



104 Tamarack Circle

Skillman, NJ 08558

Route 206 / Montgomery-Princeton Area

JUST RENOVATED Office Condo For Sale

2,400 sf Office Condo -- End Unit
(expandable to 2,600 sf)

Price: \$399,000

Two-story office suite 2,400 sf with five offices on the first floor and two offices on the second floor

First floor

Reception area, kitchenette, 4 offices (large open collaborative workspace/bullpen for 4-6), 6'x15' admin work area/office, 2 new bathrooms

Interior walls can be removed for open concept office

Second floor

2 offices -- large open collaborative workspace, or large conference room for 4-6, office for 3-4

- ~500 sf bonus area for archive area, storage attic, and mechanicals on 2nd floor
- ~200 sf of expandable space above reception area on 2nd floor can be expanded above 1st floor reception area

High efficiency HVAC systems

- separate 2 zones --1st floor & 2nd floor zone controllers
- each office has separate thermostat

Recently renovated

- 2 bathrooms renovated with all new fixtures, toilets, LED lighting, flooring, and granite
- Beautiful kitchen with refig, cabinets, sink
- Freshly painted

Located in Somerset County

- Block 29004, Lot 1.24
- Taxes \$6,758/year
- Condo Fees \$5,847/year
- Zoning REO-2

Also available:

- Panasonic phone & voicemail system (already installed)
- Kimball executive furniture



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1st Floor

Reception area, kitchenette, 3 offices, large open collaborative workspace/bullpen for 4-6, 6'x15' admin work area/office, 2 new bathrooms

Interior walls can be removed for open concept office



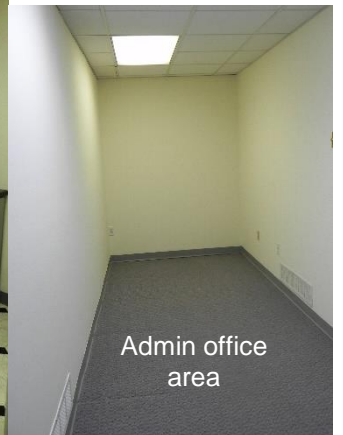
Reception Area



Renovated bathrooms



Kitchen



Admin office area



Front corner office



Office/conference room



Open collaborative workspace/bullpen for 4 to 6



Windowed office

2nd Floor



Mechanical, archive
and storage area
~500 sf



Expandable area above
reception area
~200sf for additional office



Superb private location at rear of prestigious Montgomery Knoll complex just north of Princeton

- Nice open windows
- All offices windowed
- Public water, gas & electric, cable/FIOS, telephone with Central Air
- Internet available (e.g., COMCAST or FIOS)
- Excellent parking
- Easy access to Rt 287, Rt. 1, Rt 27, public transportation, and airports
- Multitude of services within walking: shops, restaurants, banking, etc.

