

# 270 SOUTH MAIN STREET

## FLEMINGTON, NEW JERSEY



Professional office space available in award-winning building.

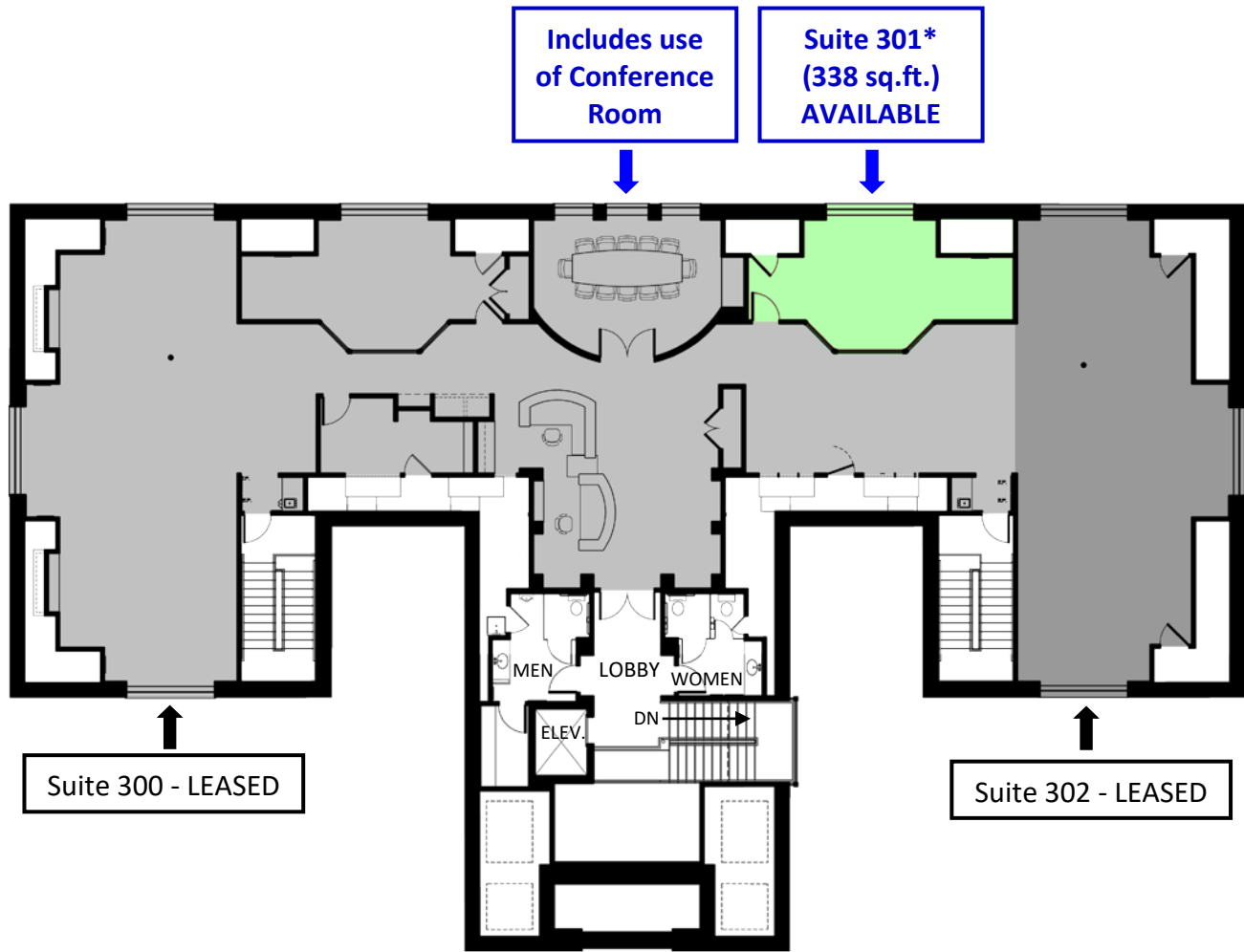
**Building  
Description:**

- 17,000 square foot, three story professional office building
- Exceptional architectural design
- Beautiful site with central Hunterdon County location
- Energy efficient geo-thermal heating and cooling system
- Operable windows with generous natural daylighting
- Barrier-free building design with elevator
- Brick and cast stone exterior
- Smoke-free building environment

**Area Available:** Third Floor - Suite 301 (338 sq.ft.)  
Includes use of adjacent conference room

**Rent:** \$750 per month – includes electric, heat & A/C

**Occupancy:** Immediate



## THIRD FLOOR

	<u>Suite 300</u>	<u>*Suite 301</u>	<u>Suite 302</u>
Suite Gross Area:	3336 sq.ft.	322 sq.ft.	1078 sq.ft.
Proportional share of common space:	<u>164 sq.ft.</u>	<u>16 sq.ft.</u>	<u>53 sq.ft.</u>
	3500 sq.ft.	338 sq.ft.	1131 sq.ft.

Suite 301 –  
338 sq. ft.  
available



Conference  
room



Conference  
room  
  
Suite 301 is  
to the right

