

creative spaces for lease

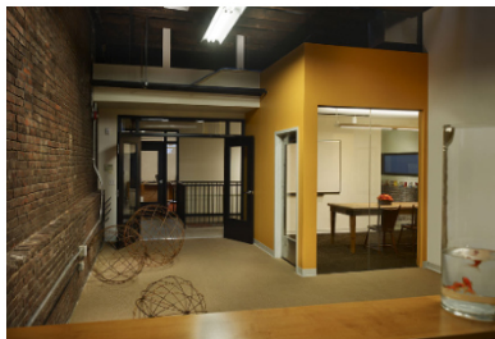
STUDIO PARK

Hamilton, New Jersey

a
MODERN RECYCLED SPACES®
property

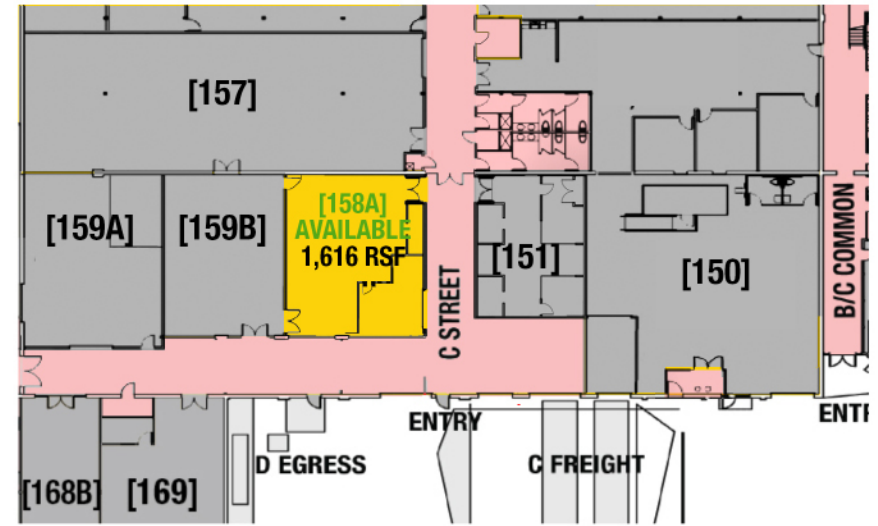
STUDIO PARK
DO WHAT YOU LOVE. LOVE WHERE YOU DO IT.™

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.



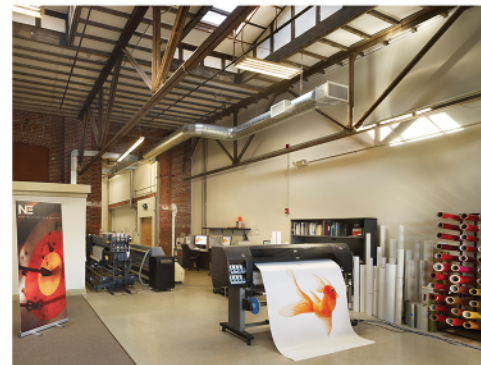
Unit Specifications

Building: Studio Park
Address: 1800 E State St. Hamilton, NJ
Unit: 158A
Type: Office/Flex
RSF: 1,616 SF
Ceiling Height: 20 ft.
HVAC: Air Conditioning
Hi-Speed: Verizon FioS, Cablevision/Omnivision
Features: Concrete floors, exposed brick, old wood, high ceilings, skylites, glass overhead door.



About This Space

Part of the former Bai Brands HQ no expense was spared on this space. Perfect for office, flex, or other creative uses, there are few spaces this cool in the area!





a project by



MODERN RECYCLED SPACES®

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CONTACT OUR LEASING DIRECTOR MAX, FOR MORE INFORMATION!

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