

Rare Leasing Opportunity

Studio Park: 35,000 +/- SF Available

Hamilton, NJ



Office | Flex | Creative | Studio | Showroom

DO WHAT YOU LOVE.

LOVE W[HERE**] YOU DO IT.®**

WELCOME TO STUDIO PARK a 200,000 square foot old mill building that has been converted into multi-tenant spaces boasting low-cost and high-quality environments. **ENDLESS POSSIBILITIES** the expansive industrial building invites you to create a dynamic space perfectly suited to your needs within the limits of your own imagination. **ON-SITE MANAGEMENT** professional property management staff ensure well maintained surroundings **MODERN AMENITIES** high efficiency HVAC and lighting, upgraded utility services, separately metered spaces, full sprinkler system, a new roof and more **MOVE RIGHT IN** from 500 to 100,000sq ft; spaces are ready for design fit-outs or immediate occupancy **24/7 KEYED ACCESS** security access systems, key fob entry and CCTV ensure flexible and protected access throughout the building **ON-SITE SPACE PLANNERS** our design team offers the most efficient use of space from special needs to project management, construction, design and build layouts **UNIQUE CONFIGURATIONS** maximum flexibility with loading docks, drive-in overhead doors, 15-35 foot ceilings and natural day light **CREATIVE SPACES** enjoy common areas throughout – from the welcoming entry ways to an expansive patio courtyard complete with garden beds offered to each tenant **HI SPEED READY** plug and play fiber ready to minimize your down time.

