

LEASE - OFFICE/RETAIL

1717-1719 Brunswick Ave. (Alt. US Rt. 1)

Lawrence Township, Mercer County, NJ 08648

Block 302, Lots 27 & 30

Two units available for lease:

- **1ST FLOOR** – 5,600 SF Retail/Office unit
 - Shell space ready for tenant fit out
 - Outstanding store front visibility
 - Lease Rate: \$12.00/SF CAM of \$5.00/SF plus tenant pays heat & electric
- **GROUND FLOOR** -- 900 SF Office (medical) unit

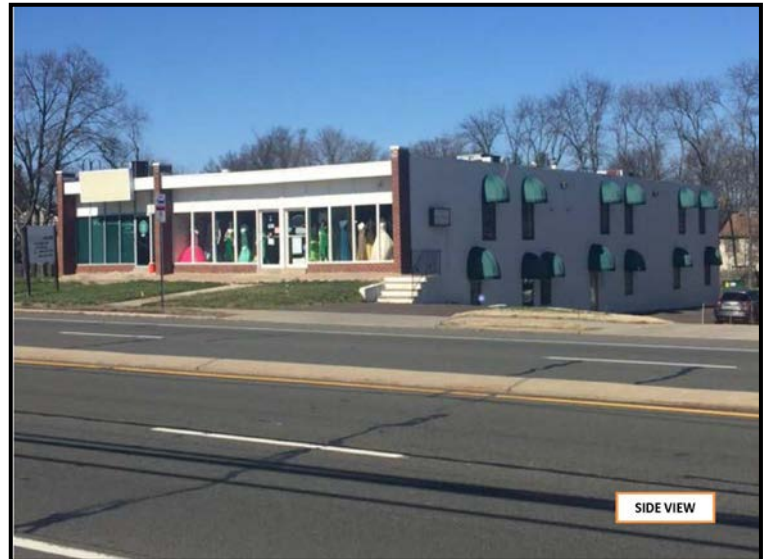
Private and shared lobby entrances

Lease Rate: \$12/SF plus CAM \$5.00/SF plus tenant pays heat/electric

45 retail/office parking spaces

Zoning: NC-2 (office, medical, retail, day care, school)

Easy Access to Rt. 1, Rt. 206, I-195, I-295



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



Offered exclusively by:

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

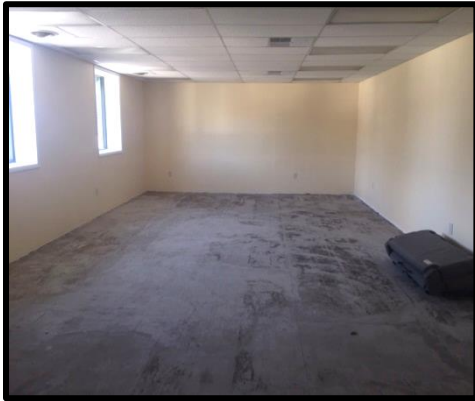
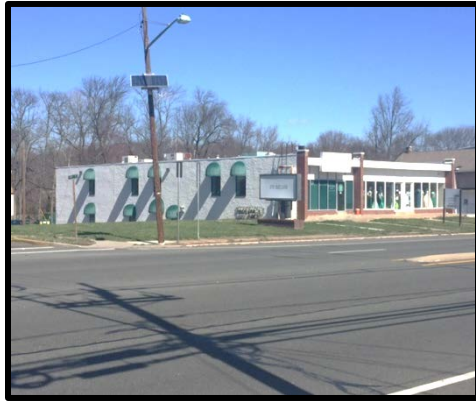
Phone: 609-581-4848 Fax: 609-581-5511

