



Commercial Property Network, Inc.

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www.cpnrealestate.com

OFFICE-MEDICAL: FOR LEASE/Low rates-reno available
83 Princeton Avenue, Hopewell Township-Immediate Occupancy
Significant Renovations, inside and out/2024-25



13,500/SF Full building for sale, with income/expansion potential.

Sizes from 663, 1296, 1328, 1334, 2630/SF, other combinations available.

All corner suites with ample windows.

In town location, providing great access, ample parking and close to services.
Recent lobby, bathroom and exterior renovations, newly paved parking lot.

Total: 13,500/SF, 3 floors, elevator served

Zoning: Office Professional Service uses allowed/Commercial-1 zone

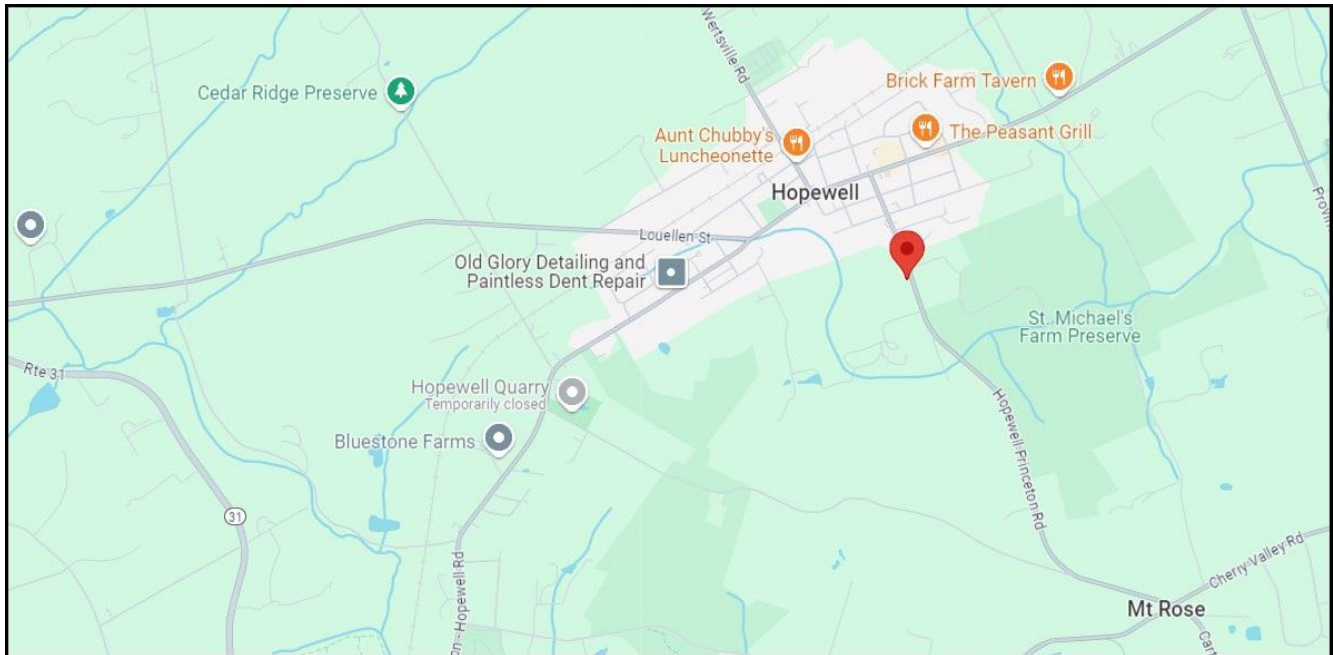
Parking: Over 50 spaces

Signage: Signage potential for large tenant

RATES: For Lease: Asking \$19.50/SF, most competitive in region
Immediate occupancy, flexible terms

