

FOR LEASE | OFFICE

GRANDVILLE OFFICE PARK

1670 Whitehorse Hamilton Square Road | Hamilton, NJ 08690



PROPERTY SUMMARY

Available SF: ± 1,075 - 4,080 SF

Lease Rate: \$16.00 SF/yr (Gross; Plus CAM, Negotiable)

Building Size: ± 35,000 SF

Building Class: B

Cross Streets: Silver Court & Cypress Lane

PROPERTY OVERVIEW

Office Space for Lease - Medical Use Permitted

LOCATION OVERVIEW

Located off Exit 7A of the New Jersey Turnpike, on the corner of Whitehorse Hamilton Square Road and Silver Court. Convenient access to Routes 1, 33, 130, 195, 206, 195 and the New Jersey Turnpike.

PROPERTY HIGHLIGHTS

- Logo Design will be vacating by 12/31/2019
- NJCEDV will be vacating by spring 2020 but they can vacate sooner if need be
- Adjacent to Robert Wood Johnson Medical Center
- Medical use permitted
- Rental rate is negotiable
- Abundant parking; 5.7 to 1,000 parking ratio
- Nearby amenities include the Shoppes at Hamilton, local restaurants and Hilton and Hampton Inn hotels.

FOR MORE INFORMATION, PLEASE CONTACT:

Gregg Nowell | P: 732.623.2143 | C: 732.859.5365 | nowell@sitarcompany.com

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

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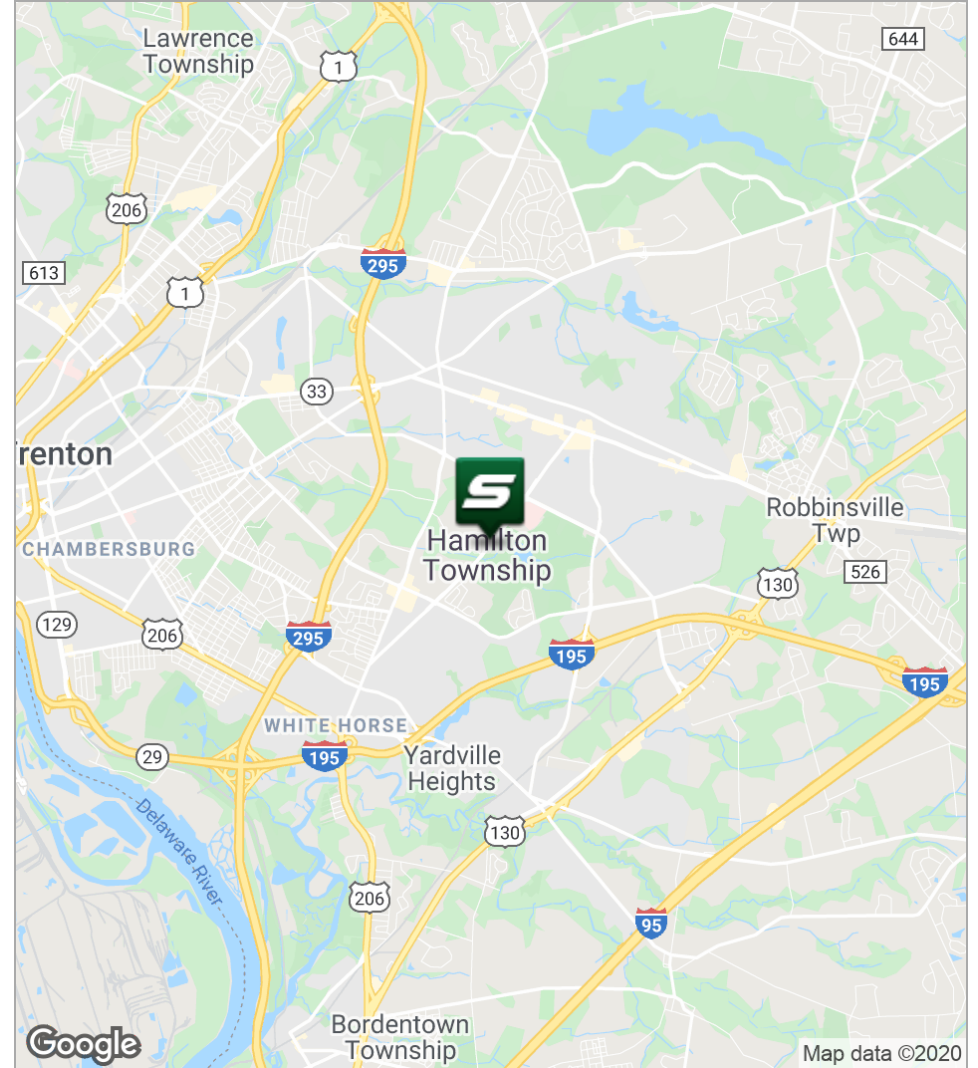
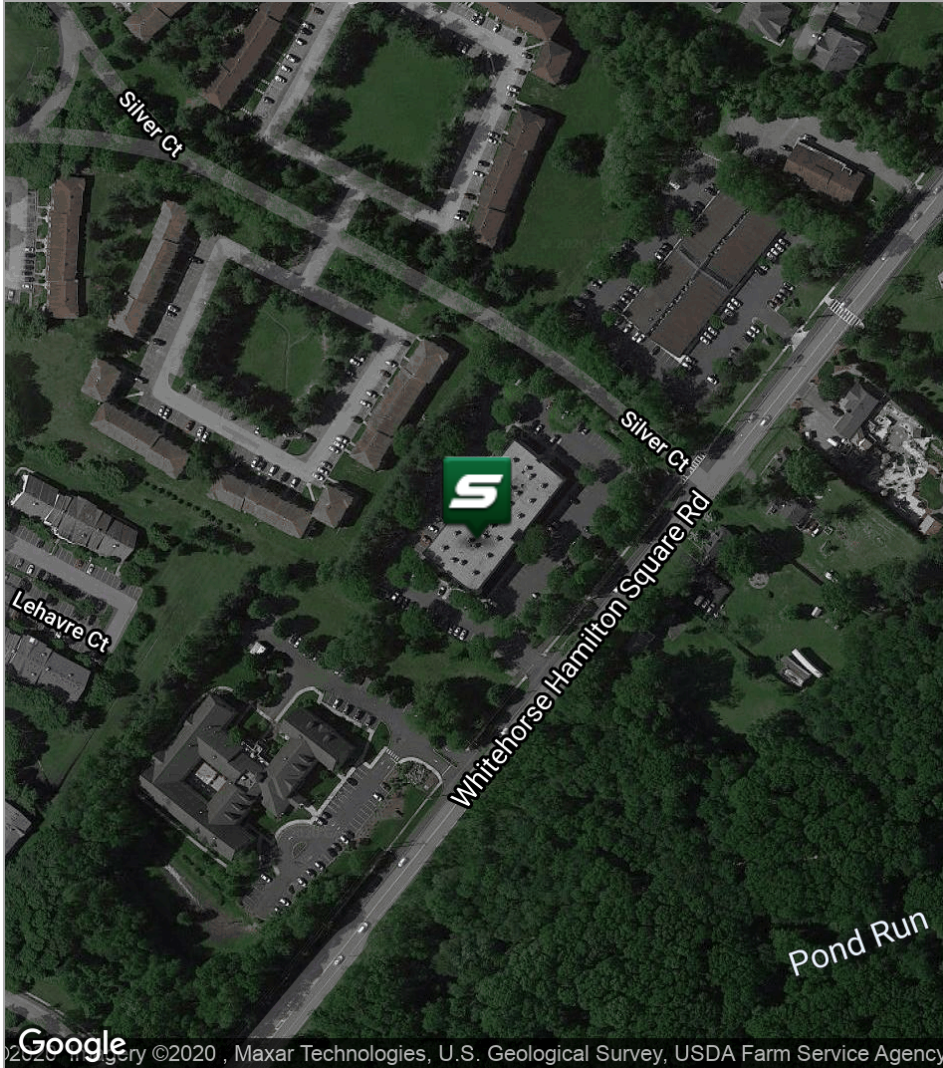


