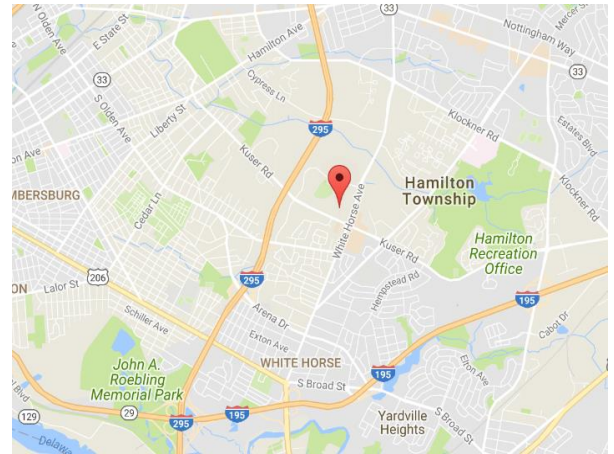




Office / Medical Condos for Lease Center City Office Park

Suite C1: 1,375 SF: \$27.00/SF Mod. Gross
Suite C5: 2,745 SF: \$25.00/SF Gross
Suite C9: 825 SF: \$25.00/SF Gross
Suite C10: 550 SF: \$25.00/SF Gross

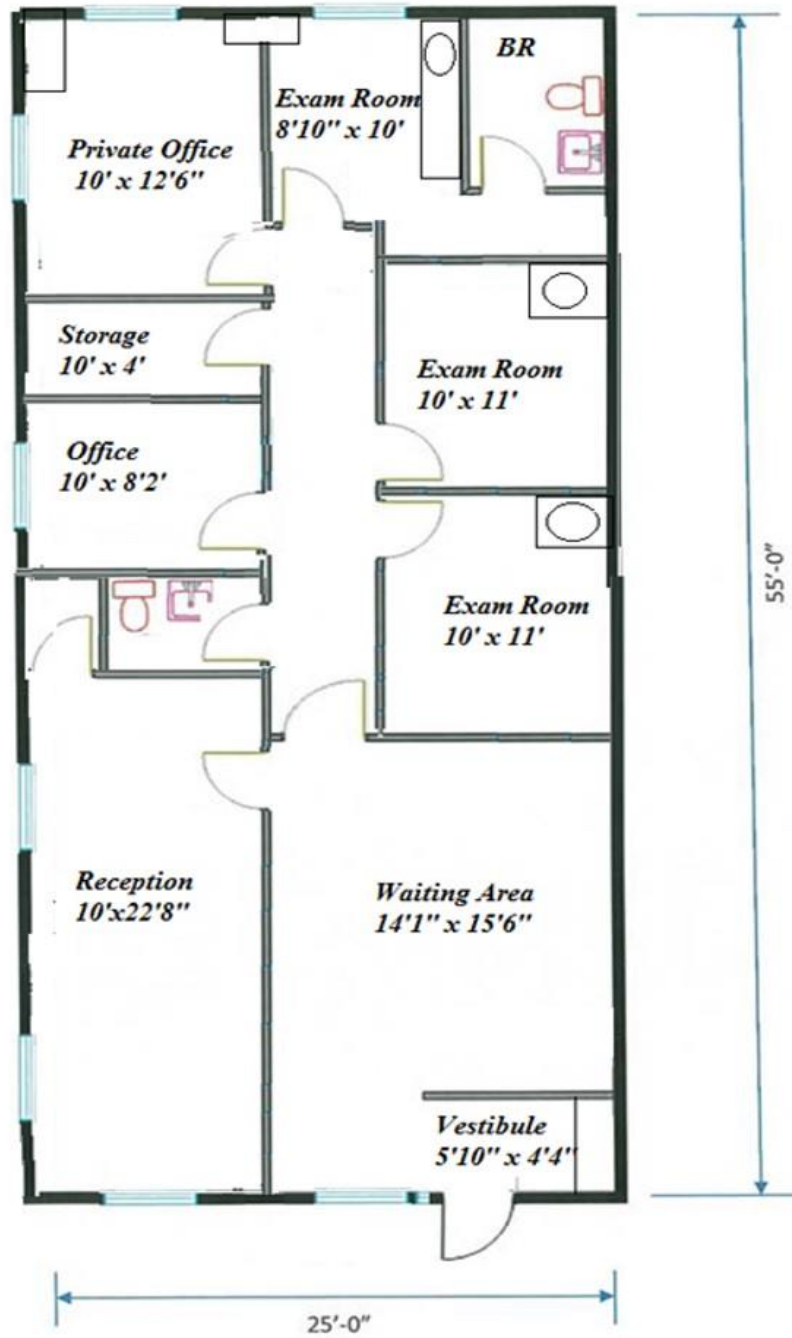
- Monthly Rent includes tax, condo fees and insurance; Utilities are extra
- Light filled, medical and/or office space
- 14,025 SF Meticulously Landscaped Complex
- Situated in the rear of the Center City Office Park (Henry J. Austin Health Center Property)
- Ample parking and Public Transportation
- Within minutes from Robert Wood Johnson Hamilton & St. Francis Medical Center
- Easy Access to Rt. 33, 206, 130, I-295, I-195 & the NJ TPKE



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.

