

800 Coventry Drive

PHILLIPSBURG, NEW JERSEY

3,500 SF

FLEXIBLE OFFICE CONDO
FOR SALE OR LEASE

Prime 3,500 SF Flexible Office Condo

Formerly an ophthalmology practice, the suite features extensive existing infrastructure including multiple rooms with plumbing, private offices, open work areas, and administrative space. The efficient layout allows users to easily reconfigure the space to accommodate traditional office environments, collaborative coworking layouts, medical or wellness practices, or training and education facilities.

FOR MORE **INFORMATION**

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

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This turnkey opportunity offers a rare chance to occupy or invest in a well-located professional office suite with the flexibility to support a wide range of business operations.

Highlights

- ±3,500 SF office condominium
- Flexible floor plan adaptable for multiple uses
- Reception and waiting area
- Numerous private offices or treatment rooms
- Large administrative / bullpen workspace
- Conference and meeting room potential
- Multiple rooms with existing plumbing
- Two restrooms
- Spacious basement for storage, lab, or support space
- Two HVAC units with propane backup
- Generator tie-in ready
- Well-maintained professional office complex

Ideal Uses

Professional Services	Accounting/Law Offices	Insurance Agencies	Medical/Wellness Practices
Coworking/Exec. Suite	Education/Training Cntr.	Healthcare Admin. Office	Physical Therapy/Behavioral Health

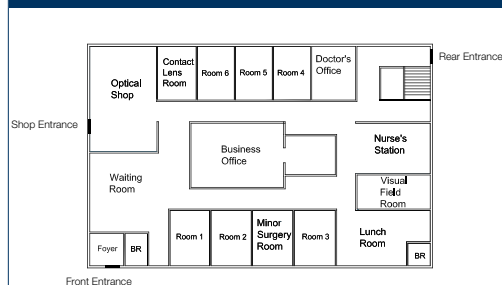
Flexible Layout Options

The existing floor plan allows for multiple potential configurations depending on the needs of the user. Conceptual layouts include:

Concept 1

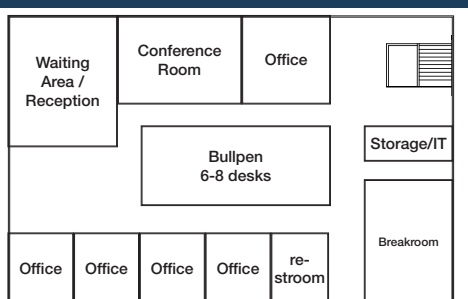
Concept 2

Existing Medical Layout



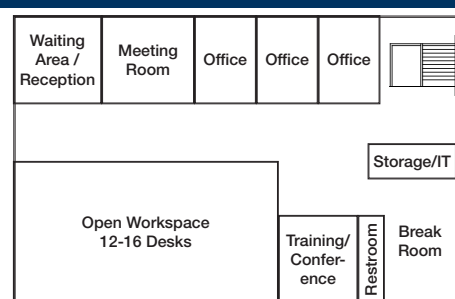
- Multiple exam rooms with plumbing
- Dedicated testing and procedure rooms
- Optical / retail space
- Nurse's station and administrative offices

