

Unity Concourse II Office space for lease

54 Old Highway 22 | Clinton Township, NJ

EXECUTIVE SUMMARY

Situated on Old Highway 22 in Clinton Township (Hunterdon County), benefiting from exposure along a key local corridor between Routes 78, 22, and 31.

Good accessibility to bus lines and nearby regional transit (e.g., Trans-Bridge bus; local rail stations within walking distance as noted by property listing sources).

Positioned strategically between Newark Liberty International Airport and Lehigh Valley International Airport, with regional commuting access.

KEY HIGHLIGHTS

- » **Property Type:** Medical/Professional Office building
- » **Building Class:** Class A office
- » **Total Building Size:** +/-21,360 SF
- » **Stories:** 3 floors
- » **Availability:** Suite 200 (2nd Floor)
- » **SF:** 4,679 RSF
- » **Asking Rent:** \$17.00 PSF plus NNN (\$12.20 PSF)
- » **Year Built:** 1997 (with updates)
- » **Parking:** ~86 spaces (surface)
- » **Zoning:** C-2



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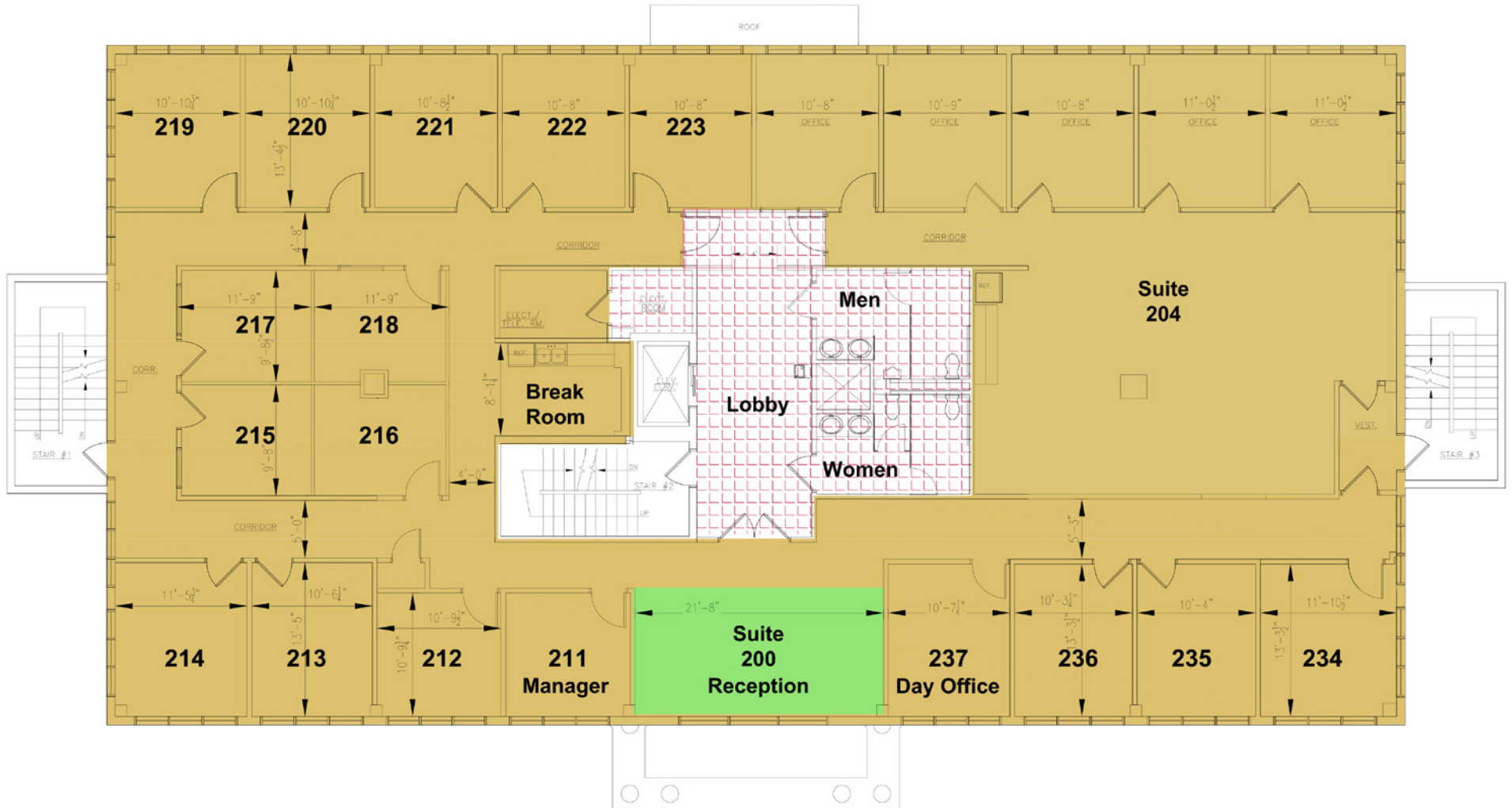
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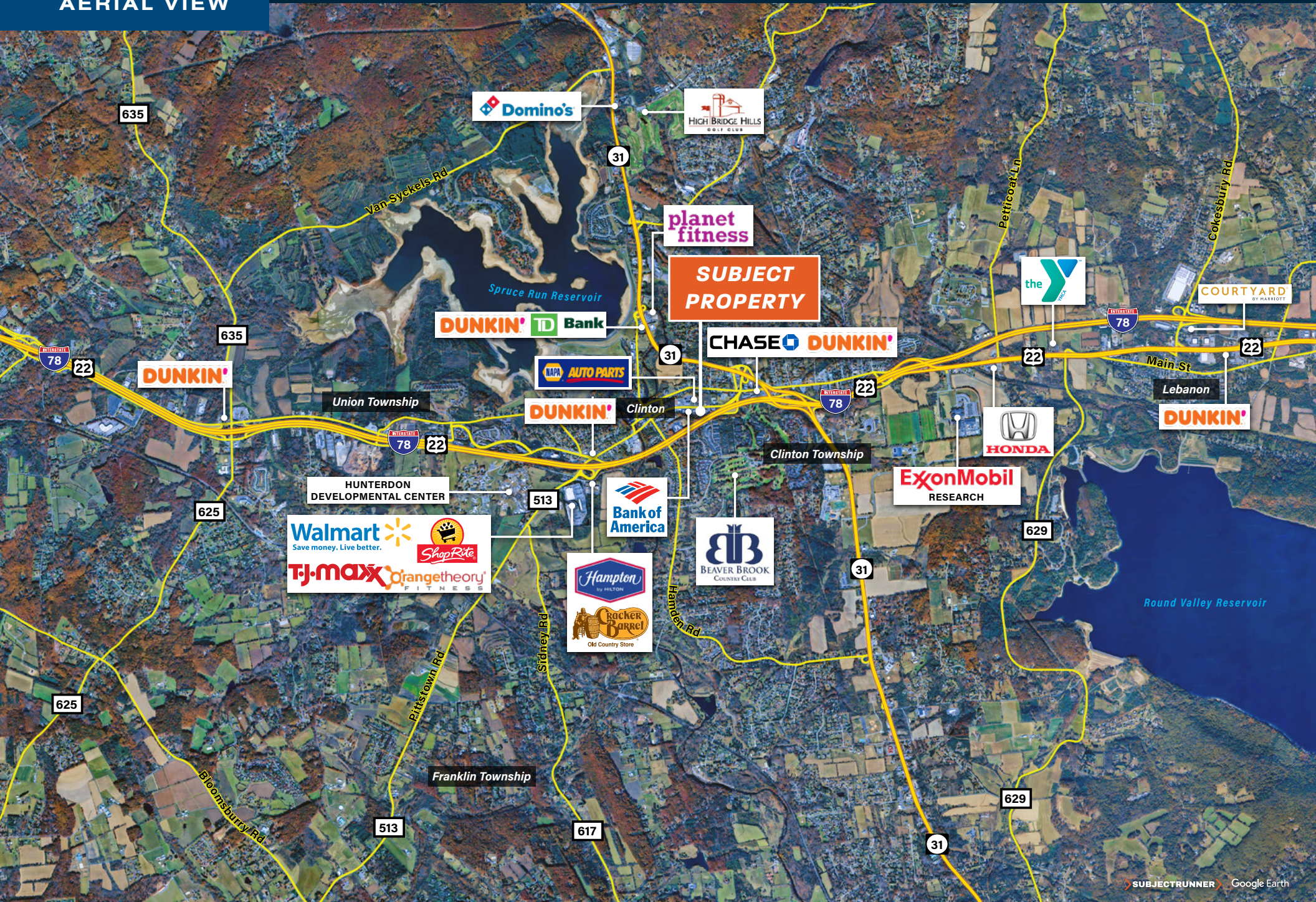
EXECUTIVE SUMMARY

