

3500

QUAKERBRIDGE ROAD
HAMILTON, NEW JERSEY



FOR LEASE

55,000 SF 2-STORY CLASS A BUILDING
IMMEDIATE POSSESSION

Milt H. Charbonneau

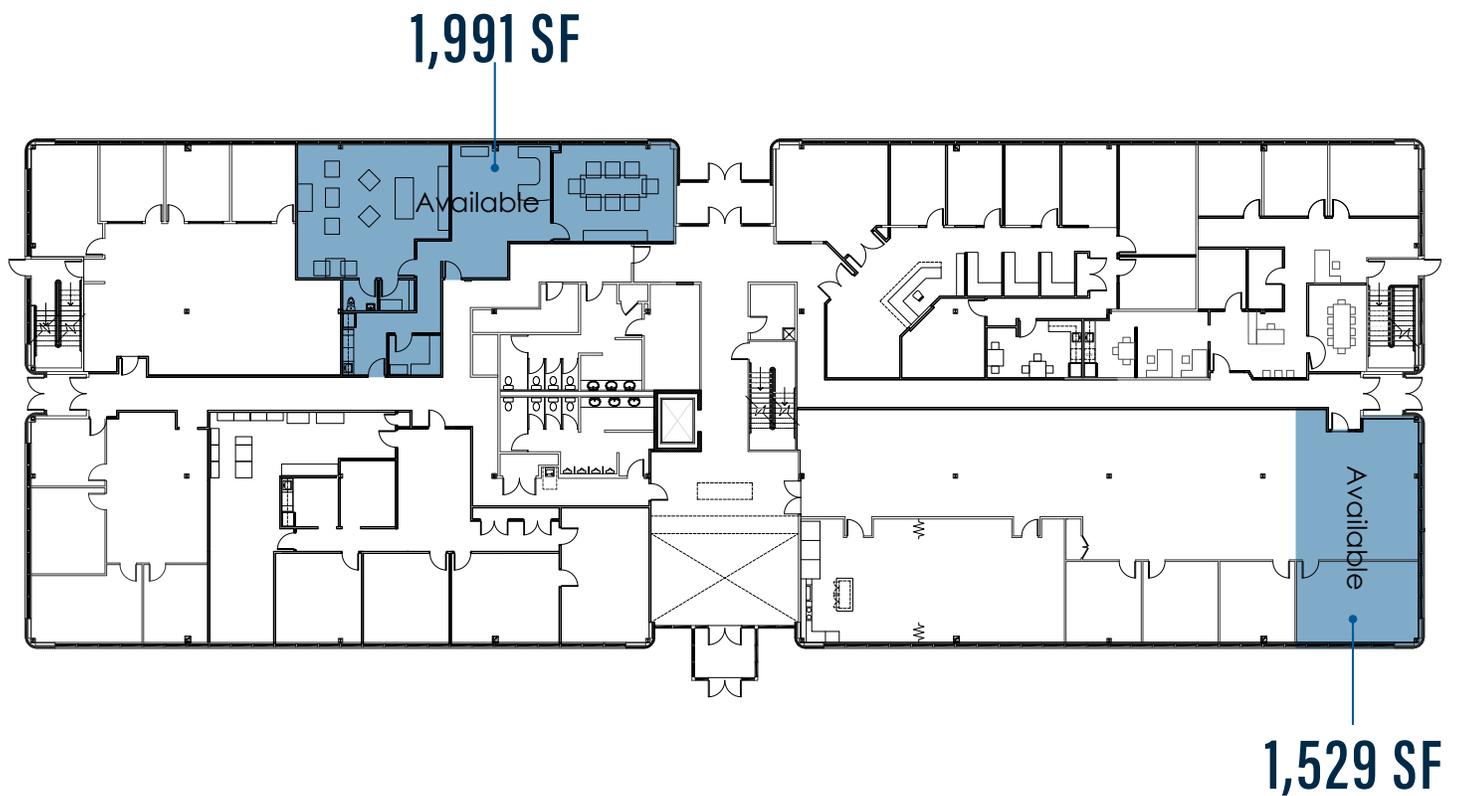
milt.charbonneau@cushwake.com | +1 732 243 3111