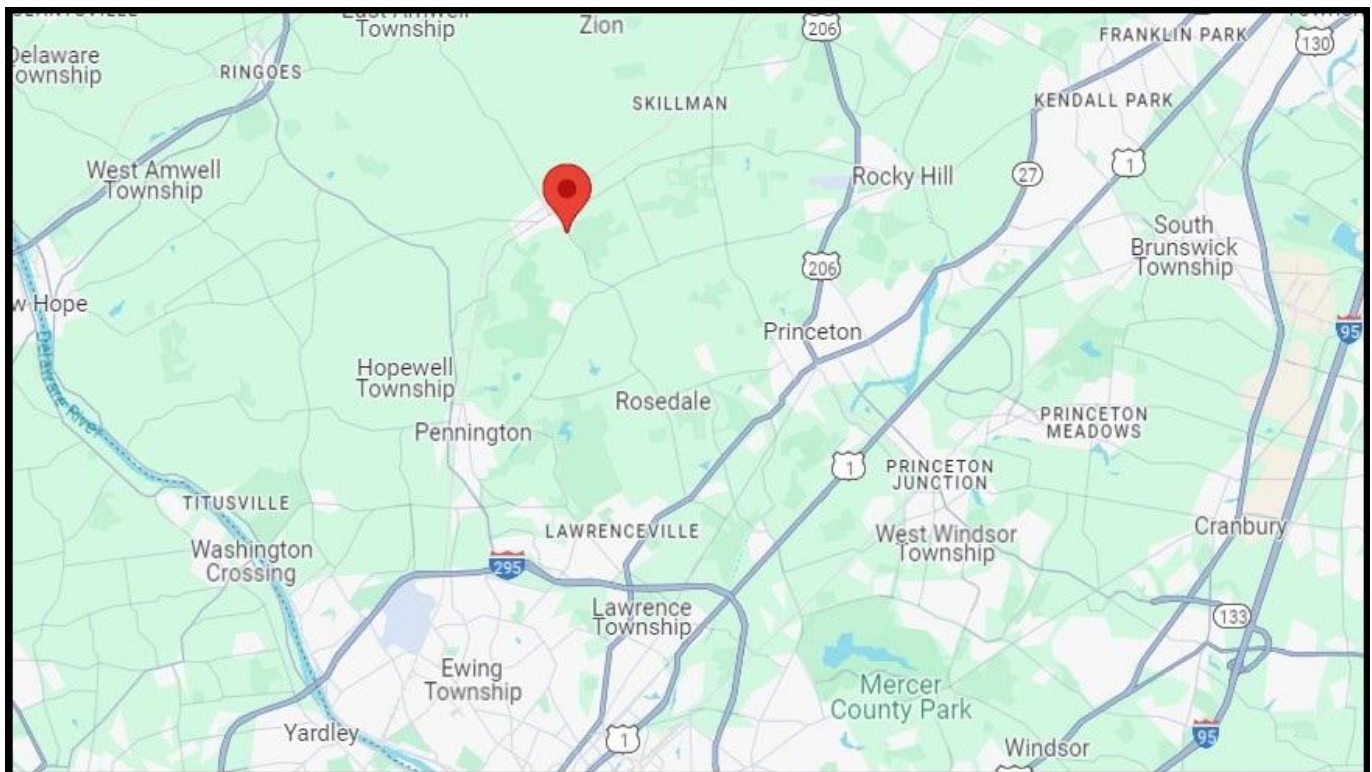
LOCAL MAP

In town location, can walk to restaurants and other services



