



VALUE-ADD OFFICE WITH RECENT LONG-TERM EXTENSION

OVERVIEW

Hamilton Office Center, located at 5218 Atlantic Avenue in Mays Landing, Atlantic County, New Jersey, is a three-story office building totaling ±88,671 RSF. The property is 61% occupied by three (3) tenants including the State of New Jersey, GSA/IRS, and a government contractor.

Hamilton Office Center presents a unique opportunity to acquire a value-add office asset with a newly signed 15-year renewal (IRS – 9% of NRA).

The property is situated on two (2) tax lots totaling 8.9 acres providing an above market parking ratio of 6.25/1,000 RSF. **Hamilton Office Center** features an attractive glass curtain exterior and highly efficient floorplates. The third floor can either accommodate a large tenant or is easily divisible for smaller tenants.

OFFERING HIGHLIGHTS

- Value-add office investment opportunity with in-place NOI.
- IRS recently renewed ±8,000 SF on a long-term 15-year deal.
- Abundant parking ratio of 6.25/1,000 RSF.
- The Property is zoned I-BP which has a 30% FAR, allowing for a multitude of expansion opportunities or outparcel development.
- Highly accessible location in close proximity to Atlantic City and the Atlantic City International Airport, with easy access to major highways.

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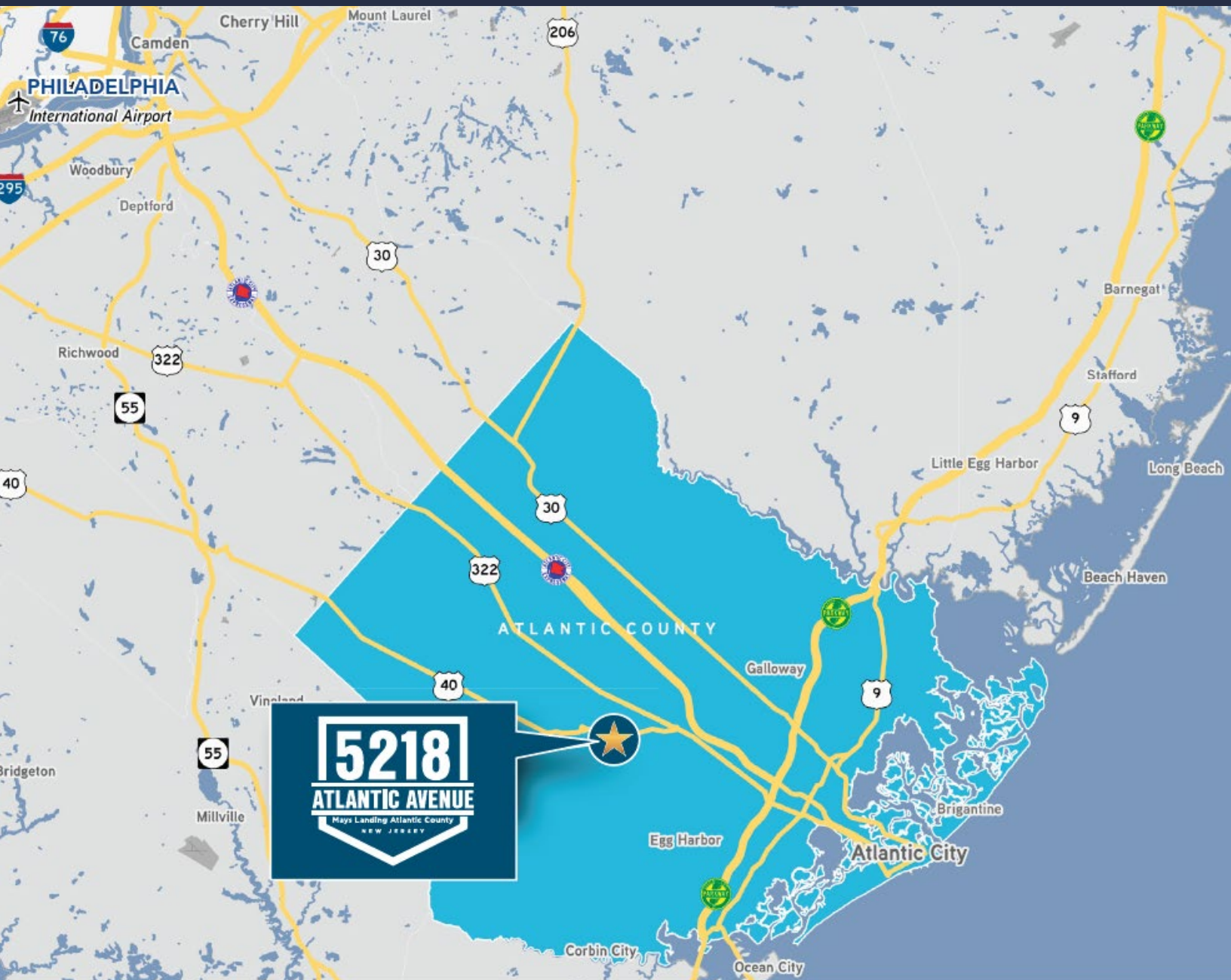




5218

ATLANTIC AVENUE

Mays Landing Atlantic County
NEW JERSEY



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