1800 East State Street
Hamilton, NJ 08609

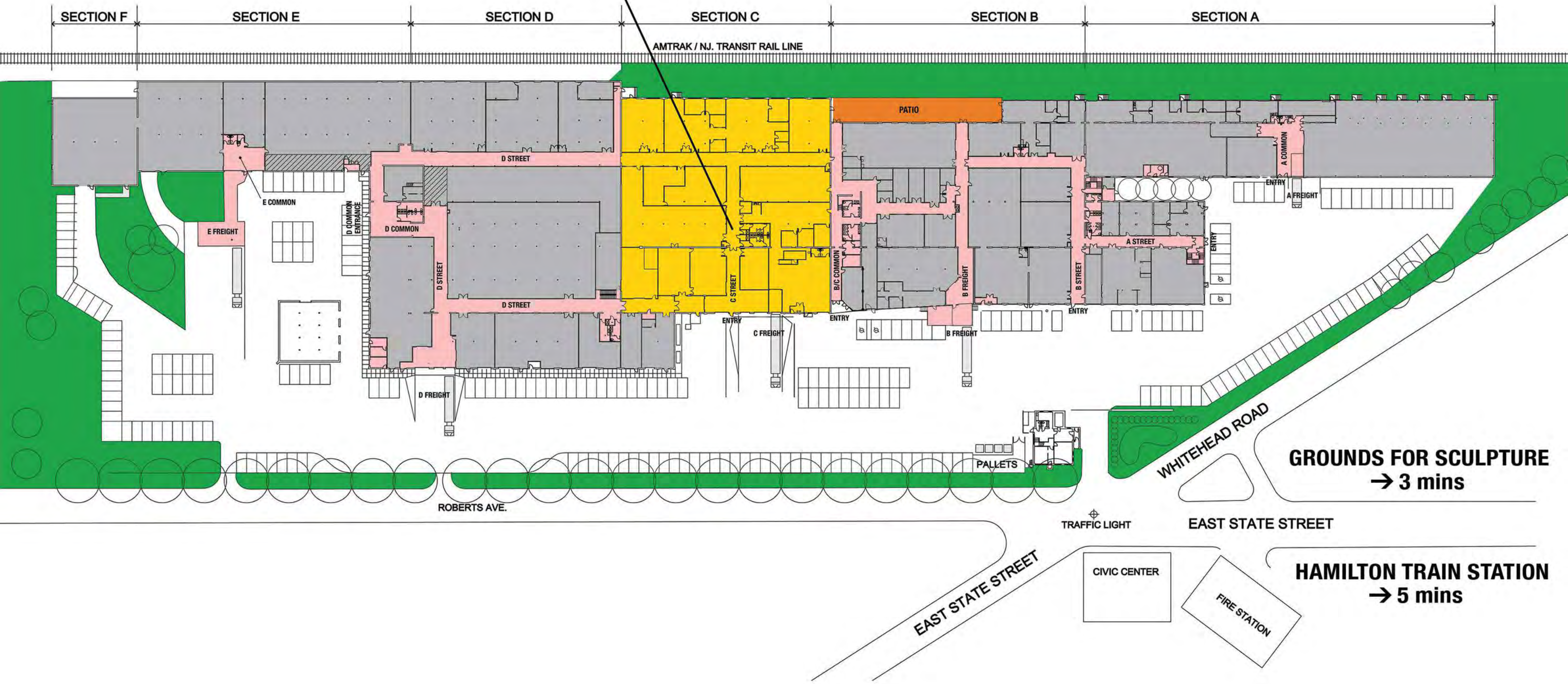
