

HAMILTON CLOCKTOWER CORPORATE CENTER



FOR LEASE

1 UNIT REMAINING TOTALING 7,557 SF
POSSESSION: 90 DAYS

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 **CUSHMAN &
WAKEFIELD**

ABOUT THE BUILDINGS

**HAMILTON
CLOCKTOWER
CORPORATE CENTER**



Hamilton Clocktower Corporate Center is a 3-building corporate campus totaling 169,000 SF of office space. Built on 27 beautifully landscaped acres, the all-brick exteriors and ribbon-window glazing system will provide for a campus-like atmosphere. 300 Clocktower Drive has already been built and is fully leased. 200 Clocktower Drive is a 57,000 SF building and has already been built. It currently has 7,557 SF available. 100 Clocktower Drive will total 64,000 SF and has all approvals in place to be built. All roads and utilities are in place.

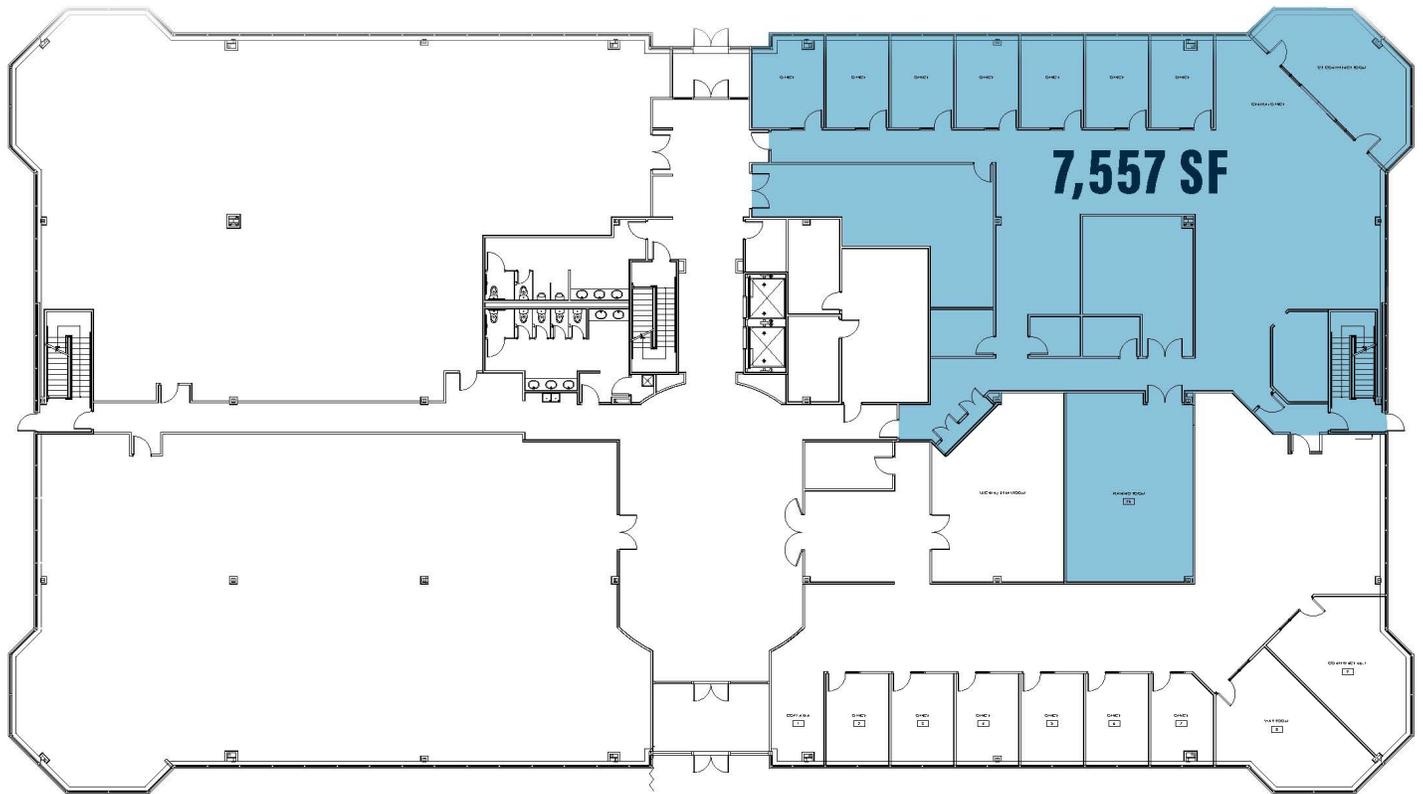
The project features a signature clocktower that will match the height of the buildings and remain illuminated in the evening. The half-octagonal building corners will provide superior window lines in the most desirable areas of each building. These modern buildings will all have two-story atriums and high-speed telecommunications capability.



