



1575 Brunswick Avenue
Lawrenceville, NJ 08648

Available for Lease:

- **3,560 SF with Finished Lower Level**
- Former Bank with 2 Drive-Thru lanes
- 2 Offices, Open Space
- Full Height Windows
- 23 Parking Spaces
- Ceiling Heights: 13'
- Heat: Gas Forced Air; Replaced 2012
- HVAC: Roof Mounted
- Zoning: NC-2 Neighborhood Center 2

Rental Rate: \$20.00/SF plus all OpEx
Operating Expenses: \$10.40/SF



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

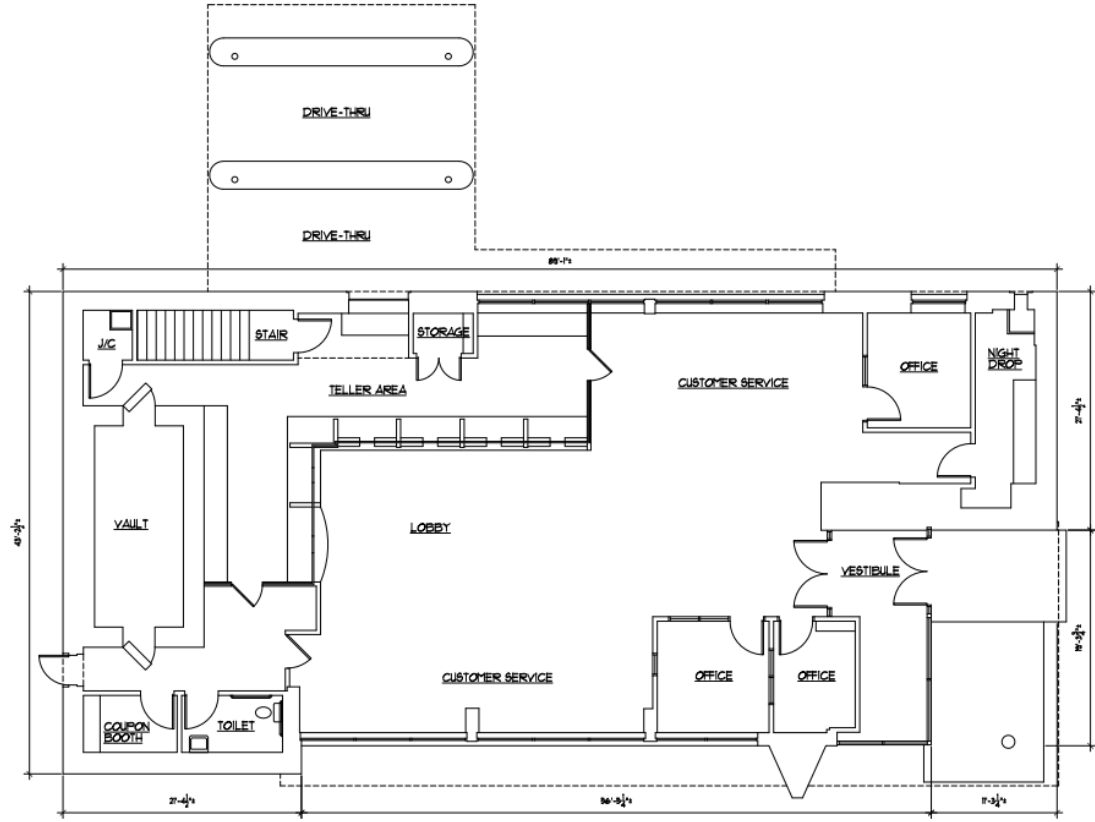
For more information:
Gerard Fennelly

Matt Kneis

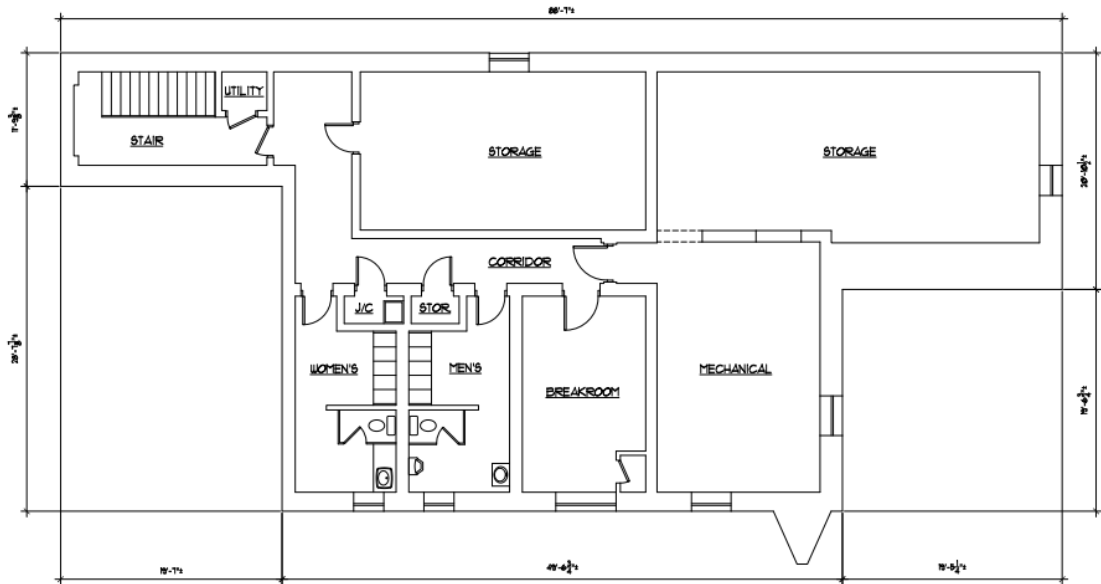
For Lease

3,560 SF Former Bank Branch

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EXISTING MAIN LEVEL PLAN
SCALE: 1/8"=1'-0" RENTABLE AREA = 3,414 SF



EXISTING LOWER LEVEL PLAN
RENTABLE AREA = 2,695 SF

Neighborhood Center 2 (NC-2) District.

