



**1575 Brunswick Avenue**  
Lawrenceville, NJ 08648

**Available for Lease:**

- **6,130 SF Total Available**
  - **2,656 SF Lower Level**
  - **3,474 SF Main Level**
- Parking: 23 Spaces; Additional Across Street
- Ceiling Heights: 13'
- Heat: Gas Forced Air; Replaced 2012
- HVAC: Roof Mounted
- Est. Operating Expenses: \$6.50/SF
- Former Bank with 2 Drive-Thru lanes
- 2 Offices, Open Space, Full Height Windows
- Zoning: NC-2 Neighborhood Center 2

**Rental Rates:**

**Main Level: \$20.00/SF plus all OpEx**  
**Lower Level: \$10.00/SF plus all OpEx**  
**Operating Expenses: \$6.50/SF**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

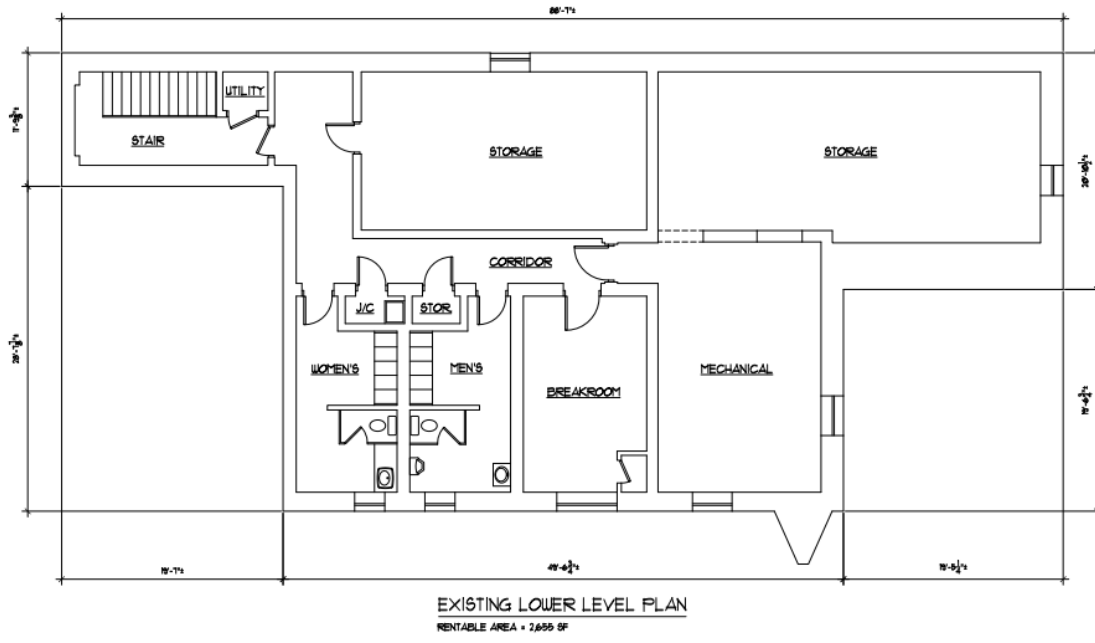
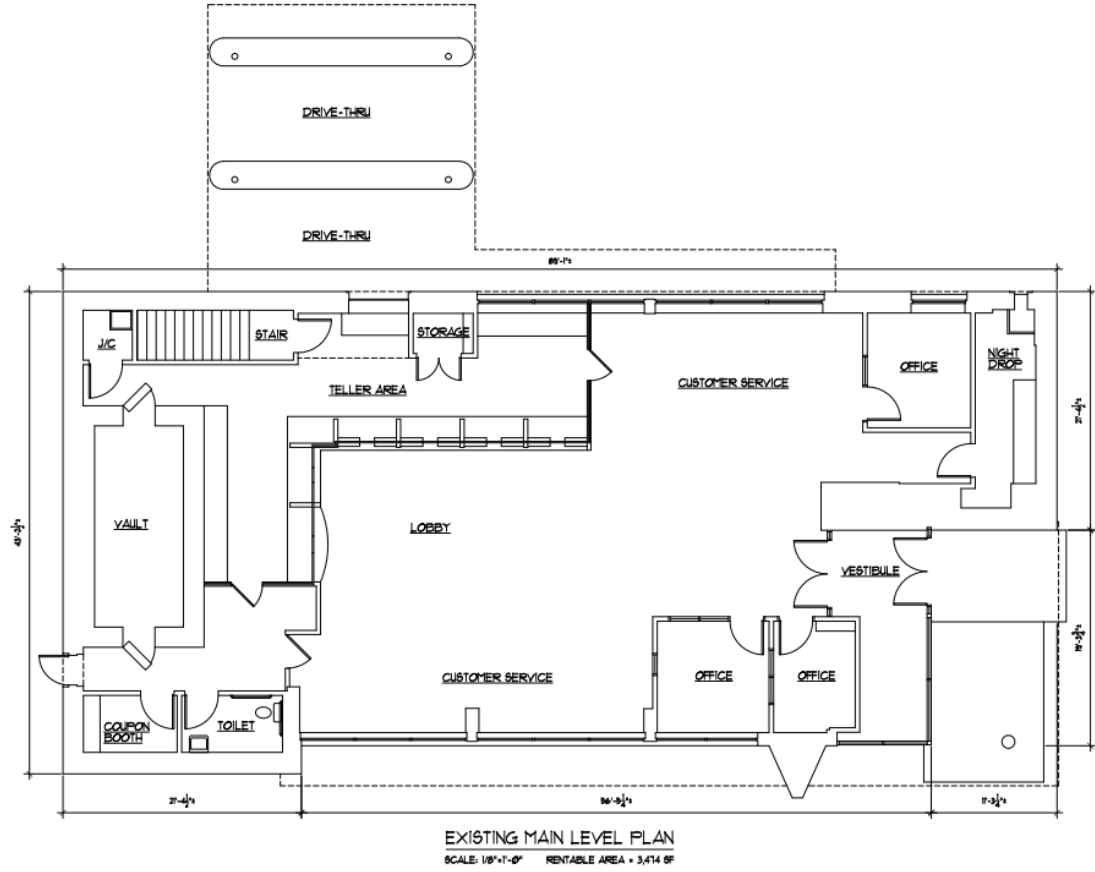
For more information:  
**Gerard Fennelly**