www.StudioPark1800.com



MODERN RECYCLED SPACES®



35,000 +/- SF AVAILABLE

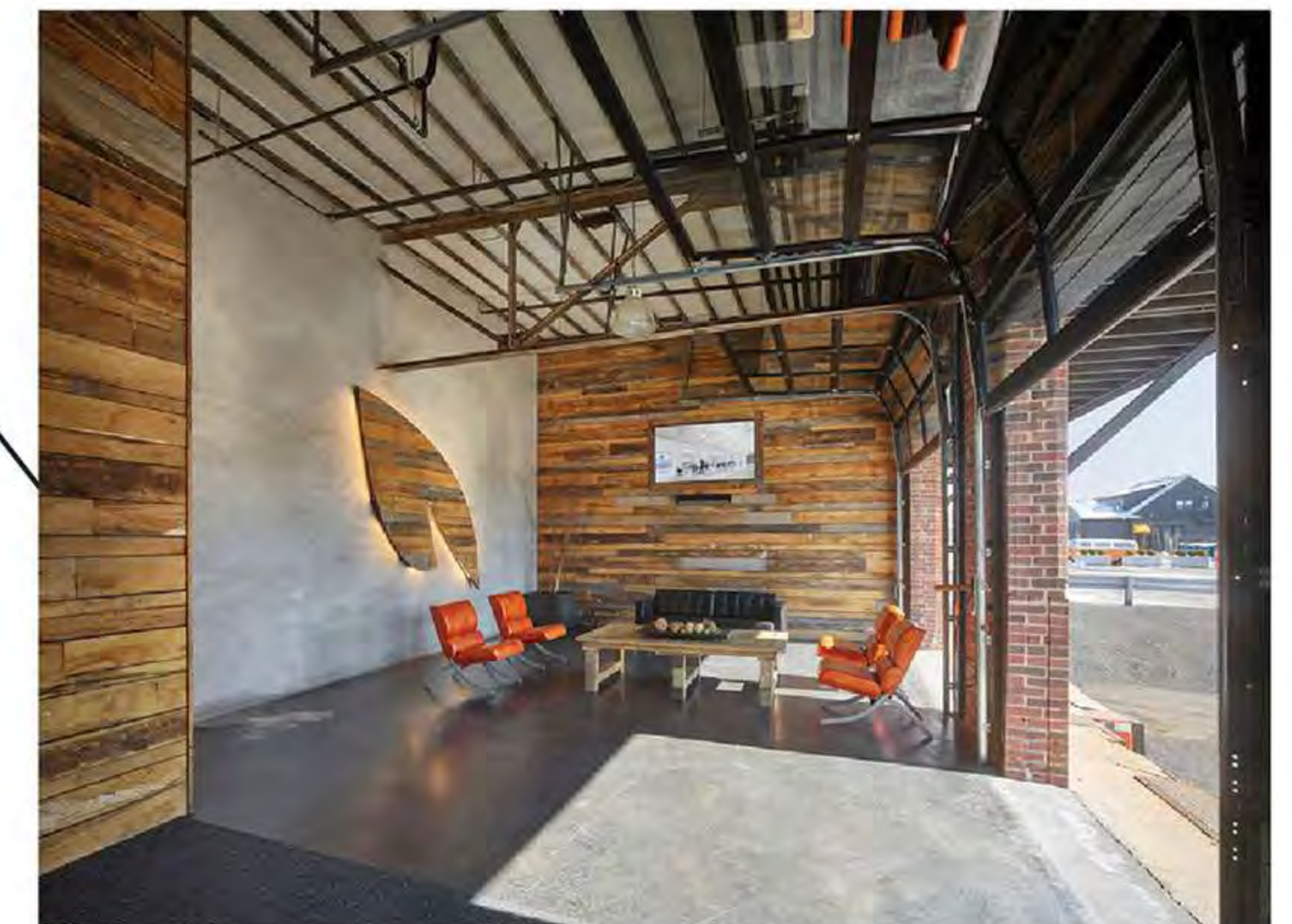
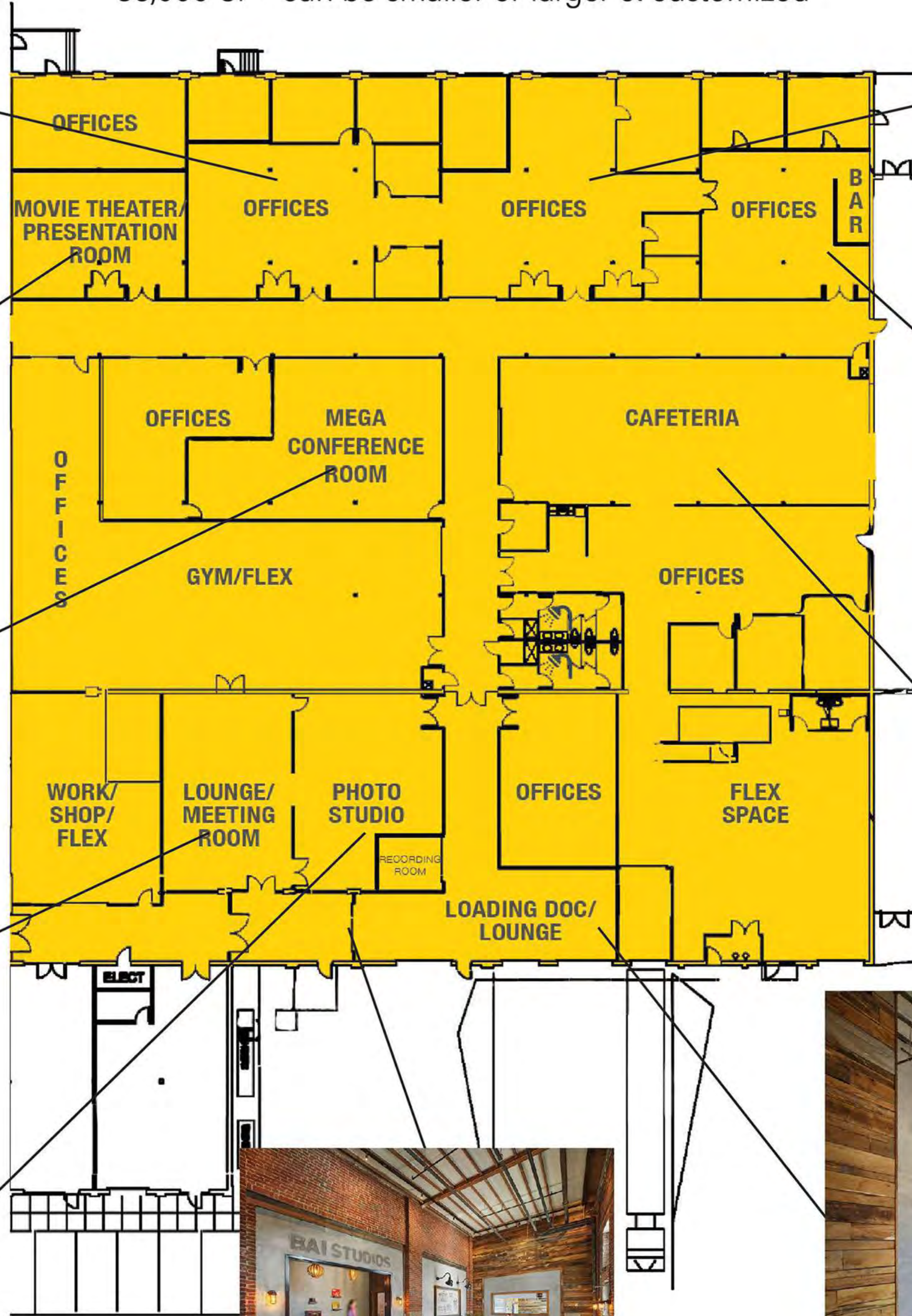