Permitted Uses.

- Retail sales of goods and services.
- Banks, including drive-in facilities.
- Offices and office buildings, Professional offices.
- Restaurants, Taverns and bars.
- Indoor recreational facilities.
- Post offices.
- Convenience stores.
- Beauty parlors and barber shops.
- Single family detached dwelling; Semi-detached and duplex dwellings; Apartments on second or higher floors.
- Child care center.
- House of worship on lots of at least 1.5 acres
- Funeral home.
- Combinations of the above, excepting single family detached, semi-detached, and duplex dwellings.

Conditional Use Permitted.

- Repair garage (Conditions required)
- Adult day care and adult medical day care, subject to the criteria of §430.G.

Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all lots:

Principal Building.

- Minimum lot area: 10,000 sf.
- Minimum lot frontage: 80 feet
- Minimum lot width: 80 feet
- Minimum lot depth: 100 feet
- Minimum front yard:
 - On roads with speed limit less than 40 mph: 0 feet
 - On roads with speed limit 40 mph or greater: 25 feet
- Minimum side yard excepting religious use: 0 feet for common wall; 10 feet otherwise
- Minimum side yard, House of worship: 25 feet
- Minimum rear yard: 25 feet 2.

Accessory Building. No accessory building shall be located closer than 5 feet to a property line.

Maximum impervious surface ratio: .80

Maximum floor area ratio (excluding single Family detached and Semi-detached dwellings) [Ord. 1875-06, 2/7/2006]

- One-story building: .20
- Two-story or higher building: .30

Maximum height:

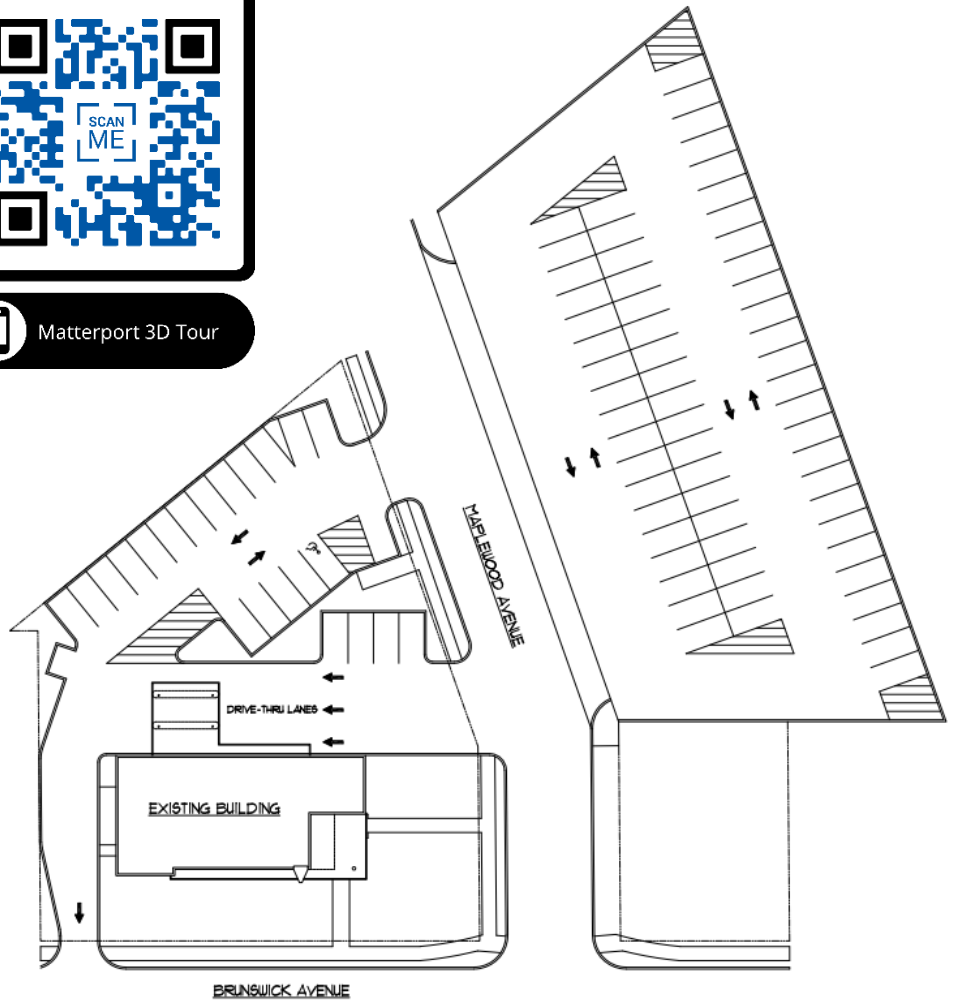
- Principal use, excepting religious use: 35 feet
- House of Worship: (1) Principal building: 35 feet (2) Structure above principal roof: 60 feet
- Accessory buildings shall not exceed 15 feet in height.

Minimum gross floor area per use: 750 sf

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EXISTING SITE PLAN
SCALE: 1"=40'