

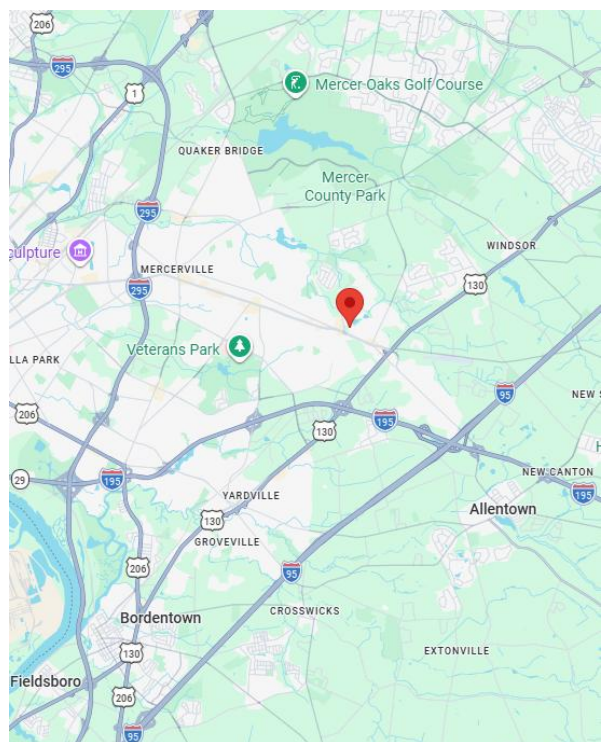


1 Union Street, Robbinsville, NJ 08691
Downtown Robbinsville Medical Campus

67,538 SF Office Building

- NOI: \$1,358,628.11
- 78.48% Medical Tenants (52,329 SF)
- Great Window Line, Front of Building
- Double Glass Door Entry
- 3-Story Building; Two Elevators
- Handicap Accessible
- Year Built: 2004; Zoning: TC Town Center
- Parking: 221 Total Spaces or 3.3/1000 SF
- Full Wet Sprinkler System
- Easy Access to NJ Turnpike, Routes 195, 33 & 130
- LIVE - WORK - PLAY: Residential, Retail, Medical, Restaurants within walking distance.
- Medical Tenants Include: Mercer Bucks Cardiology, Princeton Healthcare, Beck Nose & Sinus Center, Healthy Kids Pediatric, Princeton Orthopedics, Penn Medicine, Capital Health, Little Teeth Workshop, Advocate, RWJ Barnabas

Sale Price: \$22,500,000.00 or \$333.15/SF



For Sale

Office / Medical Building

1 Union Street
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Downtown Robbinsville Medical Campus