Website: ridolfi-associates.com

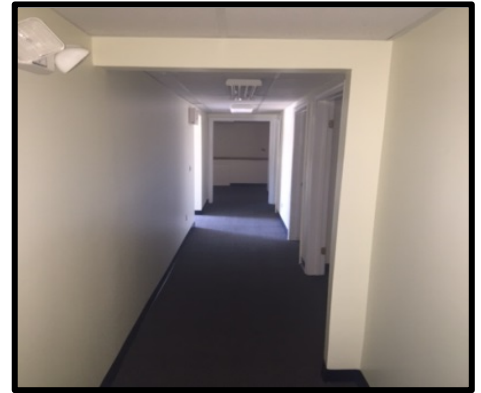
E-Mail: ridolfi@ridolfi-associates.com

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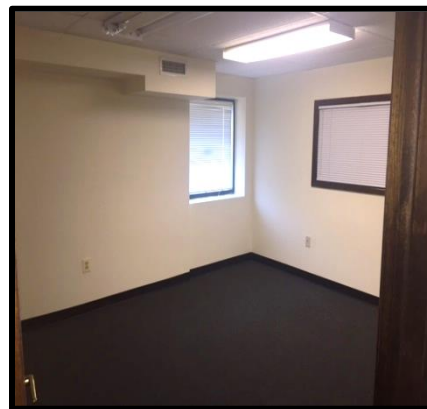
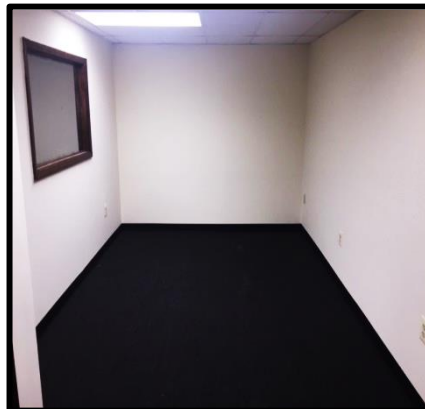
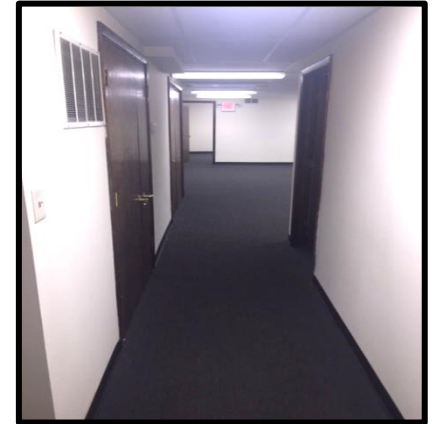
1ST FLOOR



900 SF GROUND FLOOR



1400 SF GROUND FLOOR



1777-1719. Brunswick Ave.

Floor Plan 900 SF Office/Medical unit on Ground Floor.



1400 SF / Ground Floor
Office Suite
1717-1719 Brunswick Pike.

Common
Women's
Room.

Common
Men's
Room.

Side
Enter
ance

Common Hall Way.

Conference Room

Closet

Back
Entrance.

Closet.

Large office.

Mechanical
AREA

Common

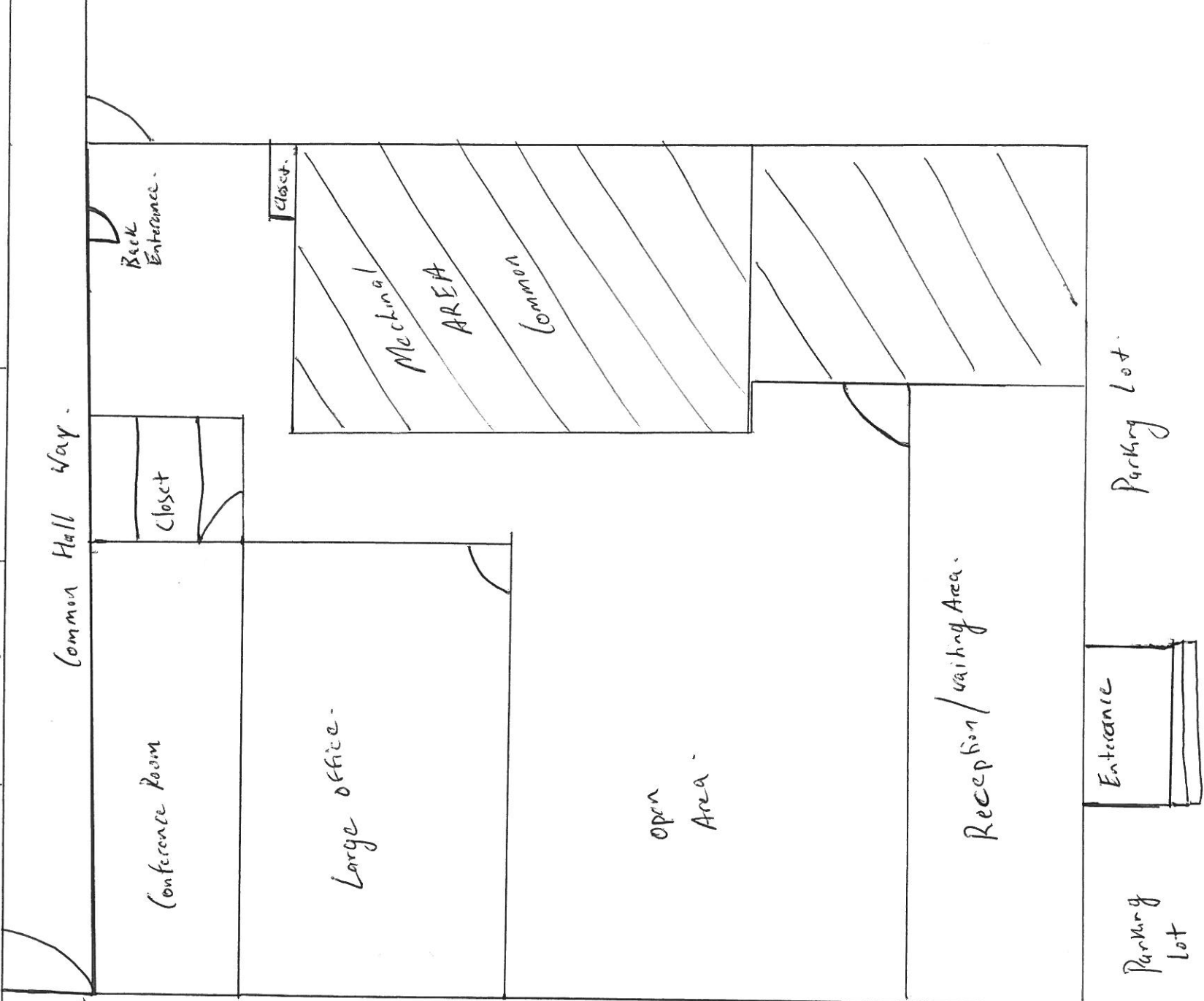
Open
Area.