- » **For Lease:** 4,679 RSF of available office space located on the 2nd floor, Suite 200.
- » **Building Features & Amenities**
 - » Elevator access & ADA compliant access
 - » Central Air Conditioning and Heating
 - » Signage and visibility from Old Highway 22
 - » Fully Fit out Office layout suitable for all professional uses (financial, legal, medical, general office)
- » **Ideal For:**
 - » Professional office tenants (legal, medical, financial)
 - » Corporate administrative offices
 - » Business service providers

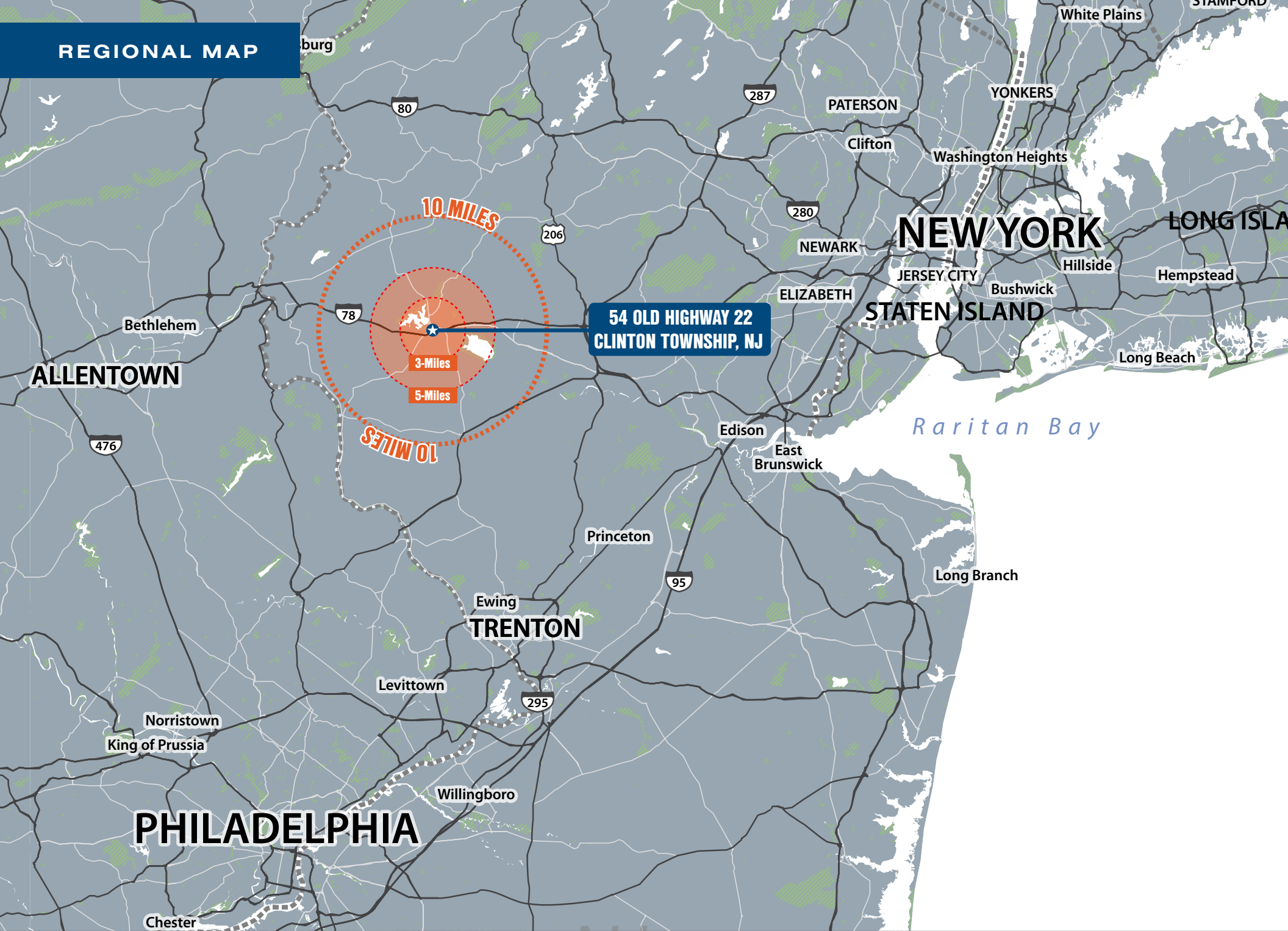


FLOOR PLAN





SUBJECTRUNNER Google Earth



PROPERTY PHOTOS

