



409 Joyce Kilmer Ave

409 Joyce Kilmer Ave, New Brunswick, NJ 08901

**ROSS
MANAGEMENT
GROUP**

A Division of Ross Industries

Gina Minard

Ross Management Group

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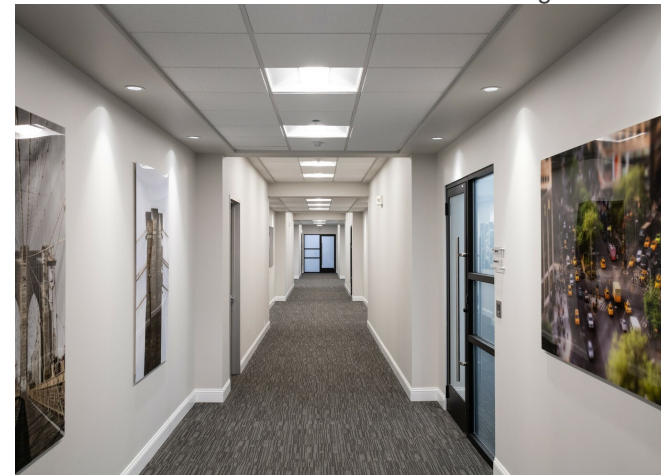


409 Joyce Kilmer Ave

\$14.50 - \$16.95 /SF/Yr

Built in 1918, this large prewar was built with strength in mind. Used as a manufacturing facility for much of its existence, the structure has large concrete support beams and other unique architectural details. Property Features include: 13 to 18-foot ceilings and Exposed Brick, huge loft style windows (approximately 64 square feet each), passenger and freight elevator access, 24/7 secure tenant access and video surveillance, hundreds of parking spots, Hunter Douglass solar shades, exposed spiral duct-work, Toto touch-less fixtures, gracious halls and common areas, a community of entrepreneurial people. EV Charging - Coming Soon. Minutes from Downtown New Brunswick, Robert Wood Johnson University Hospital and Rutgers University, the building sits on 6 acres of land and features a large fenced parking lot with approximately 4 acres of parking. Easy access to the following: Downtown New Brunswick (1 mile); NJ Transit Train Service (1 mile); Bus Service (3 blocks); NJ Turnpike, Route 1, Route 130, Route 27, Newark Ports; Restaurants, hotels, and...

- This property has been completed with high quality fixtures and finishes and has tons of natural light.



Rental Rate:	\$14.50 - \$16.95 /SF/Yr
Property Type:	Office
Building Class:	A
Rentable Building Area:	112,171 SF
Year Built:	1918
Walk Score ®:	61 (Somewhat Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$1.21 USD/SF/Mo

Ground Ste 100

Space Available	8,823 SF
Rental Rate	\$14.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	Negotiable

Features 10 large windows, allowing for tons of natural light and fresh air. The unit has a natural brick wall, high exposed ceilings, and private restrooms. Office located right off main lobby. Use this blank canvas to create your perfect office.

Ground Ste 115

Space Available	2,071 SF
Rental Rate	\$14.50 /SF/Yr
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	3 - 10 Years

This property has been completed with high quality fixtures and finishes. Build to suit.

2nd Floor Ste 202

Space Available	3,179 SF
Rental Rate	\$16.95 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	3 - 10 Years