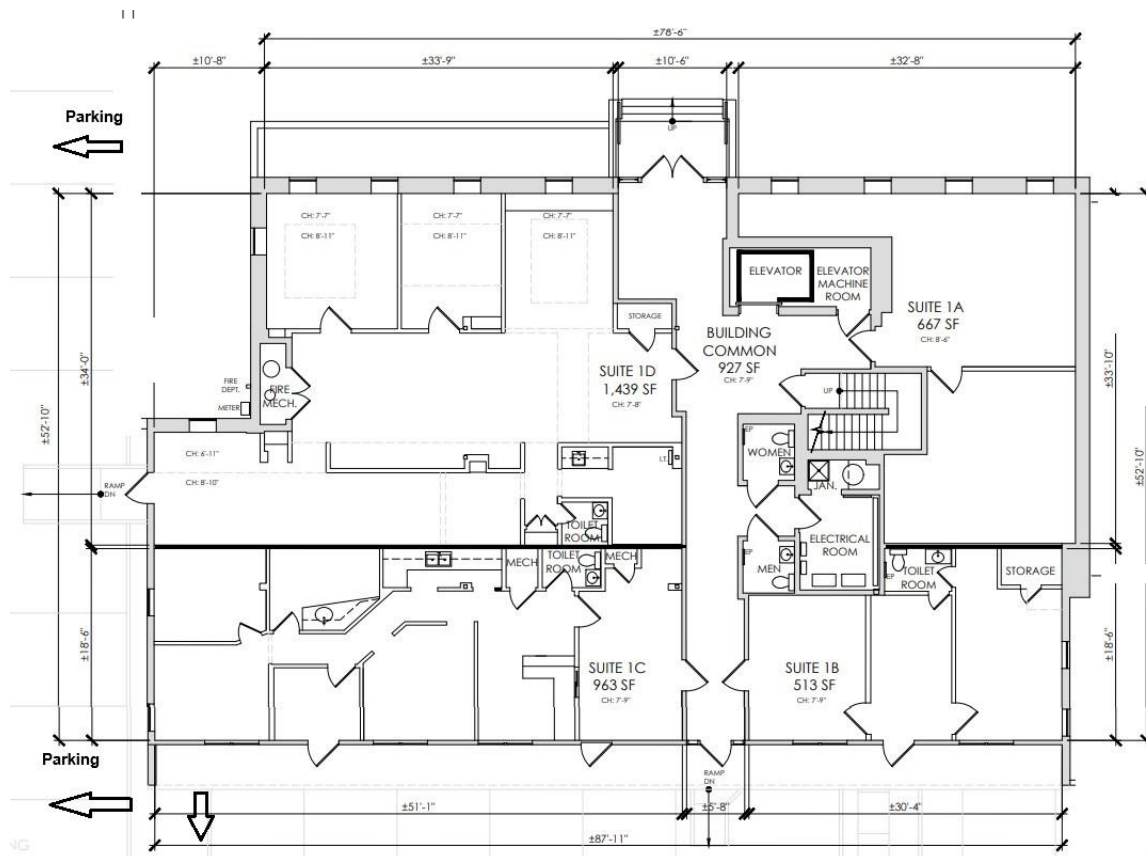
REGIONAL MAP

Convenient to Route 31 and Bucks County. Ten minutes from Princeton.

