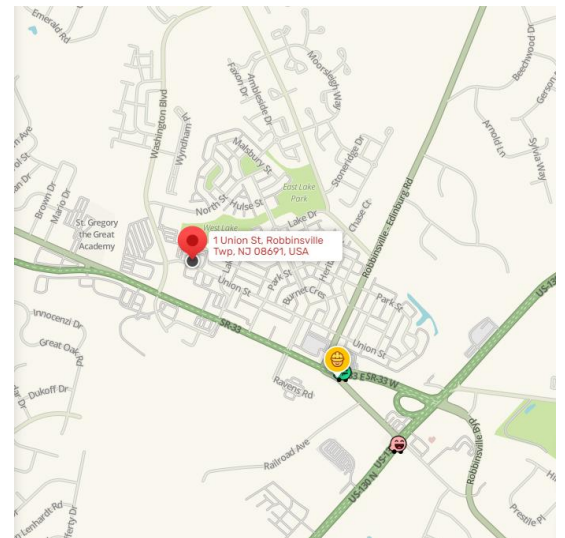




## AVAILABLE FOR LEASE

- **1<sup>st</sup> Floor Unit:**
  - **Suite 109: 2,171 SF Office/Medical**
- Office Condominiums are part of a 72,000 SF Complex
- Great Window Line, Front of Building
- Double Glass Door Entry
- Two Elevators
- Handicap Accessible
- Parking: 241 Total Spaces or 3.3/1000 SF
- Full Wet Sprinkler System
- Easy Access to NJ Tpk, Routes 195, 33 and 130
- LIVE - WORK - PLAY: Residential, Retail, Medical, Restaurants within walking distance.

**Lease Rate: \$19.00/SF NNN**  
**plus all Operating Expenses \$11.77/SF**

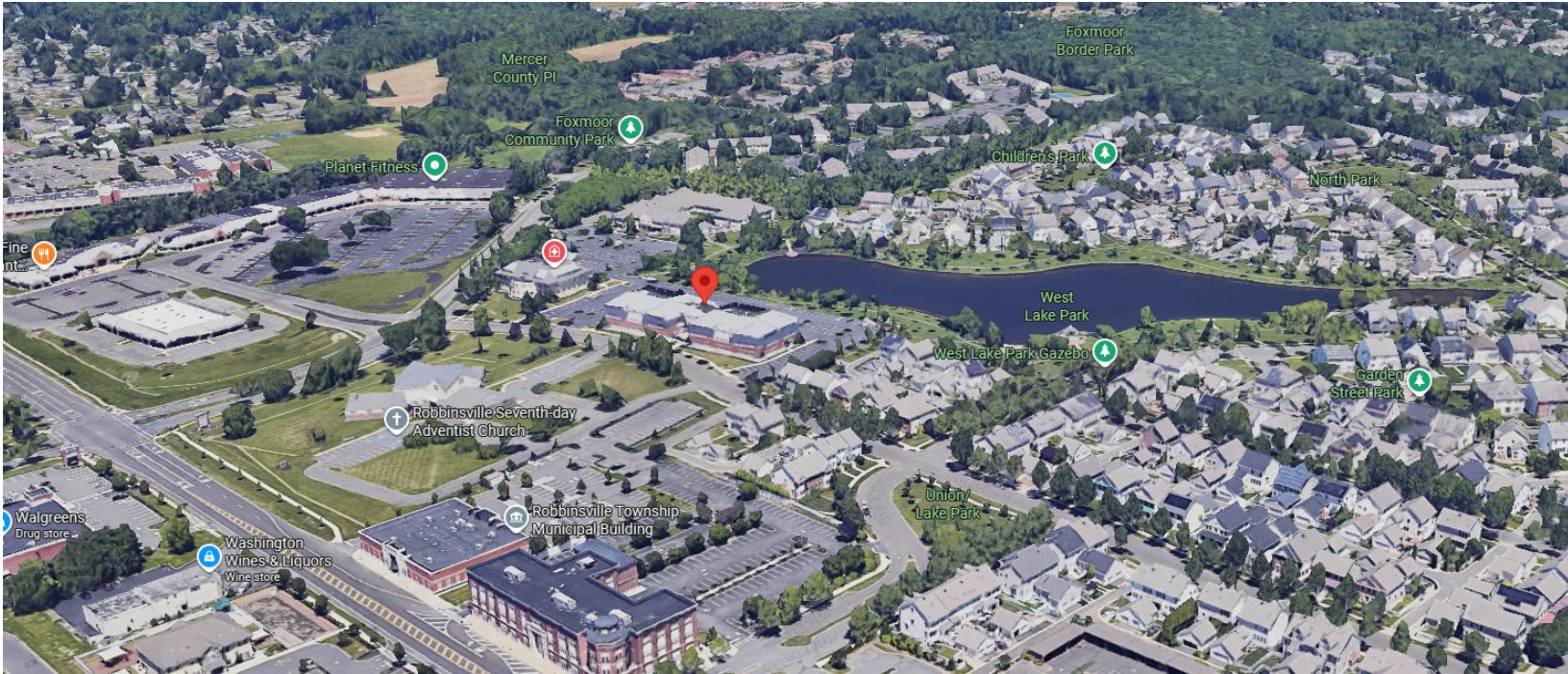


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information, contact:

**Gerard Fennelly**

Washington Town Center  
1 Union Street, Robbinsville, NJ 08691



Suite 109: 2,171 SF

