



# PROFESSIONAL OFFICES FOR LEASE

## BUTLER, NJ

### 1250 ROUTE 23

## WELL MAINTAINED PROPERTY - NEW TO MARKET

### AVAILABLE SPACE

- +/- 3000 sf on upper level
- Great natural light
- Potential for 9 private offices
- Large bullpen area
- Reception/waiting area
- Conference room
- Kitchen/break room
- Owner build out available

### PROPERTY FEATURES

- Two story brick building +/- 12800 sf
- On-site overnight parking
- Pylon signage
- On-site management
- Rooftop solar panels
- Proximate to restaurants, shopping, and banking
- Located on Route 23 near Routes 287 and 202 with access to Routes 80 and 46

### Call for Pricing

For more information contact:

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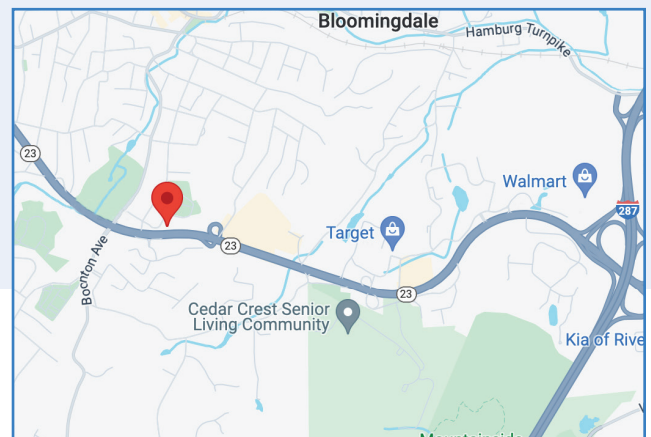
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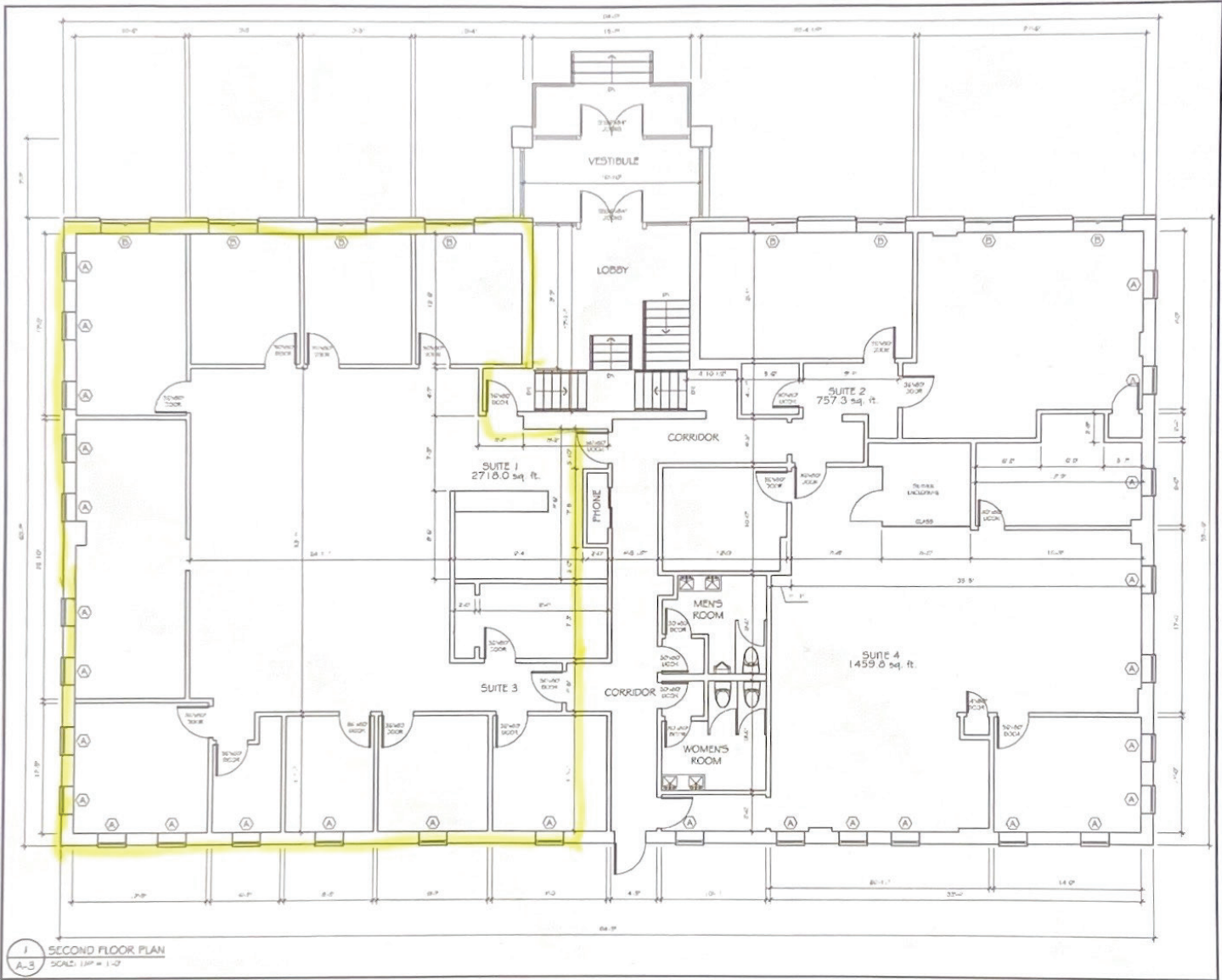
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# Floor Plan



Floor Plan Not Drawn to Scale.