

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

Units 1 & 7 is currently one space which is a total of 2,578 SF. Units can be demised.

Units 5 & 6 are contiguous which would allow a total of 2,444 SF of space. Units are already demised.

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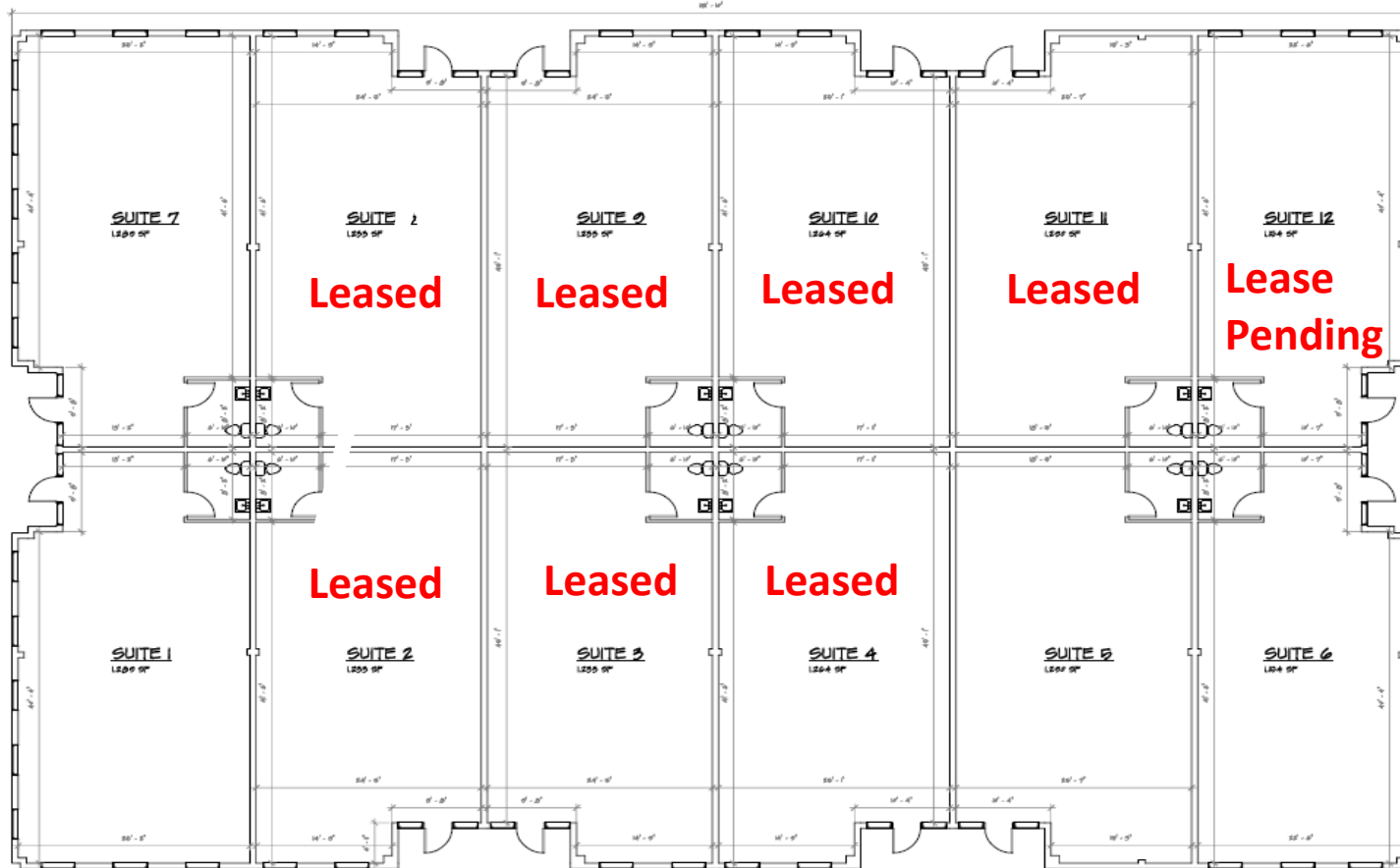
AERIAL VIEW:



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AS BUILT PLANS:



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



ARCHITECTURE
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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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