CURRENT AVAILABILITY

3500

Two Suites Available



DIRECT LOBBY ENTRANCE & IDENTITY



ABOUT THE BUILDING

3500



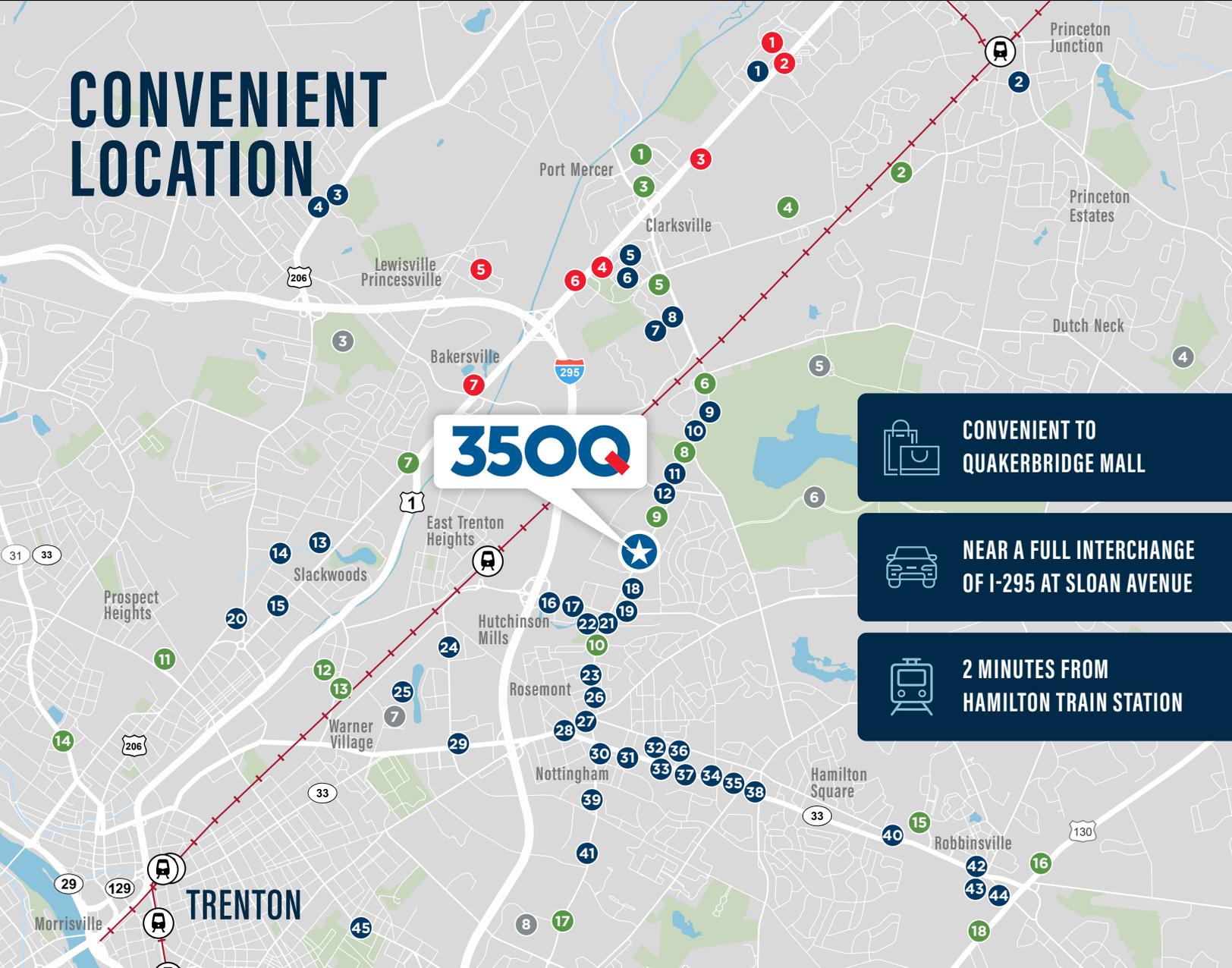
BUILDING SPECIFICATIONS

- 55,000 SF 2-story Class-A building
- Portion of first floor
- High identity building
- Perfect for professional and office uses
- Dedicated parking
- Upgraded common areas and restrooms
- Private, first floor access
- Headquarters quality fitout
- Immediate availability
- Fully furnished
- Aggressive rental rate
- Low loss factor
- Convenient to shopping, restaurants & I-295
- 2 minutes to Hamilton Train Station