Reception/Waiting Area.

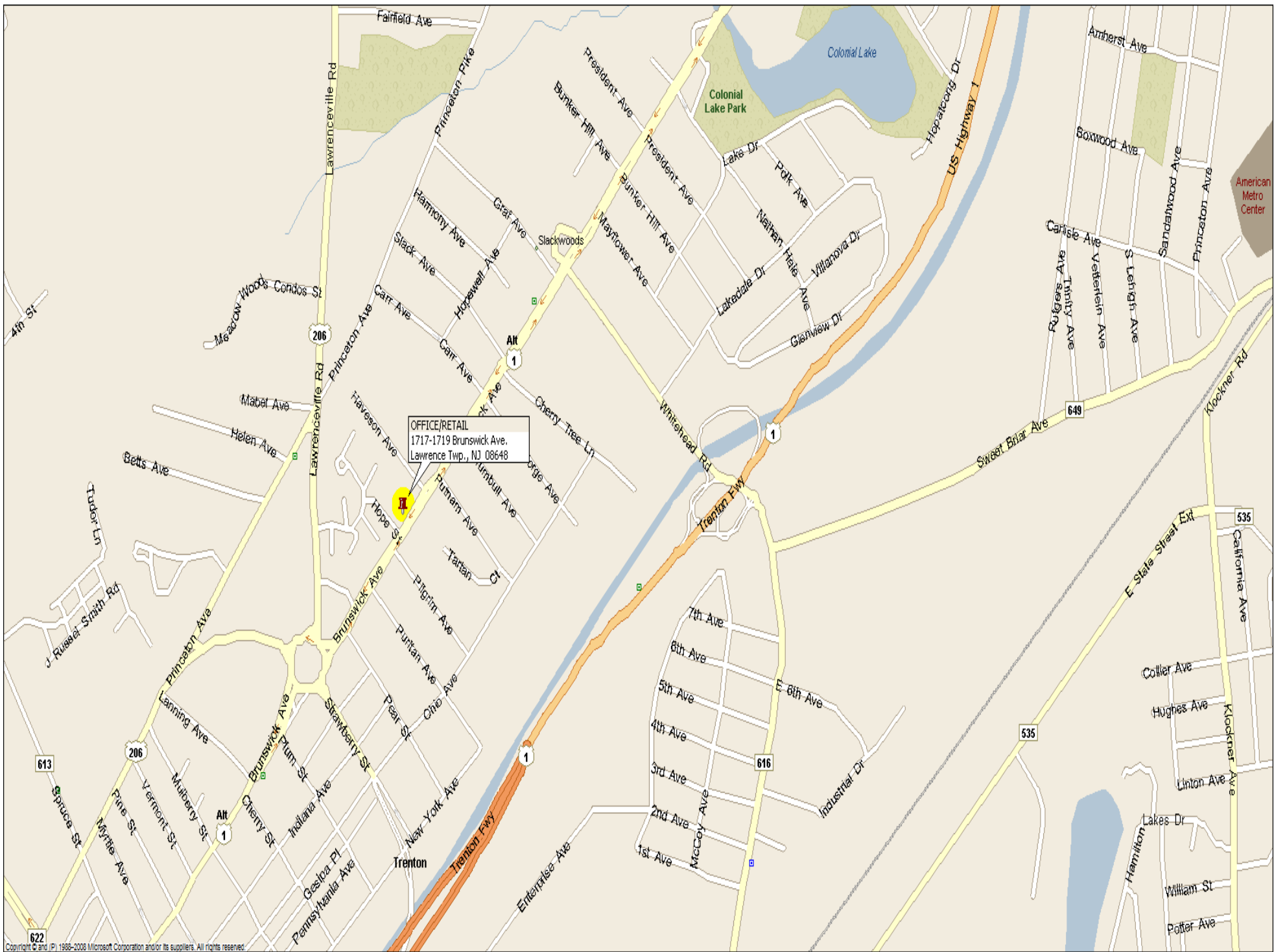
Entrance

Parking
lot

Parking Lot.