3rd Floor Ste 316

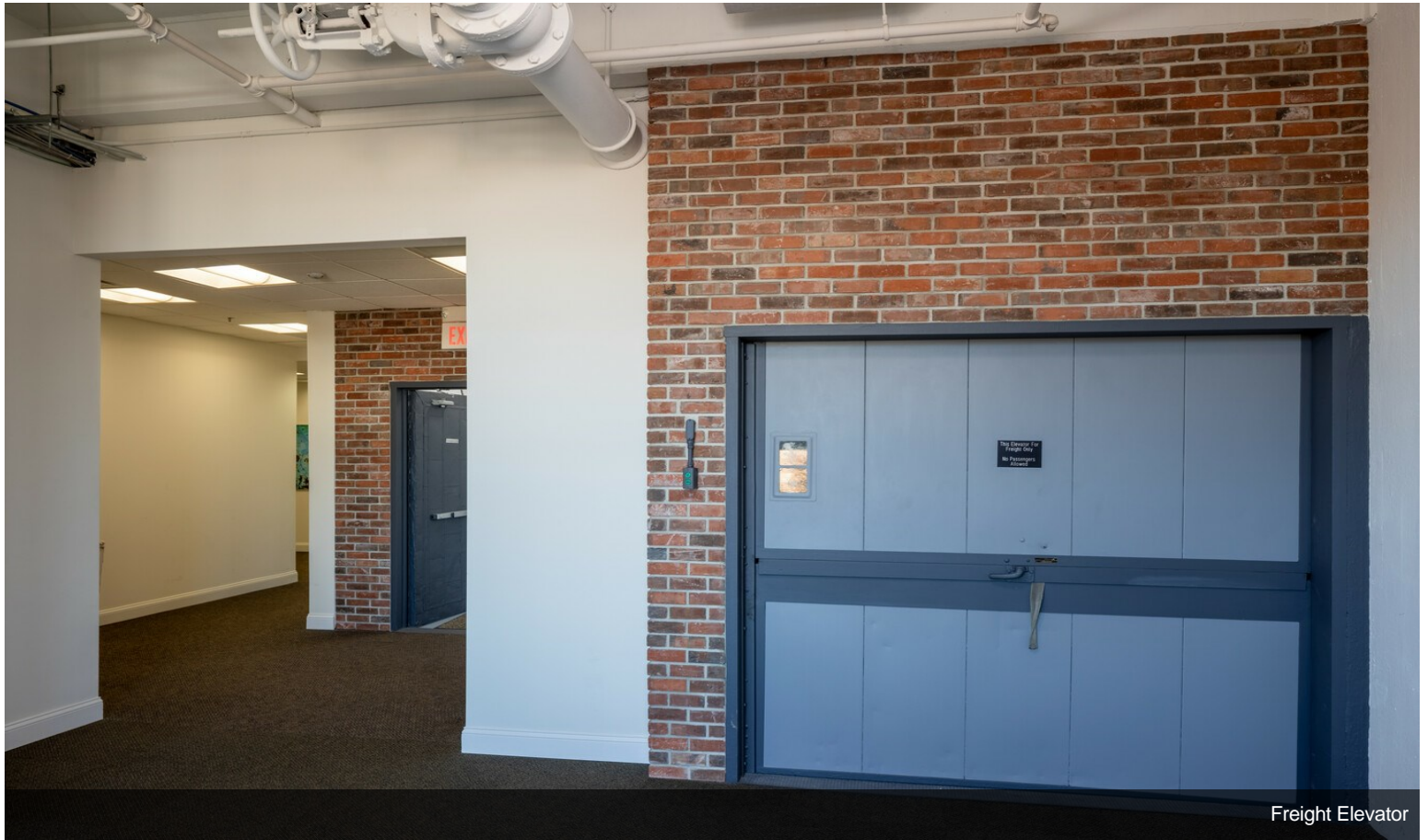
Space Available	1,912 SF
Rental Rate	\$16.95 /SF/Yr
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable



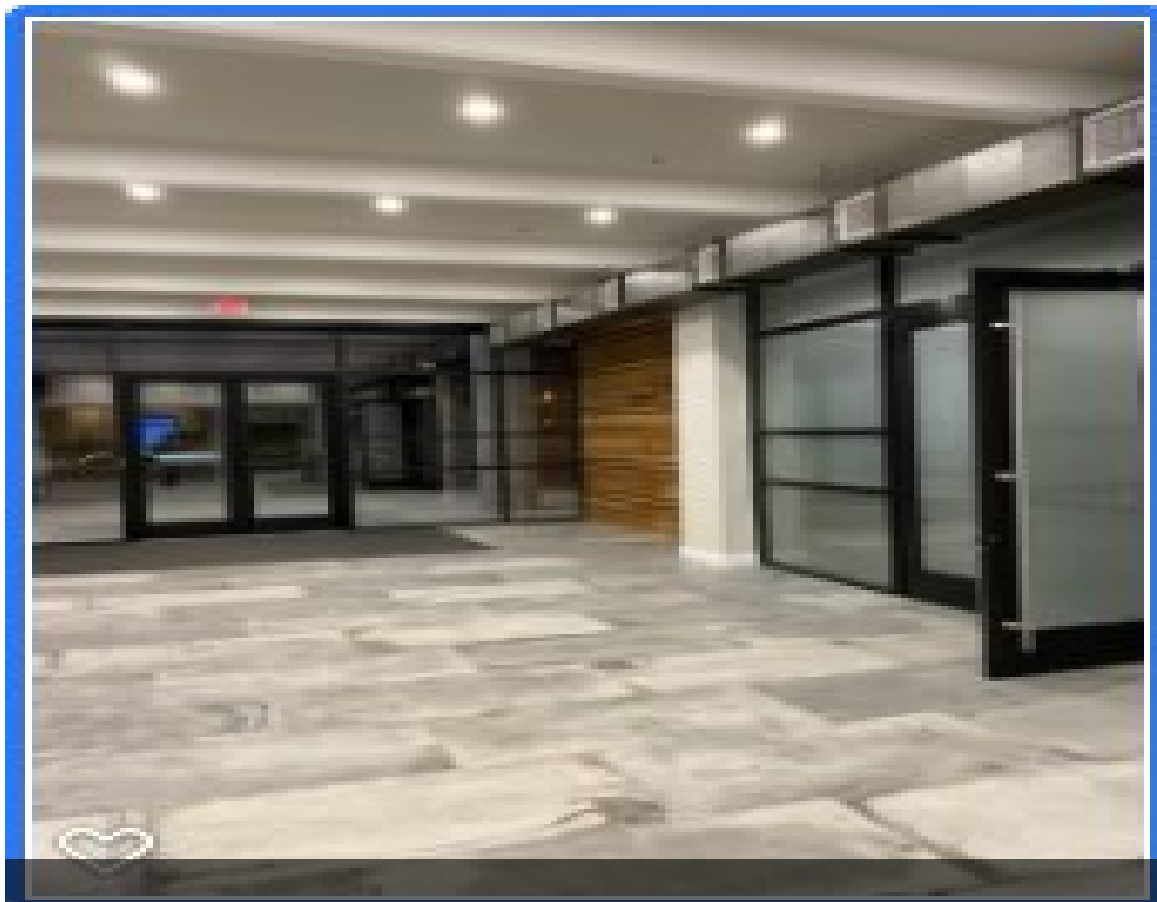
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Property Photos



