

For Sale or Lease  
5,000 SF Divisible  
Office Space

*Reduced Sale Price for Quick Sale  
\$465,000!*



*Ideal User/Investor Building - Occupy half, Rent half*

**900 Courtyard Drive**  
Hillsborough, New Jersey

### Property Features

- 2-story brick office building
- Newly remodeled bathrooms
- Plumbing throughout
- Fully sprinklered
- 4 per 1,000 parking
- Medical office permitted
- Divisible
- 2,500 sf per floor
- Located on Route 206
- Close to Routes 202, 22, 78 and I-287
- Minutes from RWJ Somerset Hospital
- Close to Somerset County Courthouse

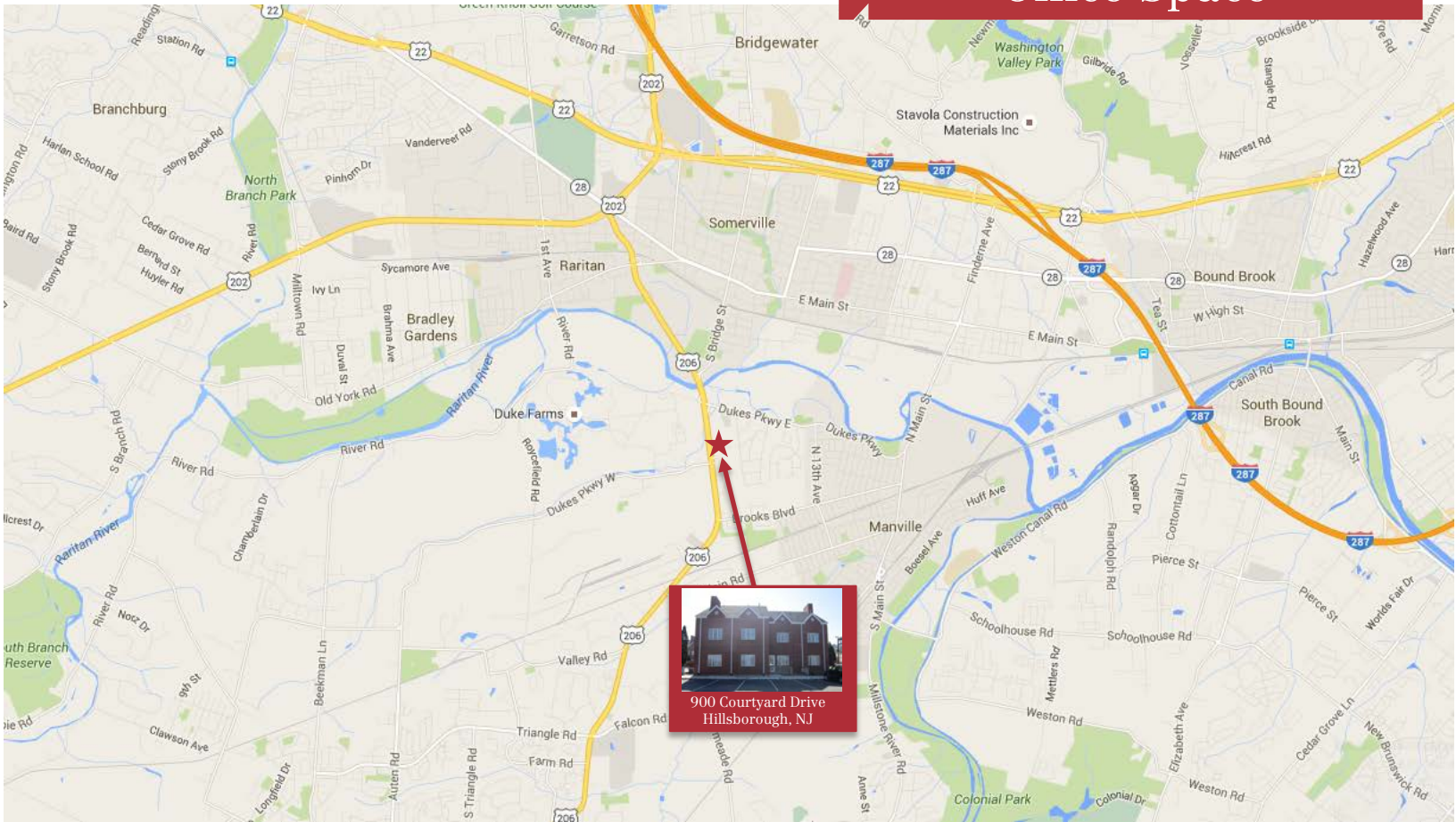


For Further Information Please Contact Exclusive Broker:

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## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	3,945	51,1958	126,161
2015 Total Households	1,390	19,653	46,793
Average Household Income	\$74,878	\$75,897	\$91,037