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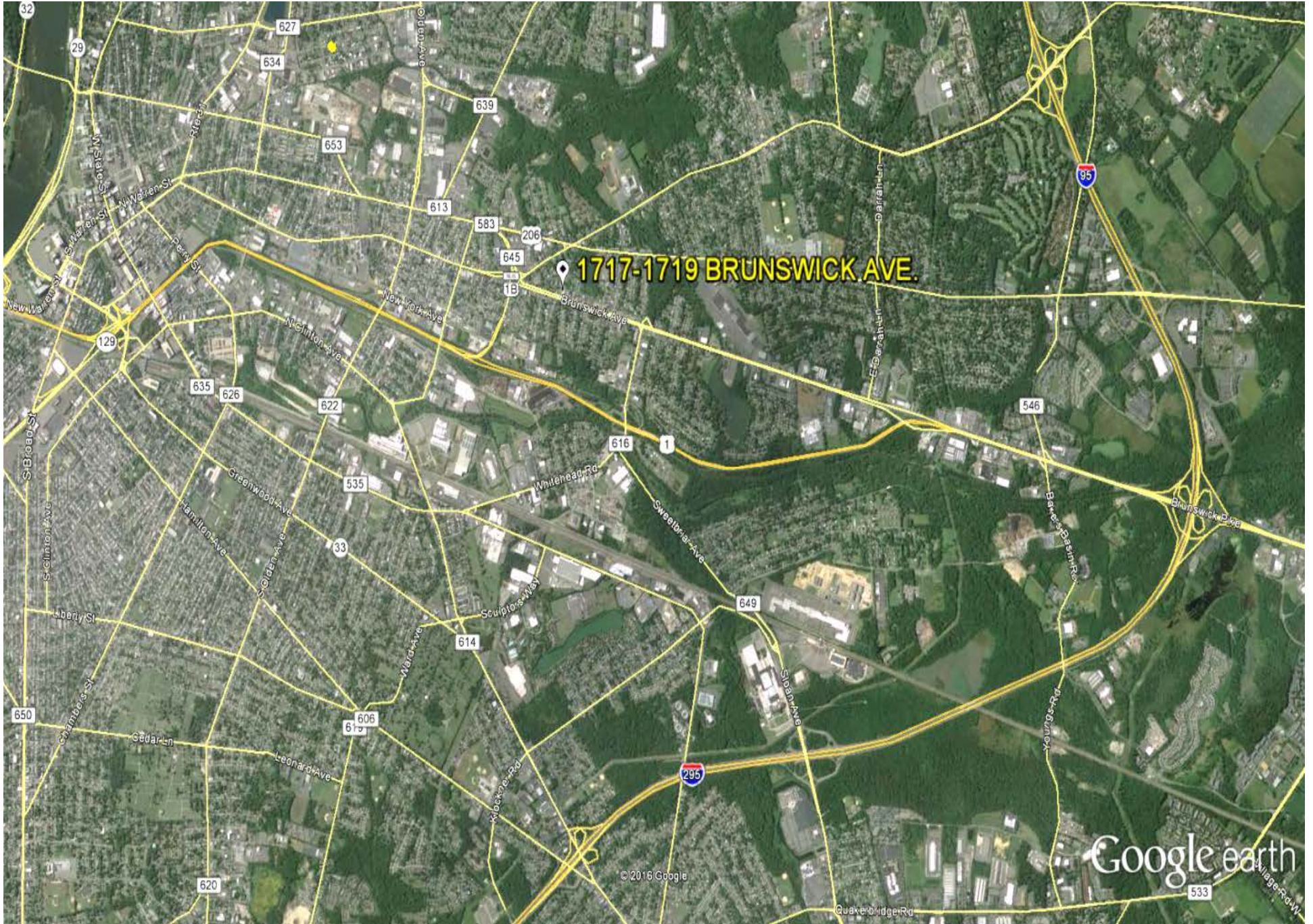


HOPE ST.

1717-1719
Brunswick Ave.

HAVESSON AVE.

BRUNSWICK AVE.



Google earth

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