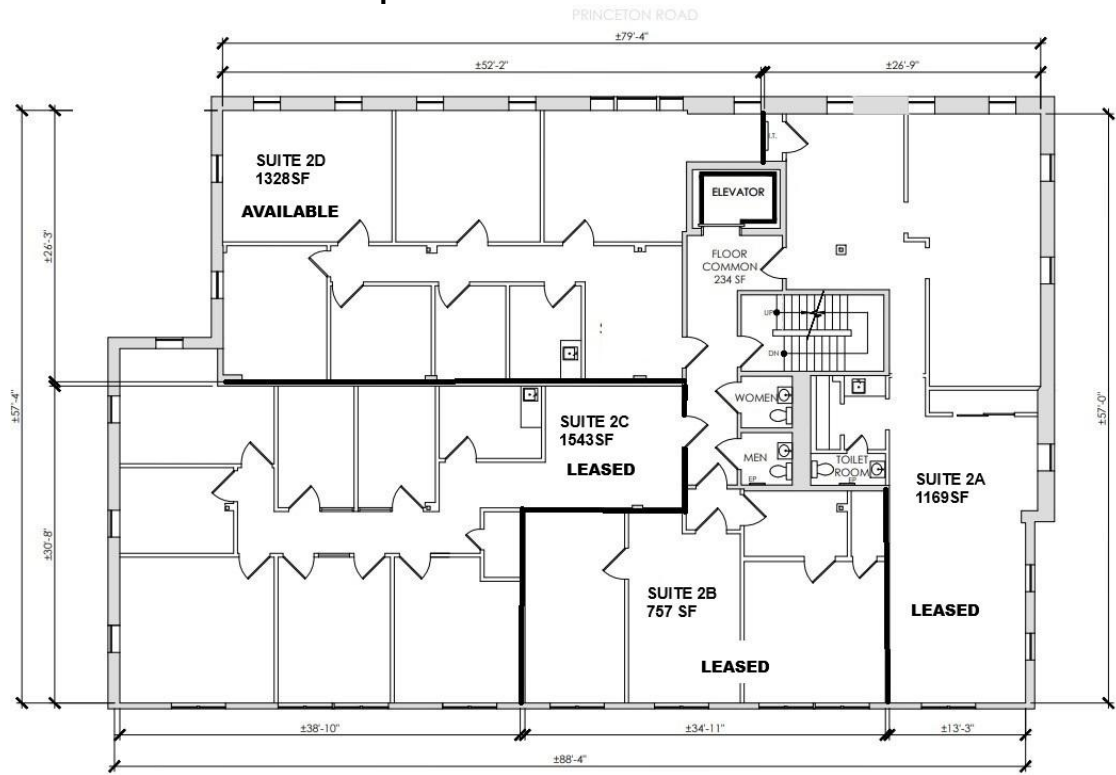




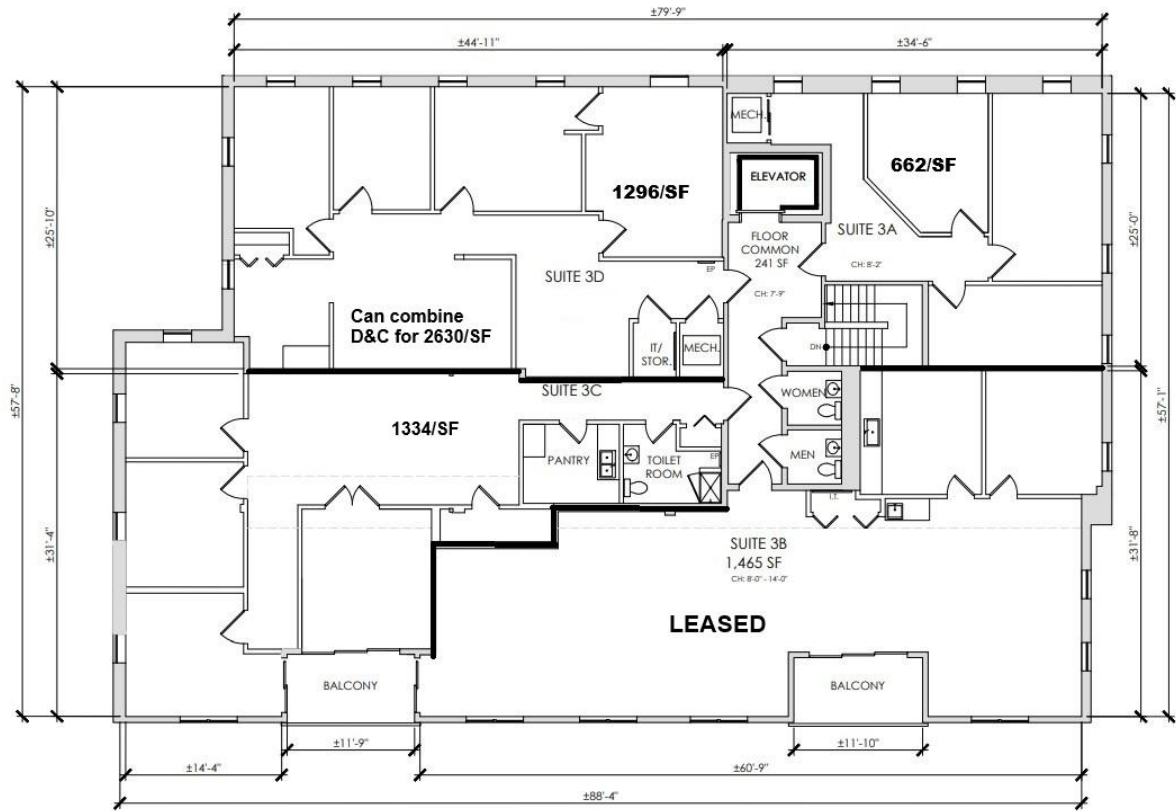
FLOOR PLANS: Fully Leased



SECOND FLOOR: Corner Space/1328sf



THIRD FLOOR: 658, 1296, 1334 & 2630/SF, divisions available



SITE PLAN



For Further Information, please contact:

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