GROUNDS FOR SCULPTURE
→ 3 mins

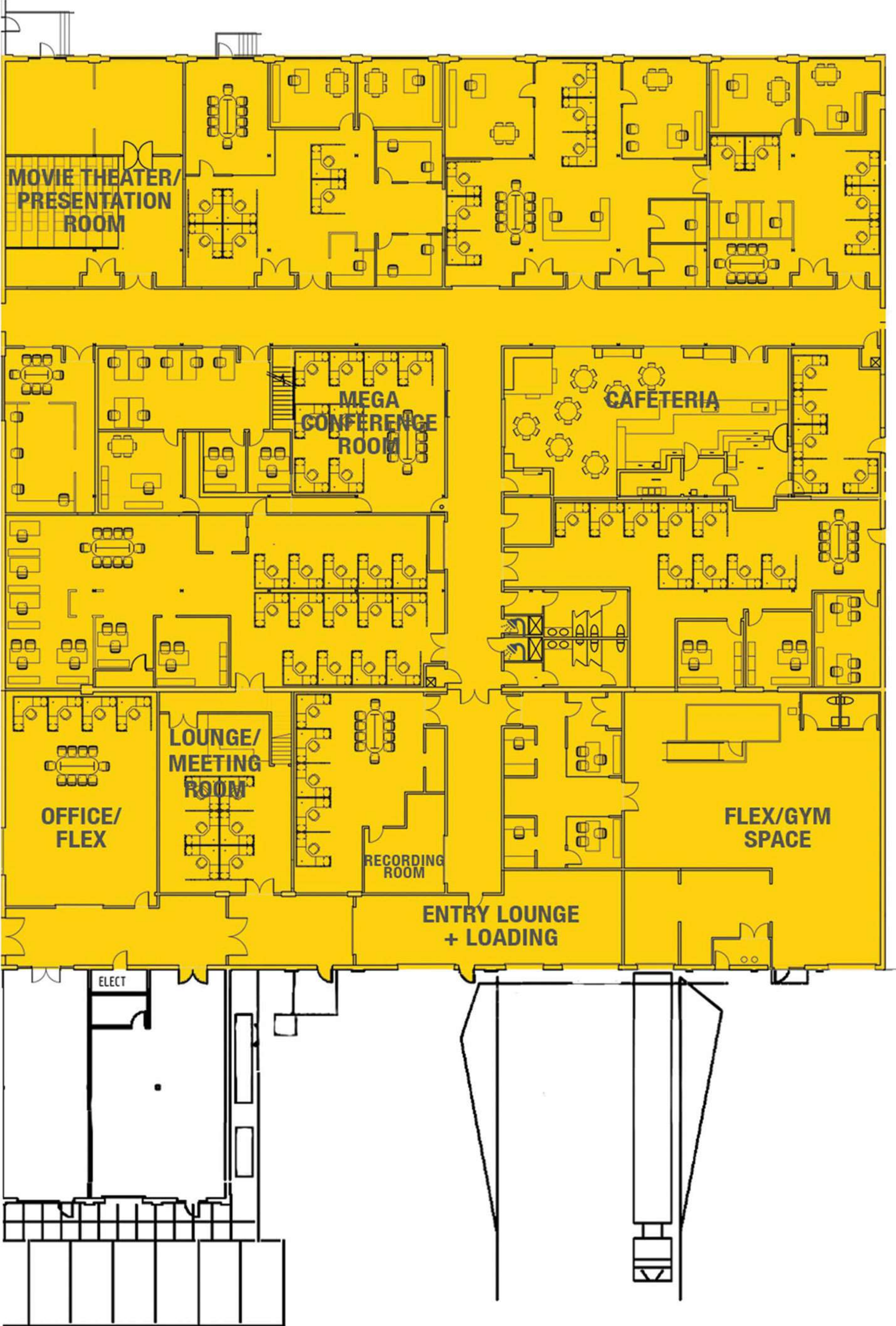
HAMILTON TRAIN STATION
→ 5 mins

CURRENT LAYOUT

35,000 SF - can be smaller or larger & customized



POTENTIAL LAYOUT



**IF IT CAN BE WRITTEN,
OR THOUGHT,
IT CAN BE FILMED.**

Stanley Kubrick







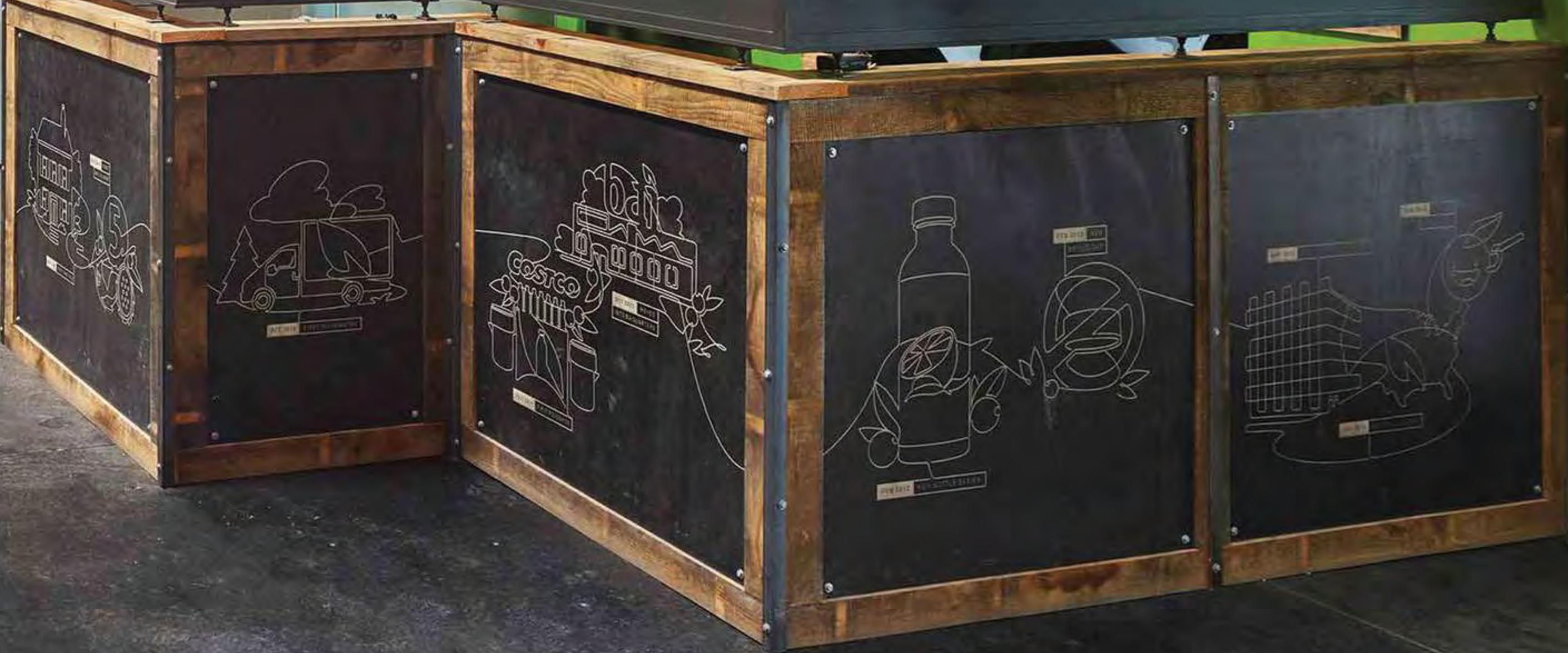


KANDÉ

bañ

INTERNATIONAL

MALAWI
13° 98' S / 33° 78' E





COLOMBIA
5° 20' N / 75° 43' W

PAPUA NEW GUINEA

Fruit Infused. Antioxidant. PAC

REVOLUTION STARTS HERE

CERTIFIED

MEMBER OF

SOCIETY





For the love of flavor

LEAVE A
FLAVORABLE
FIRST IMPRESSION

FLVR

FLAVOR
HOW'S MY
DUSTY TASTE
DUSTY TASTE
DUSTY TASTE

FLAVOR





Antioxidants 101

But beverages are powered by a "secret superhero" — a.k.a. the antioxidant — which includes the fruit surrounding the coffee bean. What makes it so "super"? The fact that the antioxidant is located in an ingredient that, until recently, had not been widely used in beverages found on your favorite store shelves.

Most beverages are rich in antioxidant sources of antioxidant Vitamin C. Vitamin C is needed for the growth and repair of tissues in all parts of your body. Like the pulp of the coffeebean, the white tea leaves are rich in antioxidants that are antioxidants.



Antioxidants 101
Antioxidants are an essential part of the body's defense system.



Free Radicals 101
Free radicals are unstable molecules that can damage cells and contribute to chronic diseases.



Damage Stopped
Antioxidants help neutralize free radicals, preventing them from causing damage to your cells.

- I keep hearing about antioxidants — what are they?
Q: They're the "good" molecules in a food...
- What is oxidation and why is it bad?
Q: It's the process of losing electrons...
- What are these free radicals?
Q: They're molecules with unpaired electrons...
- If free radicals are so common, what's the problem?
Q: They can damage DNA and other important molecules...
- What kind of damage can they do?
Q: They can cause cell damage and contribute to chronic diseases...
- How do antioxidants neutralize free radicals?
Q: They donate electrons to the free radicals...
- So, is this where all antioxidants come from?
Q: No, they can also be synthesized in the body...

- 1. A man in a green shirt is sitting in the front row, looking towards the stage.
- 2. A woman with a red scarf is sitting next to him, also looking towards the stage.
- 3. A woman with long red hair is sitting in the middle row, looking towards the stage.
- 4. A man in a white shirt is sitting in the back row, looking towards the stage.
- 5. Several other audience members are visible, some with laptops open on their desks.



