

Someraset Hillsborough Twp. (2710)**425 Amwell Rd****List Price: \$4,022 / PSqFt: \$15.00****Commercial Agent Complete Report**

MLS#: 3106368 Section: Town Center
 Status: A ZN: Office
 ZIP: 08844-1213 BSqFt:
 RZIP: 08844 ASqFt: 3218
 Block 163.22 OSqFt:
 Lot: 35 Acres:
 Suite #: 2 LISz: 3.03
 Bldg #: 1 CLR: white
 #Units: ZnCpl: Yes
 #Apts: GSMLS.com: Yes
 AntCd:
 TFB: THB: ADM: 96
 #1Br: #2Br: DOM: 102
 #3Br: #4Br: Terms:
 YB/Desc/Ren: 1974 / Approximate / 2004
 Type: Office Building Complex
 SDA: No
 OCCD:



Directions: Route 206 to West on Amwell Road to 425 on Right

Remarks: Office on second floor consisting of 3,218 sq ft. Can be subdivided. Space is available in a very well maintained building with very little tenet turnover.

Agent Remarks: Located in center of Town. Owner has office in building.

GENERAL INFORMATION

#Docks: 0
 MaxHt: 7 #OH Doors: 0
 Bsnt: No/
 Const: Brick/Block
 Equip: Restrooms - Private, Sign - Freestanding, Sprinkler System
 Exter: Brick/Block
 Floors: Carpeting
 Permitted Use: General Office
 Locat: Business District, Freestanding, Highway Location
 Parking: Blacktop, Off-Street Parking, Parking Lot-Shared
 Roof: Rubberized
 Salinc:

UTILITIES

Cool: 1 Unit, Central Air
 Heat: 1 Unit, Forced Hot Air
 Fuel: Electric, Gas-Natural
 Service: Cable TV Available, Internet Available
 Sewer: Public Sewer
 Utilities: All Underground, Electric
 Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: \$ Tenant Taxes \$ /
 MFE: CapRt: CAM: FarmAsm: No TaxRt: / LndAsmt: \$
 Easement: Unknown / BidAsmt: \$
 TotAsmt: \$

LEASE INFORMATION

LndLrd Wtk Negotiable Free Rent: No Avail: Negotiable
 LseTm: 1 Year Minimum, Security Deposit
 Required
 Pre Rent Req: One month rent+1.5 months rent security deposit+Financials+references
 LeseInc: Building Insurance, Building Maintenance, Common Area Maint, Sewer, Taxes, Water
 Tenant Pays: Cable T.V., Electric, Gas, Heat, Hot Water
 Owner Pays: Maintenance-Common Area, Maintenance-Lawn, No Utilities, Sewer, Snow Removal, Water

SHOWING INFORMATION

Owner: on File OwnerPh: 908-392-1705 Sign: Yes
 Instr: Call LA John Burchill at 908-874-4700 Ext 392 or Cell 908-392-1705 Posses: negotiable
 Show: By Appointment-24 Hour Notice, Call Listing Agent, Listing Agent to Accompany

LISTING OFFICE INFORMATION

ListOff: C-21 WORDEN & GREEN (0023) Ph: 908-874-4700 Fax: 908-874-6024
 LisAg1: JOHN BURCHILL (254181) Ph: 908-392-1705 Fax: 908-874-6024
 BREL: Disclosed Dual Agent BB: 2.5%-\$100 SB: 0 TB: 2.5%-\$100
 LType: Exclusive Right to Sell Photo: Broker/Agent to Provide
 Copyright, Garden State MLS, L.L.C. **Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.** KENNETH WORDEN

Somerset Hillsborough Twp. (2710)

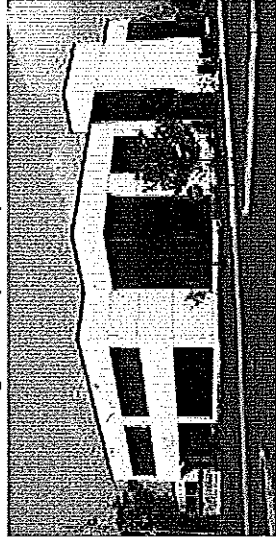
Commercial Agent Complete Report

425 Amwell Rd

List Price: \$1,687 / PSqFt: \$13.50

LP: \$1,687 / PSqFt: \$13.50

MLS#: 3106377 Section: Town Center
 Status: A ZN: Office
 ZIP: 08844-1213 BSqFt:
 RZIP: 08844 ASqFt: 1500
 Block 163.22 OSqFt:
 Lot: 35 Acres: 3.03
 Suite #: 2 LtsZ: white
 Bldg #: 1 CLR: Yes
 #Units: ZnCpl: Yes
 #Apts: GSMLS.com: Yes
 TFB: THB:
 #1Br: #2Br: ADM: 96
 #3Br: #4Br: DOM: 96
 YB/Desc/Ren: 1974 / Approximate / 2004 Terms:
 Type: Office Building Complex SDA: No
 OCD:



Directions: Route 206 to West on Amwell Road to 425 on Right

Remarks: Office on First floor consisting of 1,500 sq ft with three private offices and a large Conference Room. This Space is available in a very well maintained building with very little tenet turnover.

Agent Remarks: Located in center of Town. Owner has office in building.

GENERAL INFORMATION

#Docks: 0
 MaxHt: 7 #OH Doors: 0
 Bsmt: No/
 Const: Brick/Block
 Equip: Restrooms - Private, Sign - Freestanding, Sprinkler System
 Exter: Brick/Block
 Floors: Carpeting
 Permitted Use: General Office
 Locat: Business District, Freestanding, Highway Location
 Parking: Blacktop, Off-Street Parking, Parking Lot-Shared
 Roof: Rubberized
 Salinc:

UTILITIES

Cool: 1 Unit, Central Air Service: Cable TV Available, Internet Available
 Heat: 1 Unit, Forced Hot Air Sewer: Public Sewer
 Fuel: Electric, Gas-Natural Utilities: All Underground, Electric
 Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: \$Tenant Taxes: \$ / LndAsmt: \$
 MFE: CapRt: CAM: FamAsm: No TaxRt: / BldAsmt: \$
 Easement: Unknown / TotAsmt: \$

LEASE INFORMATION

LndLrd Wrk Negotiable Free Rent: No Avail: Negotiable
 LseTm: 1 Year Minimum, Security Deposit Required
 Pre Rent Req: One month rent+1.5 months rent security deposit+Financials+references
 LseIncc: Building Insurance, Building Maintenance, Common Area Maint, Sewer, Taxes, Water
 Tenant Pays: Cable T.V., Electric, Gas, Heat, Hot Water
 Owner Pays: Maintenance-Common Area, Maintenance-Lawn, No Utilities, Sewer, Snow Removal, Water

SHOWING INFORMATION

Owner: on File OwnerPh: 908-392-1705 Sign: Yes
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KENNETH WORDEN

*CAM CHARGES
 COMPANY RENTALS*

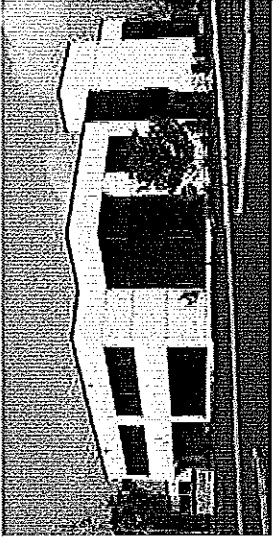
Somerset Hillsborough Twp. (2710)

Commercial Agent Complete Report

425 Amwell Rd

List Price: **\$387 / PSqF / \$13.50**

MLS#: 3106378 Section: Town Center
 Status: A ZN: Office
 ZIP: 08844-1213 BSqFt:
 RZIP: 08844 ASqFt: 300
 Block 163.22 OSqFt:
 Lot: 35 Acres: 3.03
 Suite #: 2 LISz: white
 Bldg #: 1 CLR: Yes
 #Units: ZnCpl: Yes
 #Apts: GSMLS.com: Yes
 TFB: THB:
 #1Br: #2Br:
 #3Br: #4Br:
 YB/Desc/Ren: 1974 / Approximate / 2004
 Type: Office Building Complex



Directions: Route 206 to West on Amwell Road to 425 on Right

Remarks: Office on First floor consisting of 344 sq ft with two rooms. This Space is available in a very well maintained building with very little tenant turnover.

Agent Remarks: Located in center of Town. Owner has office in building.

GENERAL INFORMATION

#Docks: 0
 MaxHt: 7 #OH Doors: 0
 Bsmt: No/
 Const: Brick/Block
 Equip: Restrooms - Private, Sign - Freestanding, Sprinkler System
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