

# LEGACY

Commercial Realty, LLC

## MEDICAL / PROFESSIONAL CONDOS FOR LEASE



### CONGRESSIONAL OFFICE PARK

3088 ROUTE 27, KENDALL PARK, NJ 08824

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## PROPERTY SUMMARY:

**3088 Route 27 is a single-story freestanding medical / professional condo building and part of a three-building complex known as Congressional Office Park which consists of destination oriented local and regional medical and professional businesses.**

**Current practices / businesses operating within the complex include Internal Medicine, Cardiology, Allergy & Asthma, Pediatric Dentistry, General Dentistry, Wellness Center, Pediatrics, Law Firm, Mortgage Company, & other various business professionals.**

**The property is located on heavily traveled Route 27 in Franklin Park (South Brunswick) with approximately 24,062 cars traveled per day.**

## LEASE DETAILS:

**Medical / professional office condos available for lease.**

**Asking Rent: \$16.00 PSF NNN. NNN's are approximately \$10.65 PSF**

**\*NNN expenses include 2025 RE Taxes, Insurance, & HOA Fees / CAM.**

- Each unit has its own private entrance for direct access from the parking lot.**
- 124 Total Parking Spaces Onsite.**
- C- 2 Zoning. Permitted uses Medical and General Offices.**

## LEASE DETAILS:

See Below for Unit Availabilities:

- Unit 1: +/- 1,289 SF
- Unit 7: +/- 1,289 SF
- Unit 5: +/- 1,290 SF
- Unit 6: +/- 1,154 SF
- Unit 11: +/- 1,234 SF
- Unit 12: +/- 1,154 SF

Units 1 & 7 are contiguous space totaling 2,578 SF (Can be demised)

Max Contiguous space currently is Units 5, 6, 11, & 12 totaling 4,832 SF.

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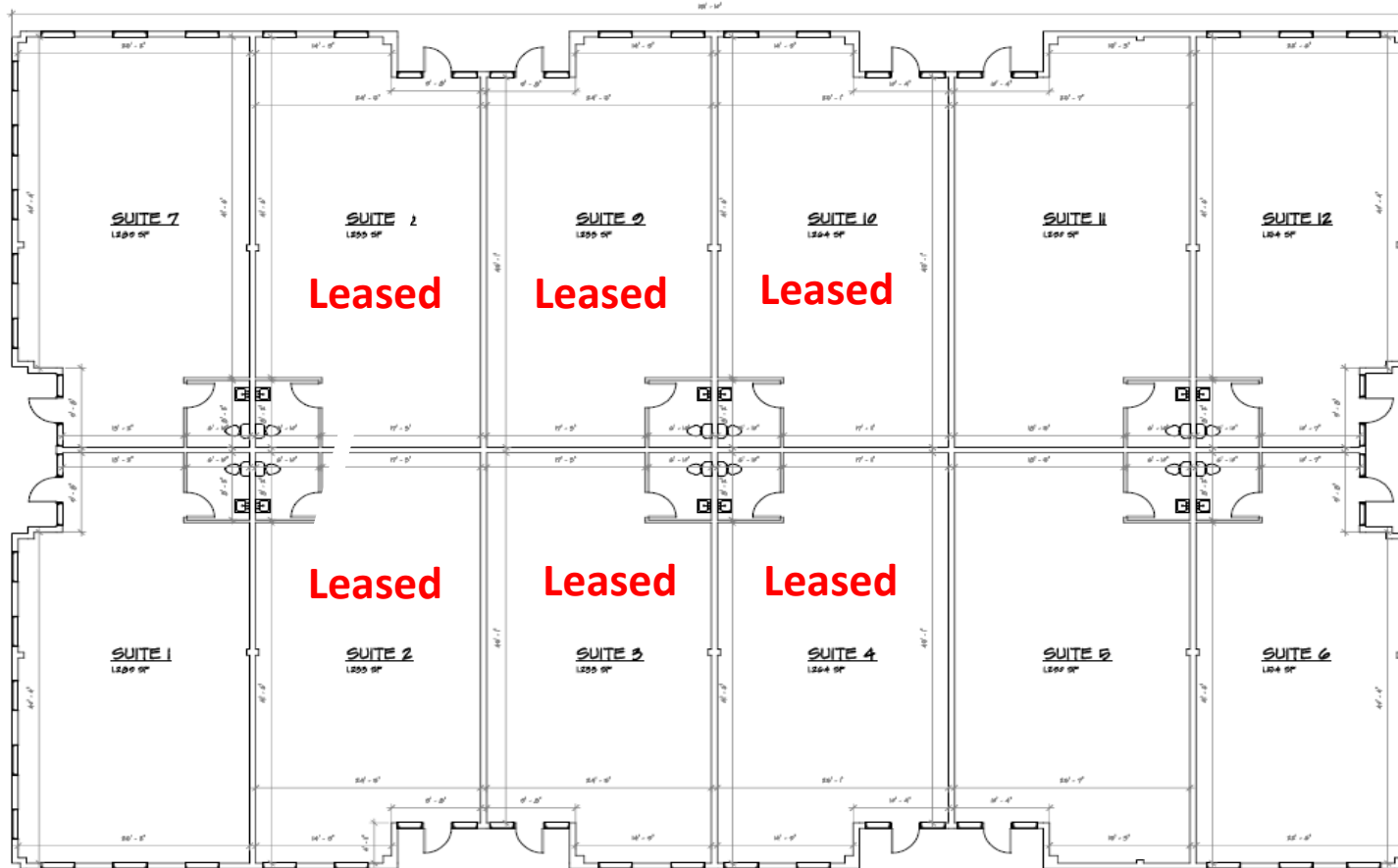
## AERIAL VIEW:



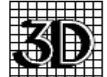
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## AS BUILT PLANS:



EXISTING FLOOR PLAN  
SCALE: 3/16" = 1'-0"



ARCHITECTURE  
WILLIAM J. DORAN  
ARCHITECT  
26 BLUNDEE ROAD  
KENDALL PARK, N.J.  
08854  
756-897-8467  
WJD@3darchitects.net

*William J. Doran*

N.J. LIC. #WA-050556  
PA LIC. #WA-210097

The Architect is the property & copyright of the Architect for the specified project & shall not be used or reproduced without written authorization.

Existing Conditions at  
3000 Rt 27  
Kendall Park, New Jersey

DESCRIPTION
DATE: 11/20/24
DRAWN BY: ST
CHECKED BY: WJD
SCALE: AS NOTED
SHEET 1 OF 1
SHEET

**A-1**

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## ADDITIONAL PHOTO:



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## SIDE PHOTO:



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