EVER

TASTE IS TEMPORARY

Cloutier

The Lawak





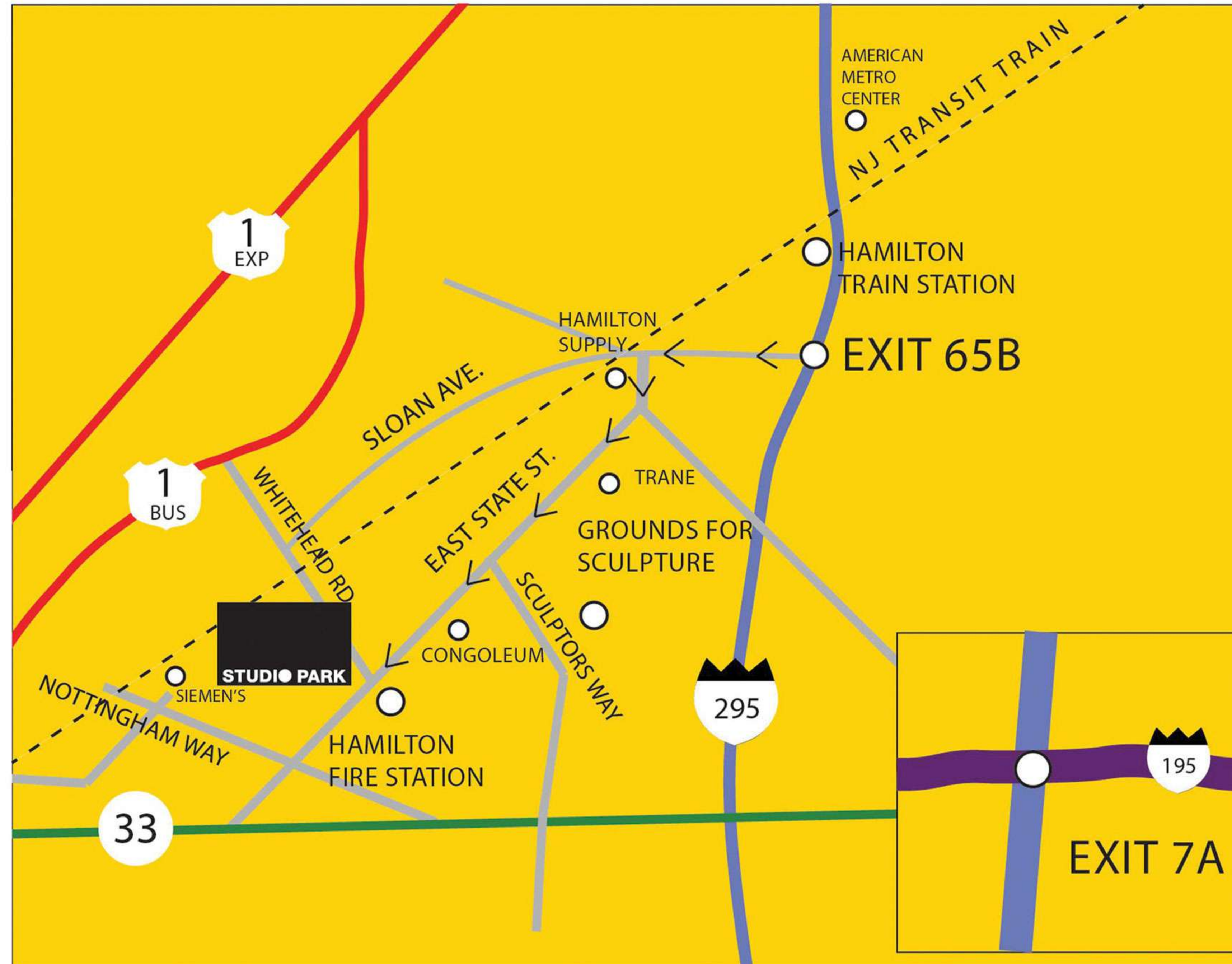
23
TRAFFIC LIGHTS
CIVETS





ESTABLISHED 1878
IF YOU'RE ABLE TO
UNBELIEVE
LIFE CAN BE
UNBELIEVABLE

Centrally Located between Philadelphia & NYC



NOTHING ELSE COMPARES IN PRINCETON AREA!



MODERN RECYCLED SPACES®



Contact Max Popkin for more information at 609-731-0378



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This packet was compiled for marketing purposes only & it may not be an accurate reflection of any one particular space in the project. Therefore any information contained here shall be subject to errors, omissions, final lease execution & due diligence by the parties involved.



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