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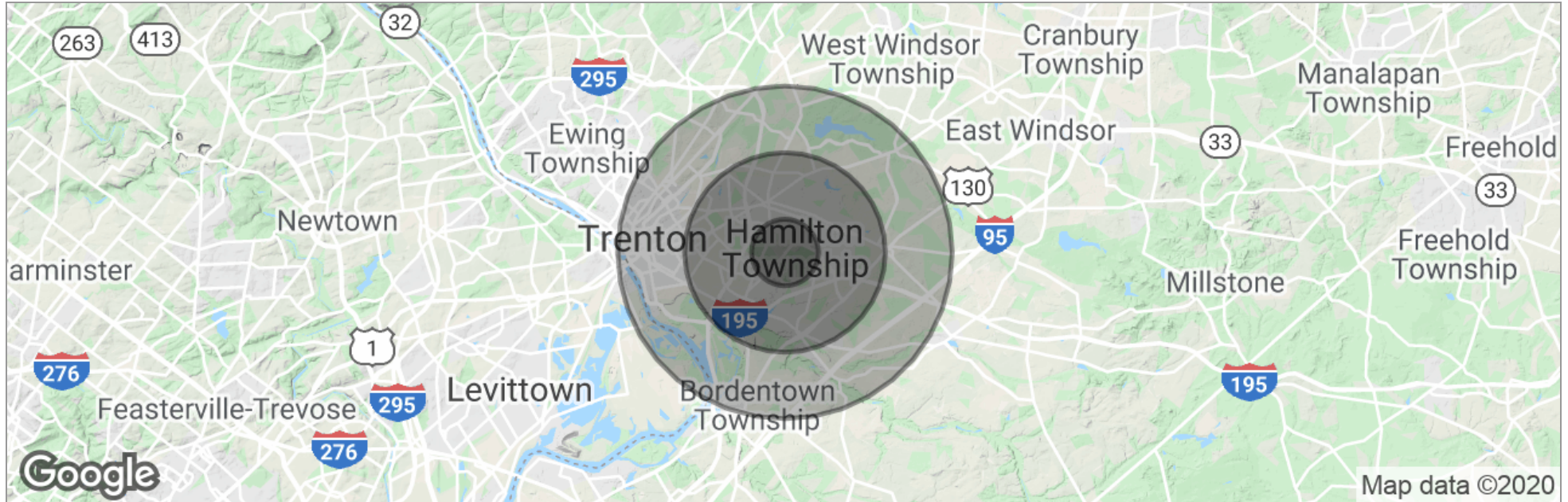
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	1 Mile	3 Miles	5 Miles
Total Population	9,364	78,085	198,574
Population Density	2,981	2,762	2,528
Median Age	45.2	42.9	38.2
Median Age (Male)	42.2	41.3	36.8
Median Age (Female)	48.5	44.4	39.4
Total Households	4,385	30,189	69,032
# of Persons Per HH	2.1	2.6	2.9
Average HH Income	\$76,337	\$84,349	\$80,103
Average House Value	\$275,100	\$308,471	\$303,485

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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