Gerard Fennelly
Matthew Fennelly

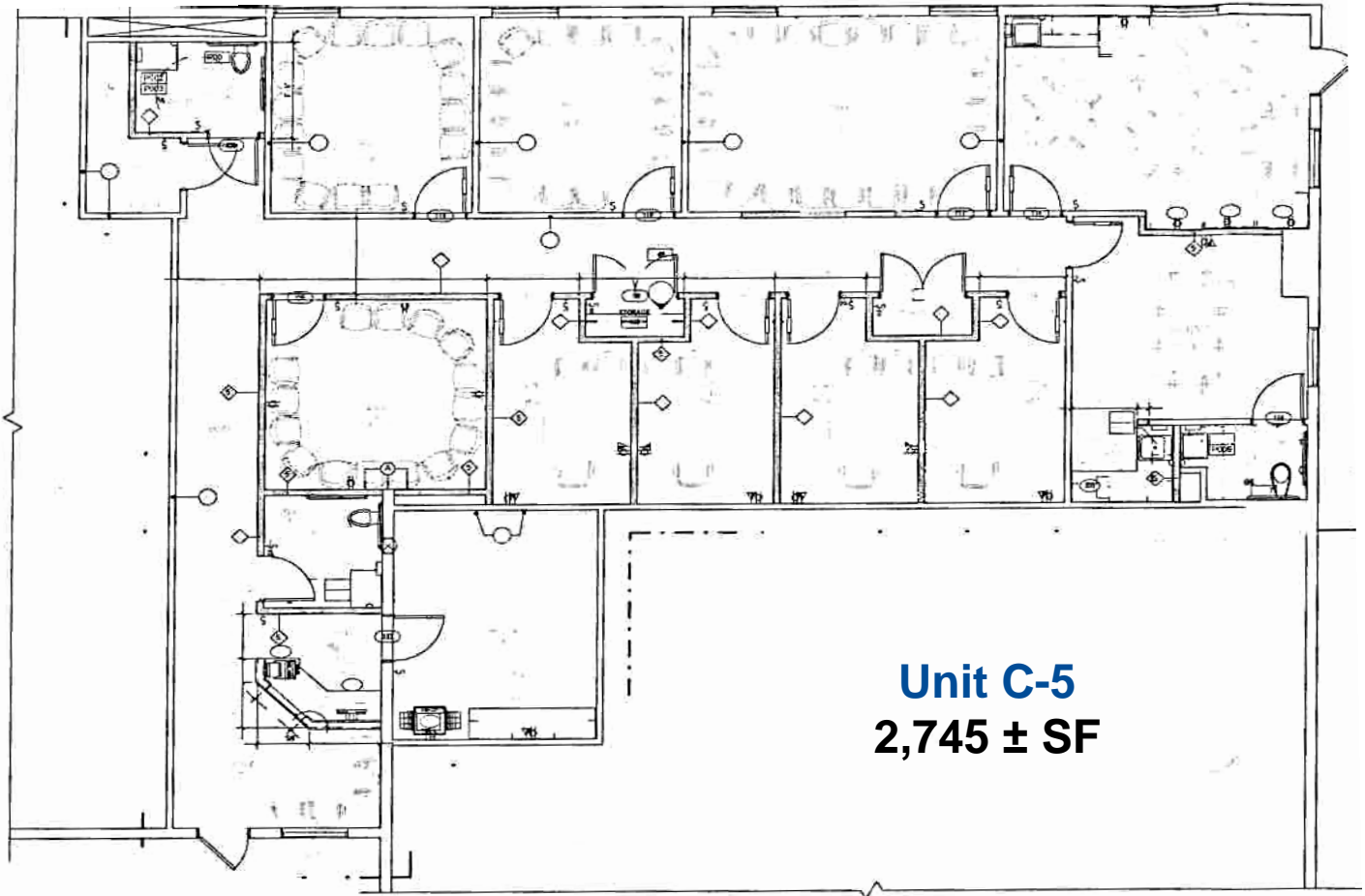
For more information:
+1 609 520 0061
www.fennelly.com



