

# **KROLL**

## **COMMERCIAL REALTY L.L.C.**

### **PURCHASE OR LEASE:** **MEDICAL / PROFESSIONAL OFFICE**

### **IN THE HEART OF THE EAST BRUNSWICK MEDICAL ARTS COMMUNITY**

**Most contemporary and fully-renovated professional/medical office condo available in heart of the East Brunswick Medical Arts Community**

- +/- 1,400 ft<sup>2</sup> Spacious waiting area—allowing for Social Distancing
- Be the first To occupy this unit w/ modern renovation!
- New hardwood floors offer a clean and professional look.
- Freshly painted throughout the whole condo—paired with brand new molding.
- New doors, hardware, new door frames, new handles. New bathroom fixtures.
- New Parking lot and Façade on Building have been recently done.
- Located in a clean, professional, well-managed complex.
- Office Was a Doctors Office/Professional Office. Can be Used as Medical, or Professional Office.
- Close to Hospitals, Highways, Restaurants, Banks, Post Office, and Heavy Residential Surrounding.
- 5 private Operatories/Offices, Private Office, Reception Area, Large Open Area, Bathroom and 3 Storage Closets.
- Densely Populated Residential Area.



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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

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### Demographics for B2 Brier Hill Court

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	10,740	57,184	165,329
2019 Total Employees	4,109	23,252	66,058
2019 Household Income: Average	\$125,856	\$121,960	\$111,973



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Each party shall conduct its own independent investigation and due diligence.

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