Freight Elevator



main

Property Photos



Suite 100 entrance

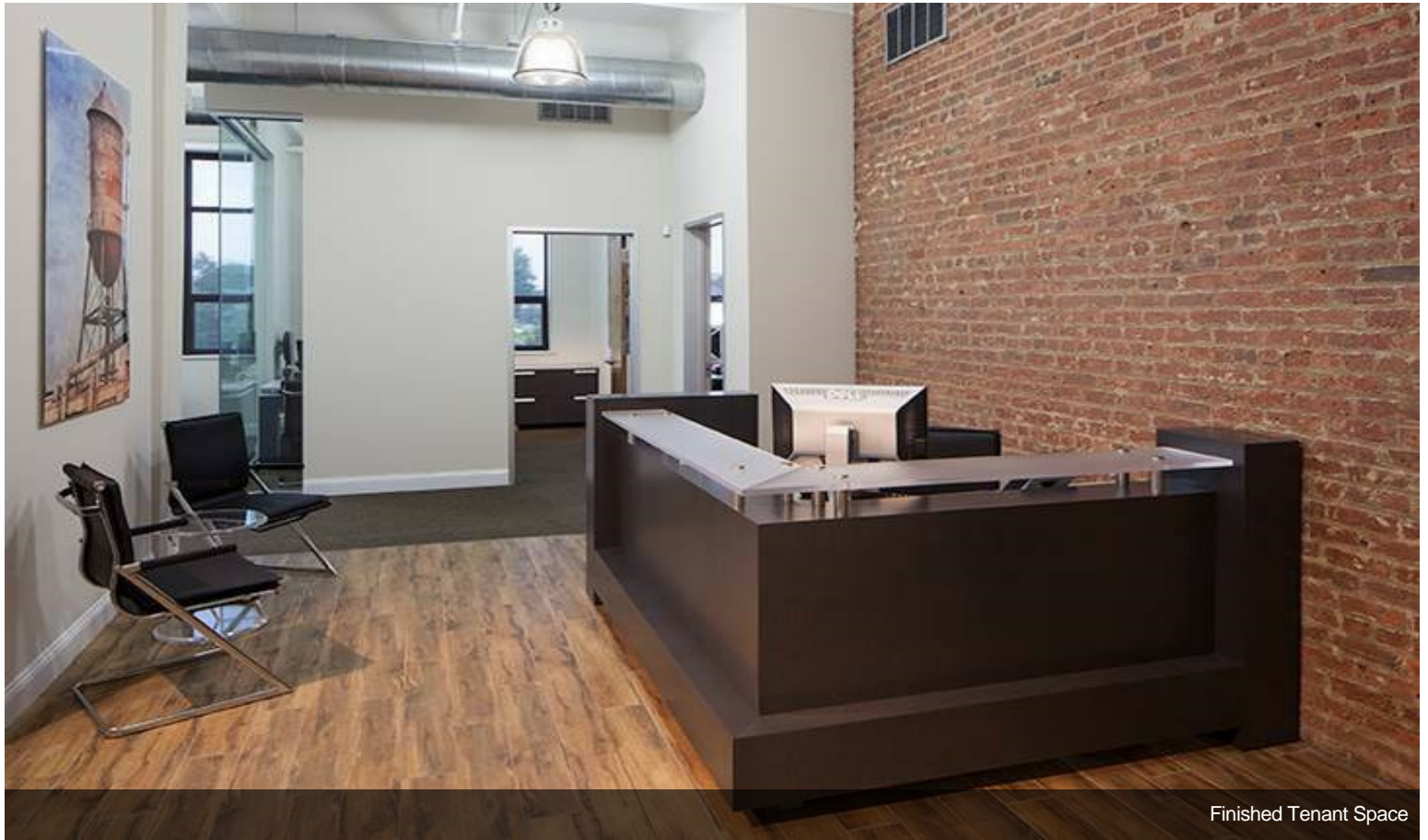


Exterior Entrance Dusk

Property Photos



Property Photos



Finished Tenant Space



Glass Entrances

Property Photos



2nd Floor Bathroom



Water Bottle Station