BUILDING SPECIFICATIONS

- Competitive rentals, flexible terms
- Class A building in a superior location
- Direct access to I-195 (Exit 3), NJ Turnpike and I-295
- Located 3 minutes from NJTPK Exit 7A between NY and PHL
- Developed and managed by The Fruscione Company, LLC

SITE PLAN



BUILDING 200

Class A Office Building

57,000 SF

7,557 SF Available
on First Floor

Competitive rentals,
flexible terms

CONVENIENT LOCATION

HAMILTON CLOCKTOWER CORPORATE CENTER



EASY ACCESS TO I-95, US-1, RTES 130 & 33, & THE NJ TURNPIKE



NEARBY MERCER COUNTY AIRPORT & ROBBINSVILLE AIRPORT



1/8 MILE FROM I-195 EXIT 3

RESTAURANTS

1. Thai Pin
2. Meatheadz Cheesesteaks
3. Uno Pizzeria & Grill
4. Kusina Ni Inang
5. Caesar's Bagels & Deli
6. Brookwood Cafe
7. Sakana Asian Cuisine
8. Mexican Mariachi Grill
9. Five Guys
10. La Casona
11. Rat's Restaurant
12. Bill's Olde Tavern
13. Jojo's Tavern
14. Vincent's Pizza
15. Popeyes
16. Szechuan House
17. McDonald's
18. Applebee's
19. El Guajillo Mexican
20. Aryana Kabab & Grill
21. Pizza Hut
22. Naz Halal Food
23. Tessara Restaurant
24. My Quate
25. Jersey Girl Cafe

26. Chuck's Cafe
27. Best Choice Sushi
28. Afghan Kabob and Grill
29. Amayas Italian Eatery
30. Brother's Pizza
31. Bubbakoo's Burritos
32. Jersey Mike's Subs
33. Blend Bar & Bistro
34. IHOP
35. Singh's Kitchen
36. Black Forest Acres
37. Classic Sub Shop
38. Panera Bread
39. Wendy's
40. Mr China
41. Saladworks
42. Gaetano's Cheesesteaks
43. Le Dish
44. Texas Roadhouse
45. Moe's Southwest Grill
46. Rossi's Bar & Grill
47. Slice of Brooklyn
48. Golden Dawn Diner
49. Marcello's Pizza-Grill
50. Que Rico
51. Hamilton Bagel & Grill
52. Little King Sandwich Shop

53. Gennaro's
54. Thai Ginger
55. Killarney's Pubkch House
56. Dolce & Clemente's
57. De Lorenzo's Tomato Pies
58. Homestead Inn
59. Papa's Tomato Pies
60. Villa Barone
61. Louie's - Chef Jason
62. Roti Plus
63. Joey's Pizza
64. Hotpanada
65. Yogi's Hoagies
66. Padrino's
67. El Negro De Oro
68. El Gallo Tropical
69. Hamilton Tap & Grill

HOTELS

1. Motel 6
2. Homewood Suites
3. Hilton Garden Inn
4. Courtyard
5. Residence Inn

FITNESS & HEALTH

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

OWNERSHIP

**HAMILTON
CLOCKTOWER
CORPORATE CENTER**



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

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