



FOR SALE

2445 KUSER ROAD

HAMILTON, NJ



- ▶ Best-in-class, brochure-quality, Class A office asset.
- ▶ Built by Crestwood Construction in 2006, 2445 Kuser Road represents one of the newest and highest quality multi-tenant office assets in New Jersey.
- ▶ The property's center-core design and +/- 20,000 square foot floor-plates cater equally well for single and multi-tenant layouts.
- ▶ The building has an extremely attractive stone-floor lobby and a best-in-class restaurant amenity on the first floor.
- ▶ Tenant lease expirations provide an opportunity to renew or re-tenant at market terms and conditions, which are significantly above current in-place rental terms and conditions.

CONTACT

Aubrey Haines
ahaines@merceroak.com
o 609-452-0200 c 609-915-3876

Sab Russo
srusso@merceroak.com
o 609-452-0200 c 609-472-0039



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ADDRESS	2445 Kuser Rd Hamilton, Mercer County, New Jersey
TOTAL SQUARE FOOTAGE	54,877 SF
YEAR BUILT	2006
CURRENT OCCUPANCY	100%
UNITS AVAILABLE	3,711 SF to be vacated March 2019
NET OPERATING INCOME	2019 (Est): +/- \$682,000
PARKING	236 spaces = 4.31/1,000 SF
EXISTING FINANCING	Below market assumable financing @ 4.25%/30 year amort/\$7.5M



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