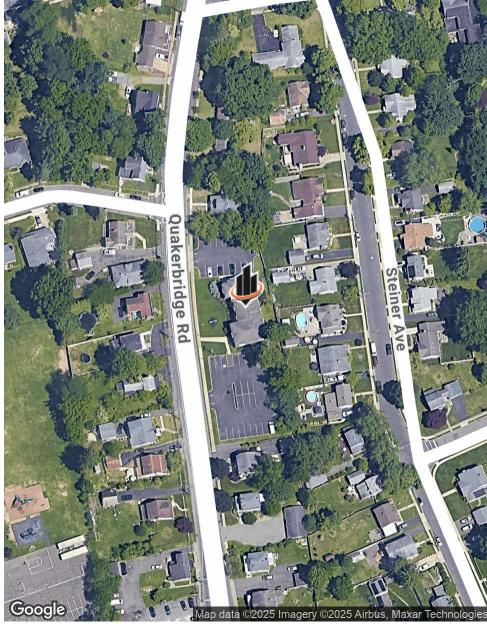


REGIONAL MAP



LOCATION MAP





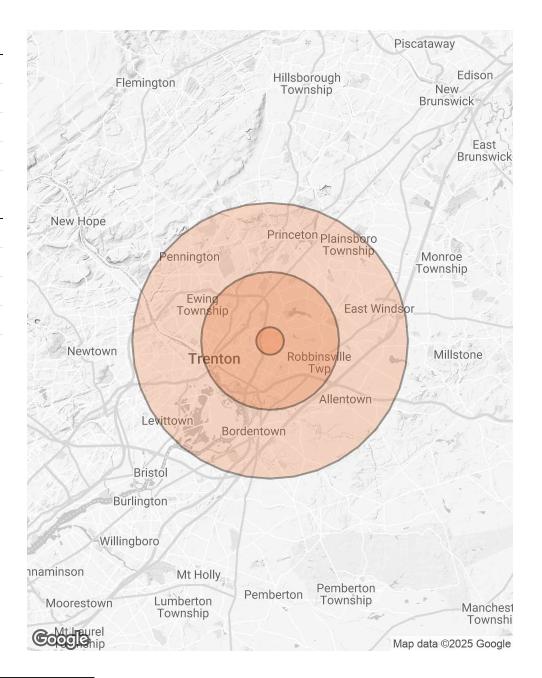


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,323	222,279	487,026
AVERAGE AGE	44.9	39.4	40.6
AVERAGE AGE (MALE)	43.6	38.4	39.5
AVERAGE AGE (FEMALE)	46.0	40.5	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,725	89,044	192,773
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$99,488	\$89,026	\$113,121
AVERAGE HOUSE VALUE	\$253,551	\$218,948	\$318,687

2020 American Community Survey (ACS)





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