

creative spaces for lease

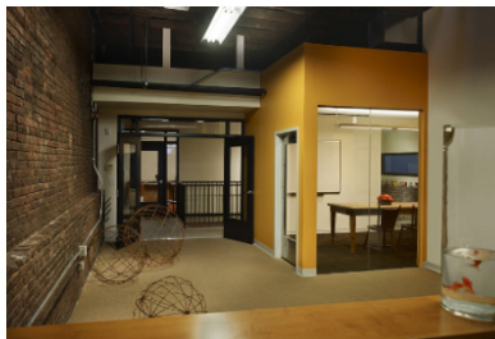
STUDIO●PARK

Hamilton, New Jersey

a
MODERN RECYCLED SPACES®
property

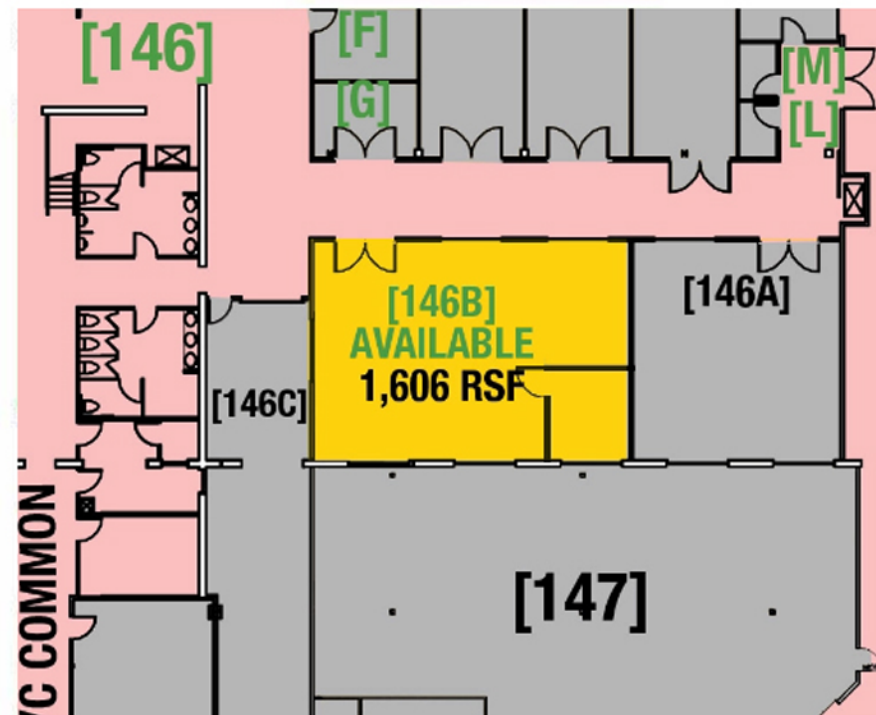
STUDIO●PARK
DO WHAT YOU LOVE. LOVE WHERE YOU DO IT.™

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, fully-sprinklered, a new roof, and more. **MOVE RIGHT IN** - from 500 to 100,000 square feet; 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. **FLEXIBLE ENVIRONMENTS** - warehouse, flex space, showroom, office, workshop, artist studio, distribution... anything! **CONVENIENTLY LOCATED** - easy access to Route 295/95, Route 1, NJ Turnpike, Hamilton Train Station, Grounds for Sculpture, American Metro, Siemens, Hamilton Civic Center, Philadelphia, and New York City. **ON-SITE SPACE PLANNERS** - our expert design team offers the most efficient use of space for 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 sunlight. **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.

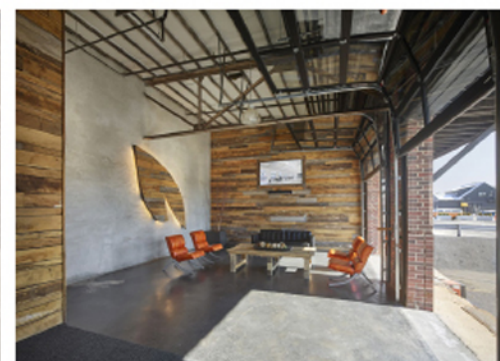


UNIT SPECIFICATIONS

Building:Studio Park
Address: 1800 East State Street, Hamilton NJ
Unit:146B
Type:Office/Flex/Studio
RSF: 1,606 RSF
Ceiling Height: 12 ft.
HVAC: Heat and Air Conditioning
Hi-Speed..... Verizon FioS, Cablevision, and Comcast
Features:..... Large open Space, with exposed beams & brick wall, vibrant building, creative atmosphere.



This suite is move-in ready with concrete floors, exposed brick walls, natural light, large private office/ conference room, open floor plan area and more. This is perfect for an office, flex, studio, artist suite, etc. I can also be combined with adjacent suites now or in the future for expansion.





a project by



MODERN RECYCLED SPACES®

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CONTACT OUR LEASING DIRECTOR MAX, FOR MORE INFORMATION!

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