Professional Office



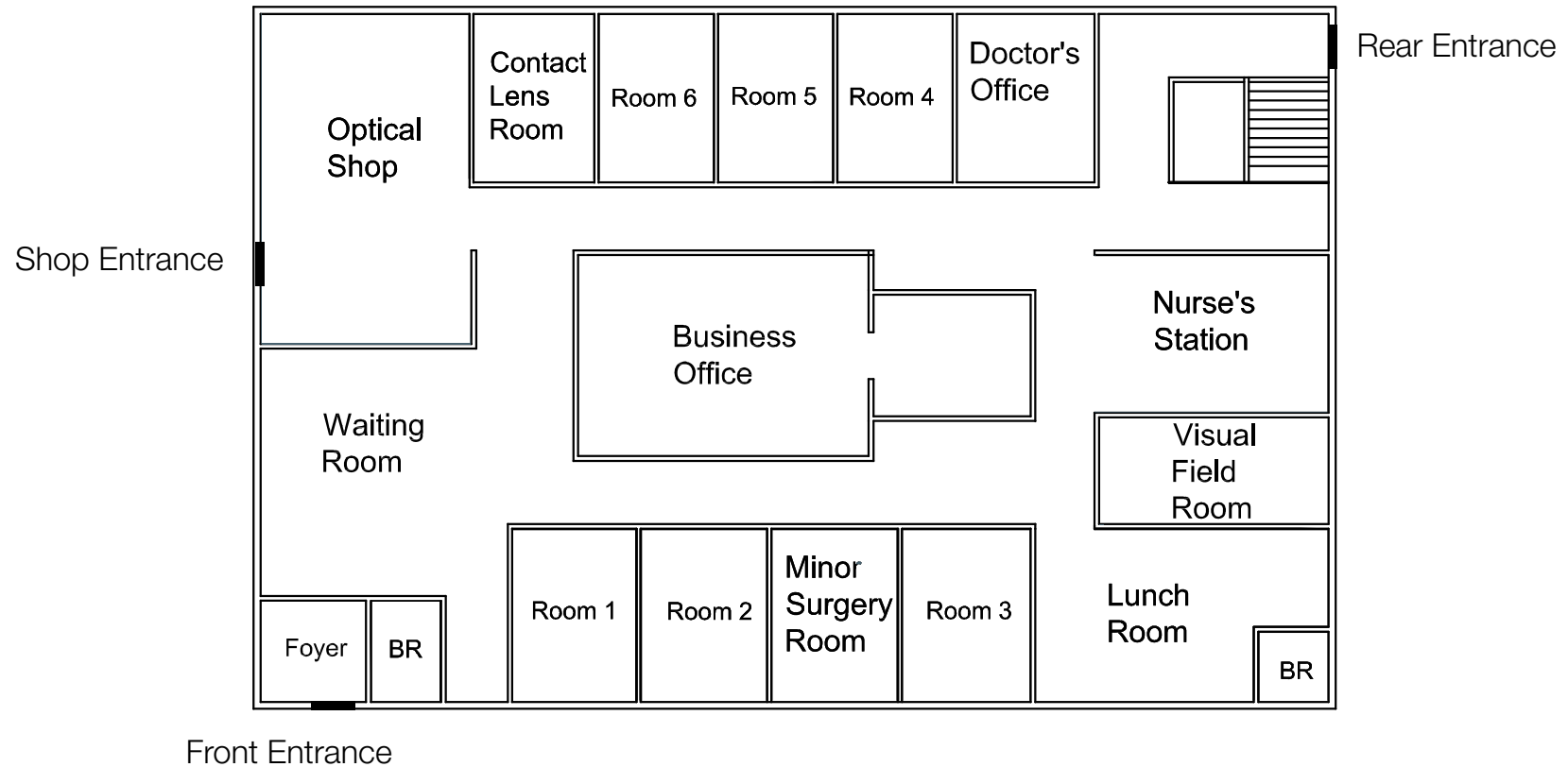
- Reception and waiting area
- Multiple private offices
- Large conference room
- Open bullpen workspace
- Breakroom and support areas

Creative/Training



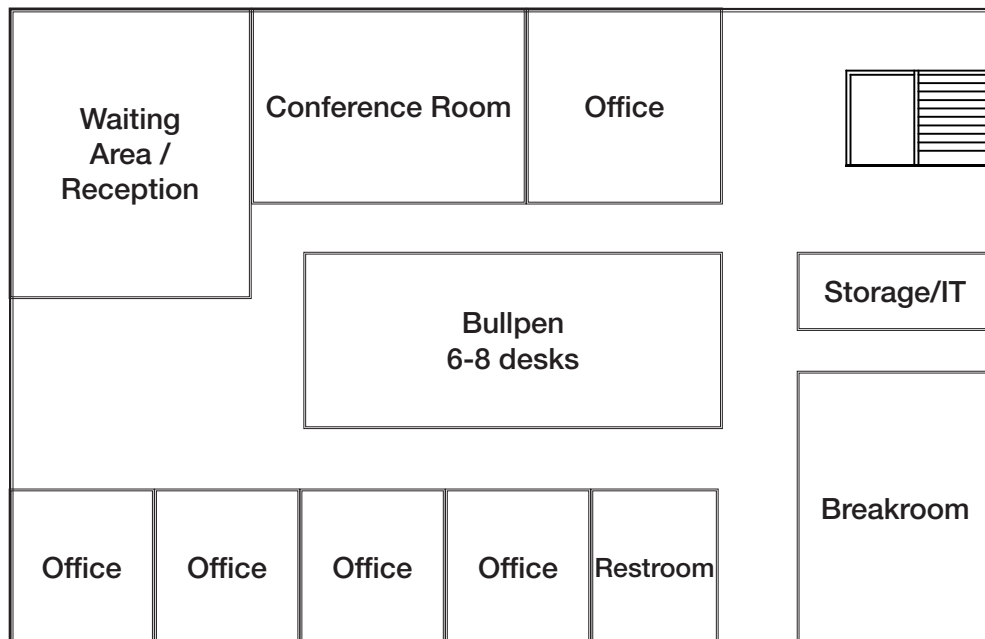
- Open collaborative workspace
- Private offices and meeting rooms
- Dedicated training/ conference room
- Breakroom and administrative space