**Matt Kneis**

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6,130 SF Former Bank Branch

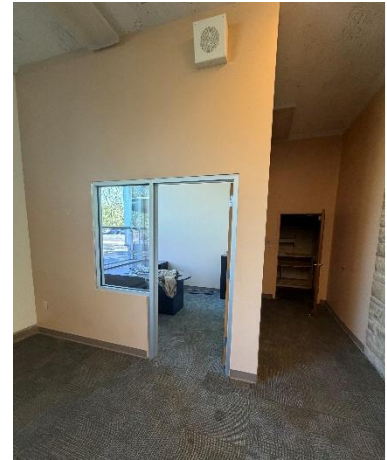
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## Neighborhood Center 2 (NC-2) District.

### Permitted Uses.

- Retail sales of goods and services.
- Banks, including drive-in facilities.
- Offices and office buildings, Professional offices.
- Restaurants, Taverns and bars.
- Indoor recreational facilities.
- Post offices.
- Convenience stores.
- Beauty parlors and barber shops.
- Single family detached dwelling; Semi-detached and duplex dwellings; Apartments on second or higher floors.
- Child care center.
- House of worship on lots of at least 1.5 acres
- Funeral home.
- Combinations of the above, excepting single family detached, semi-detached, and duplex dwellings.

### Conditional Use Permitted.

Repair garage (Conditions required)  
Adult day care and adult medical day care, subject to the criteria of §430.G.

### Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all lots:

#### Principal Building.

Minimum lot area: 10,000 sf.  
Minimum lot frontage: 80 feet  
Minimum lot width: 80 feet  
Minimum lot depth: 100 feet  
Minimum front yard:  
    On roads with speed limit less than 40 mph: 0 feet  
    On roads with speed limit 40 mph or greater: 25 feet  
Minimum side yard excepting religious use: 0 feet for common wall; 10 feet otherwise  
Minimum side yard, House of worship: 25 feet  
Minimum rear yard: 25 feet 2.

Accessory Building. No accessory building shall be located closer than 5 feet to a property line.

Maximum impervious surface ratio: .80

Maximum floor area ratio (excluding single Family detached and Semi-detached dwellings) [Ord. 1875-06, 2/7/2006]

One-story building: .20  
Two-story or higher building: .30

Maximum height:

Principal use, excepting religious use: 35 feet  
House of Worship: (1) Principal building: 35 feet (2) Structure above principal roof: 60 feet  
Accessory buildings shall not exceed 15 feet in height.

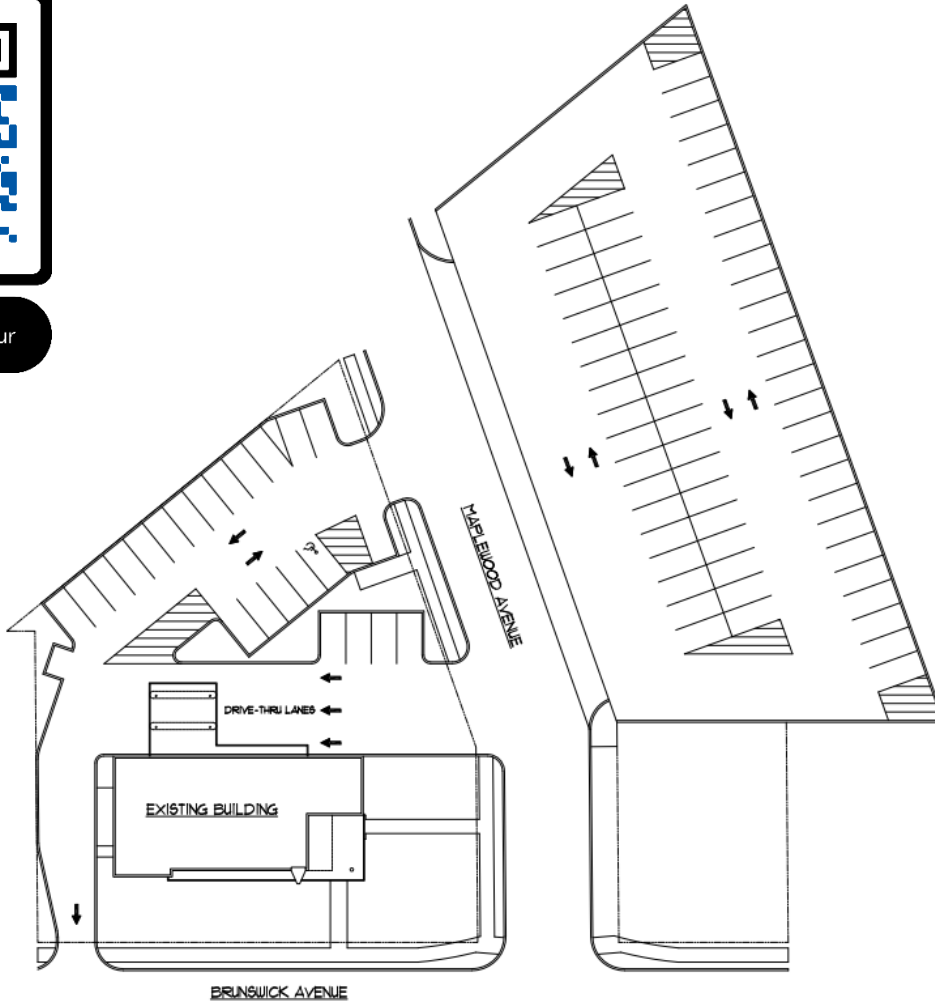
Minimum gross floor area per use: 750 sf

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EXISTING SITE PLAN

SCALE: 1"=40'

