

# **KROLL**

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

### **MEDICAL / PROFESSIONAL OFFICE FOR LEASE or SALE**

***LAYOUT IS CONDUCIVE TO POST COVID-19 GUIDELINES***

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

- +/- 1,400 ft<sup>2</sup>
- This condo has been completely renovated as of November 2019. Be the first medical tenant in this contemporary office with this modern renovation!
- Brand new vinyl hardwood floors offer a clean and professional look.
- Freshly painted throughout the whole condo— paired nicely with the wood floors and new black molding.
- All wood doors and door frames have been freshly refurbished .
- New Façade on Building and new Parking Lot with Abundant Parking
- Located in a clean, professional, well-managed complex.
- Office Was a Doctors Office. Can be Used as Medical, Dental, 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.
- Highly Dense Population/Great Demographics.
- Nicest Unit in the complex !
- Opportunity to be the first medical tenant in this fully-renovated space!



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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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