

KROLL

COMMERCIAL REALTY_{L.L.C.}

APPROX. 1,400 SF OFFICE CONDO FOR LEASE
PERFECT FOR MEDICAL OR PROFESSIONAL OFFICE
IN THE HEART OF THE EAST BRUNSWICK
MEDICAL ARTS COMMUNITY
FIRST TIME ON THE MARKET! CALL FOR PRICING

- 1st Floor Office Suite * Currently a Physical Therapy Office
- Close to Hospitals, All Amenities, Restaurants, Banks, Post Office
- Unit includes 5 Exam Rooms (could be used as general offices), Private Office, Reception Area, Large Open Area, and Bathroom
- New Façade on Building
- Brand New Parking Lot with Abundant Parking * Quiet Area, Park-like setting
- Highly Dense Population/Great Demographics

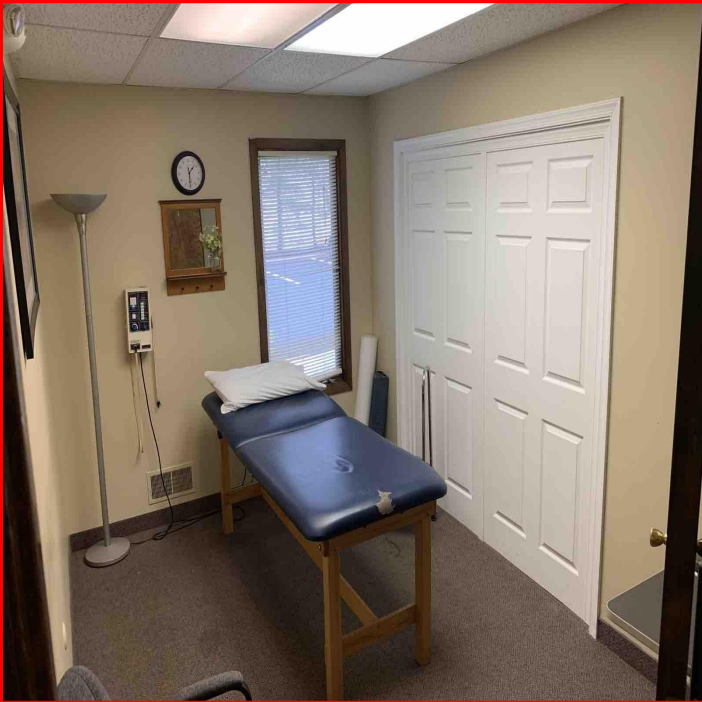


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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental 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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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

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

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