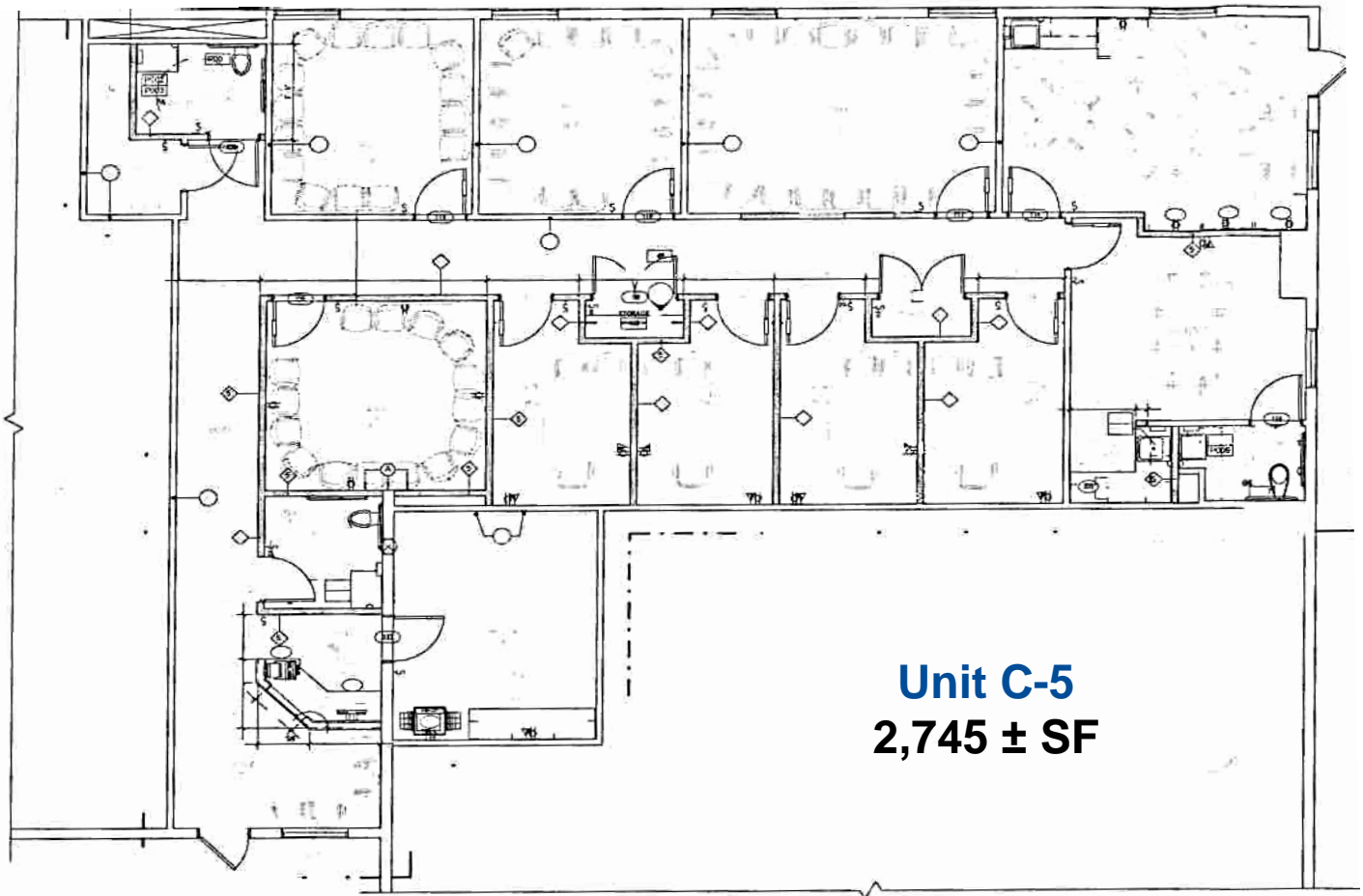


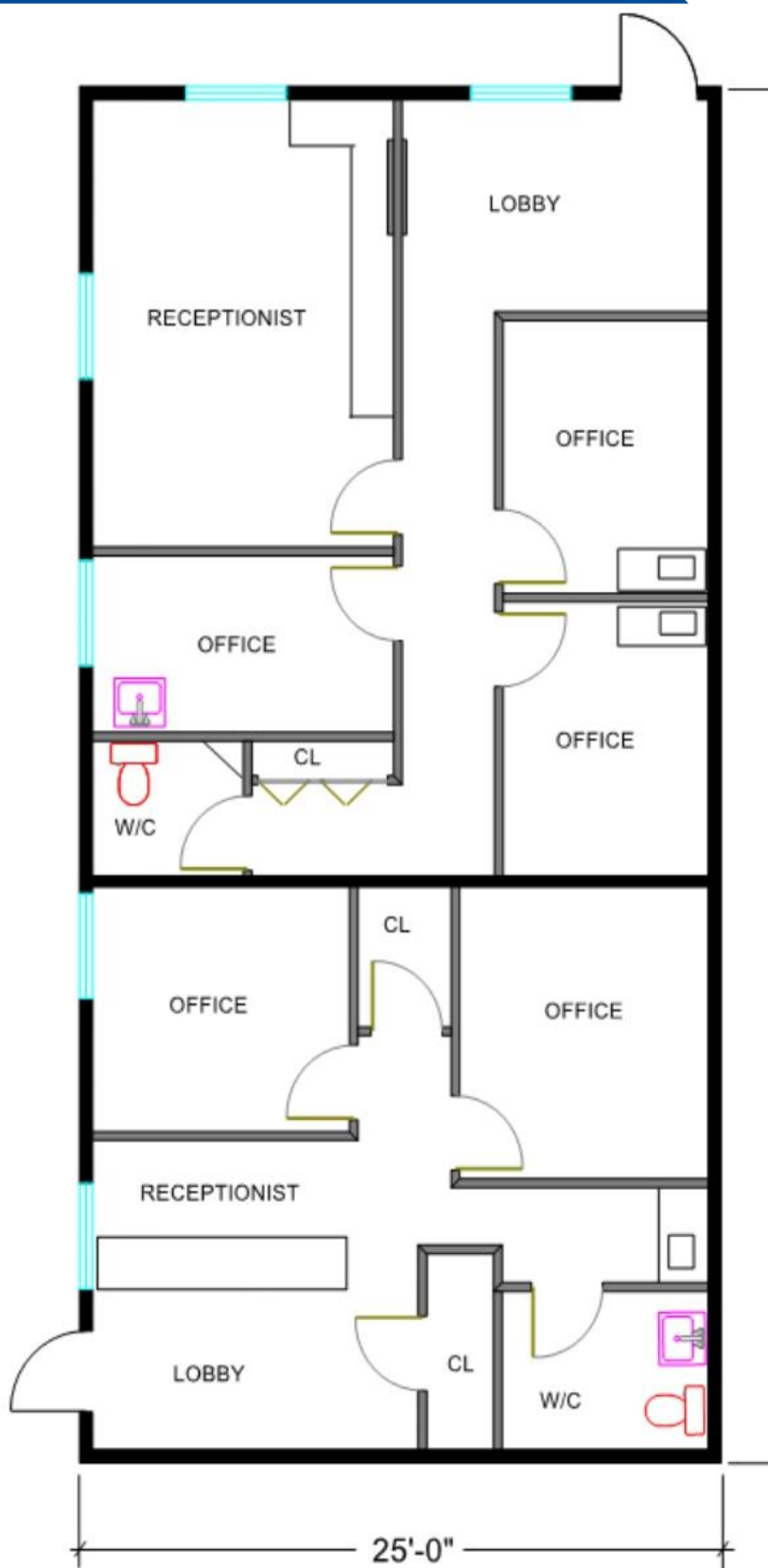
**Unit C-1**  
**1,375 ± SF**



**Office/Medical condos in excellent condition, featuring:**

- Stone exterior, concrete slab foundation, hipped roof surfaced with composite shingles.
- Interior flooring: mainly commercial grade carpet and vinyl composite tile
- Walls are painted gypsum board
- Acoustical tile drop ceiling and fluorescent lighting throughout.
- Gas fired forced hot air heating system; Cooling: by forced air system; Electrical: single phase.
- Constructed 1987± ; significant renovations in 2009

- 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**