EXISTING MEDICAL LAYOUT

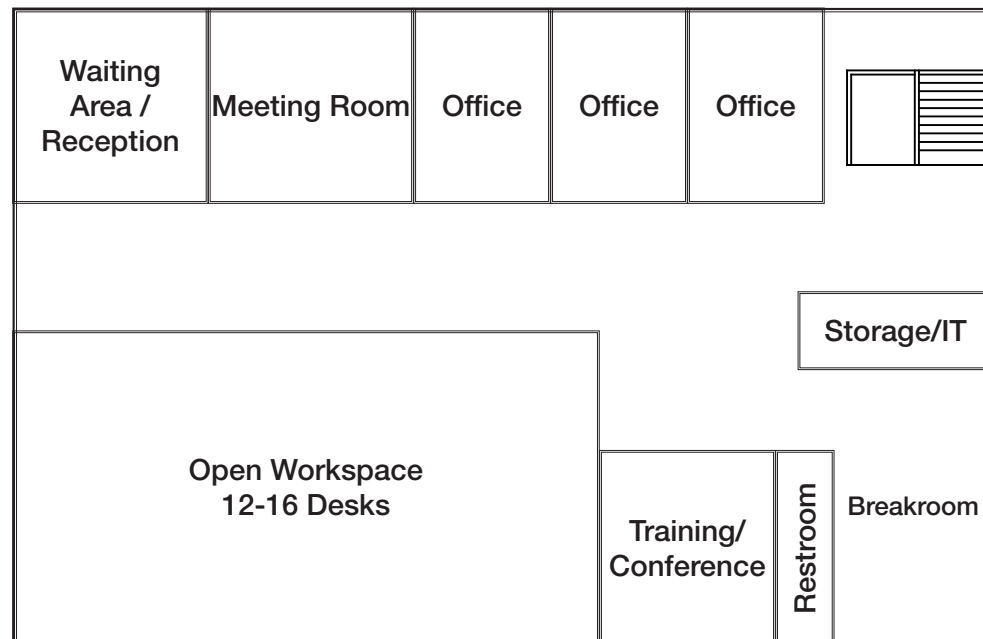


*For Discussion Purposes Only
Not to Scale*

PROFESSIONAL/OFFICE LAYOUT (CONCEPT 1)



CREATIVE/TRAINING OFFICE LAYOUT (CONCEPT 2)



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LOCATION OVERVIEW



Location Description

Located in the Coventry Center business park off the well-traveled Red School Lane, this location offers strong regional connectivity. Just minutes from Route 22 and 57 with nearby access to Interstate 78, this site provides access to Pennsylvania's Lehigh Valley region across the Easton-Phillipsburg bridge and links to the surrounding central Jersey communities and New York metro region.

The building is ideally situated within a short drive of St. Luke's Hospital - Warren Campus (approximately 1.5 miles away). The Coventry Center boasts other medical and healthcare professional tenants. Nearby amenities include retail and shopping options near bustling corridors.



Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,434	60,598	107,451
Average HH Income	\$90,834	\$93,400	\$100,042

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PROPERTY PHOTOS