3500 Quakerbridge Road is a headquarters quality building situated on Quakerbridge Road in Hamilton, NJ and convenient to Quakerbridge Mall, a full interchange of I-295 at Sloan Avenue and numerous other amenities. **Plug and play pre-built suites available.**



CONVENIENT LOCATION



CONVENIENT TO
QUAKERBRIDGE MALL



NEAR A FULL INTERCHANGE
OF I-295 AT SLOAN AVENUE



2 MINUTES FROM
HAMILTON TRAIN STATION

RESTAURANTS

1. Seasons 52
2. Terakawa Ramen
3. Chambers Walk Café
4. Vidalia Restaurant
5. Done Right Doner Kebab
6. Ramen Nagomi
7. Noodle Bar + Vivi Bubble Tea
8. Modern Fusion
9. Thai Pin
10. Mezza Mediterranean Grill
11. El jalapeño
12. Swagath Gourmet
13. Meatheadz Cheesesteaks
14. Captain Paul's Firehouse Dogs
15. Crave Nature's Eatery
16. Uno Pizzeria & Grill
17. DeLorenzo's Pizza
18. Kusina Ni Inang
19. Palace of Asia
20. Enzo's La Piccola Cucina
21. Brookwood Cafe
22. Sakana Asian Cuisine

23. Mexican Mariachi Grill
24. La Casona Restaurante & Bar
25. Rat's Restaurant
26. Bill's Olde Tavern
27. Jojo's Tavern
28. Vincent's Pizza
29. Szechuan House
30. Aryana Kabab & Grill
31. Naz's Halal Food
32. My Quate
33. Jersey Girl Cafe
34. Best Choice Sushi
35. Afghan Kabob and Grill
36. Brother's Pizza on Rt. 33
37. Blend Bar & Bistro
38. Le Dish
39. Rossi's Bar & Grill
40. Gennaro's
41. Killarney's Publick House
42. Dolce & Clemente's
43. De Lorenzo's Tomato Pies
44. Papa's Tomato Pies
45. Roti Plus

HEALTH CLUBS/GYMS

1. Orangetheory Fitness
2. Forge Performance
3. Planet Fitness
4. Windsor Athletic Club
5. New Jersey Athletic Club
6. Aquatic Performance Training
7. Nonstop Fitness
8. Gymkata Personal Training
9. Hamilton Fitness Center
10. RWJ Fitness & Wellness Center
11. Planet Fitness
12. Thunder N Lightning Performance
13. Rockville Climbing Center
14. YMCA
15. Planet Fitness
16. Jersey Strong
17. YMCA
18. Redemption

HOTELS

1. Residence Inn
2. Hyatt Place
3. Extended Stay America
4. Quality Inn
5. Hilton Garden Inn
6. Red Roof Inn
7. Motel 6

POINT OF INTEREST

1. TCP Jasna Polana Golf Course
2. Institute Woods
3. Cobblestone Creek Country Club
4. Cranbury Golf Club
5. Mercer Oaks Golf Course
6. Mercer County Park
7. Grounds For Sculpture
8. Hamilton Golf Center

OWNERSHIP

3500



THE FRUSCIONE COMPANY, LLC

The Fruscione Company, LLC is a third generation, family-owned company based in Hamilton Township, New Jersey (Mercer County). Started in 1948 as a floor covering company in Trenton, their business grew in the 1960's to include commercial interiors and expanded into a complete commercial development and property management company in the mid-1970's. They have developed and managed over 1.1 million SF of Class-A office and medical space with 300,000 SF in their current portfolio.

www.fruscione.com

3500 Quakerbridge Rd, Suite 102, Hamilton, NJ 08619



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