Unit C-1
1,375 ± SF

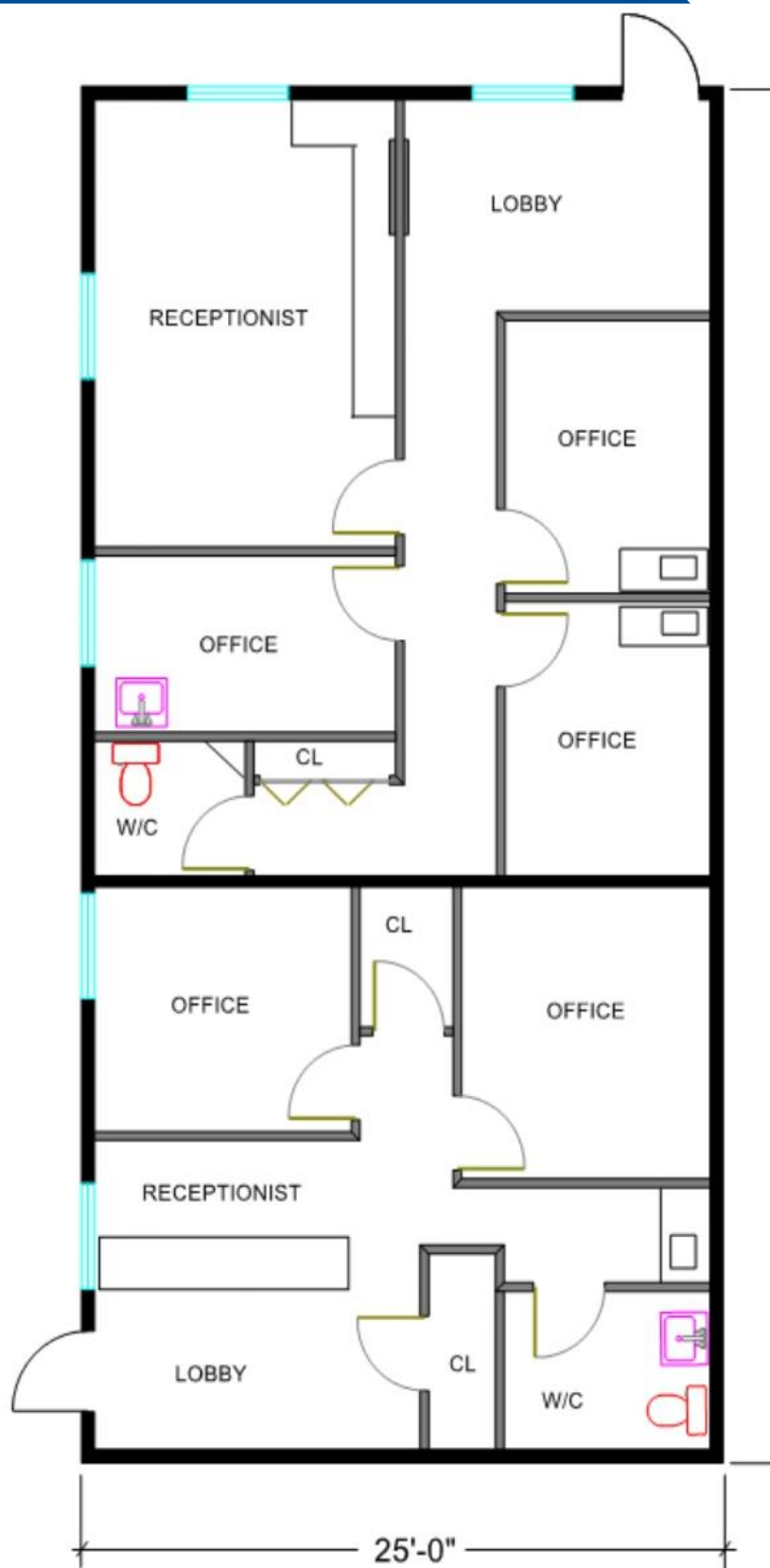
For Lease
Office / Medical Condos

1544 Kuser Road
Hamilton, NJ 08619



- Well suited for an expanding practice - Ideal for a group of specialists looking to come together - Looking for visibility and accessibility
- Located minutes from RWJ Hamilton and St. Francis
 - Henry J. Austin Health Center Property





Unit C-9
825 ± SF

- 3 Private offices
- 1 Private Bathroom
- Reception, Lobby

Unit C-10
550 ± SF

- 2 Private offices
- 1 Private Bathroom
- Small Reception/Waiting Room
- Available January 1, 2024

Unit C-9 & C-10:
1,375 ± SF