



34 SCOTCH ROAD SUITE 2A | EWING

PROFESSIONAL OFFICE SUITE FOR LEASE

Position your business in a well-maintained professional office building with excellent accessibility and a highly desirable location just 3 miles from Capital Health Medical Center – Hopewell. This 1,445 SF second-floor office suite offers a flexible layout ideal for medical, healthcare-related, or professional office users seeking a convenient Mercer County location.

The suite is accessible by elevator and features a practical floor plan with two private offices, a large open work area, a kitchen, and two private restrooms, providing an efficient workspace that can easily accommodate a variety of business needs.

Located along Scotch Road with quick access to I-295, Princeton, and Pennsylvania, this property offers exceptional convenience for both employees and clients.

SUITE FEATURES

- 1,445 SF second-floor professional office suite
- Elevator access
- Two private offices
- Spacious open work area
- Kitchen/break room
- Two private restrooms
- Flexible layout for professional or medical-related users
- Excellent natural light
- Ample on-site parking
- Professional building environment

PROPERTY HIGHLIGHTS

- Well-maintained Class A office building
- Established medical practices on the first floor
- Accounting firm on the second floor
- Approximately 40 on-site parking spaces
- Prominent Scotch Road location
- 3 miles to Capital Health Medical Center – Hopewell
- Minutes to I-295, Princeton, and Pennsylvania

Available Immediately

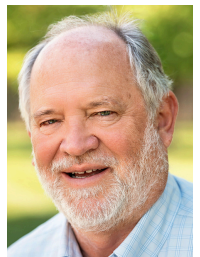


**SCAN TO VIEW
PROPERTY SITE**

MARKETED BY

Gough 'Winn' Thompson

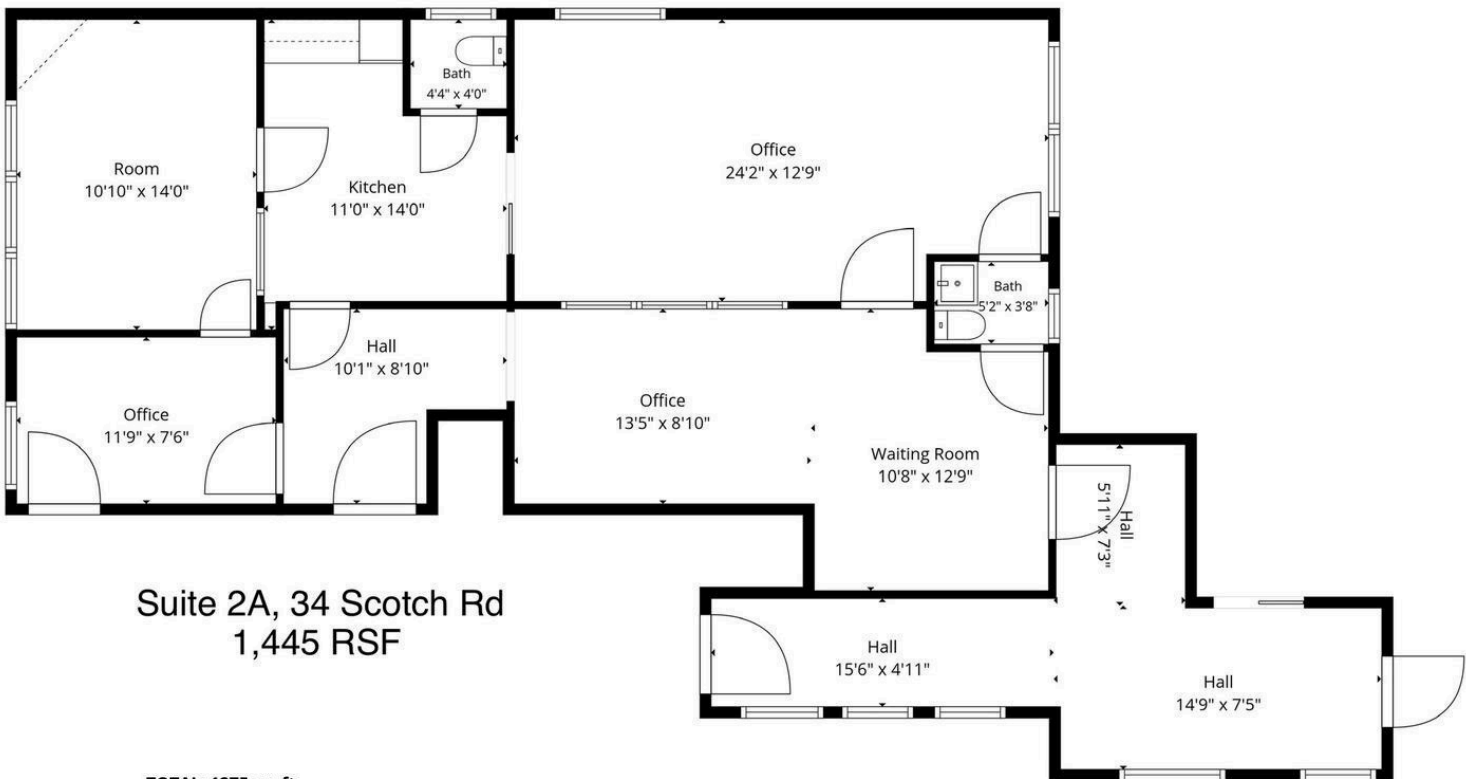
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TOTAL: 1275 sq. ft
 1st floor: 1275 sq. ft
 EXCLUDED AREAS: WALLS: 106 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

