

20 Texas Avenue Lawrenceville, NJ

a modern office/bank/professional building



building information

- ◆ 2,646 square feet of office, 0.73 Acres
- ◆ Former PNC Bank Branch
- ◆ Asking Price - \$545,000, '05 Taxes \$8,882
- ◆ Built-Out Premium Office Space
- ◆ 35 Parking Spots
- ◆ Easy Access to Route 1



FOR MORE INFORMATION OR A PRIVATE SHOWING:

Mark Bennison
609-466-0400
mcb@trilliumrealty.com

Paul McArthur
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pim@trilliumrealty.com

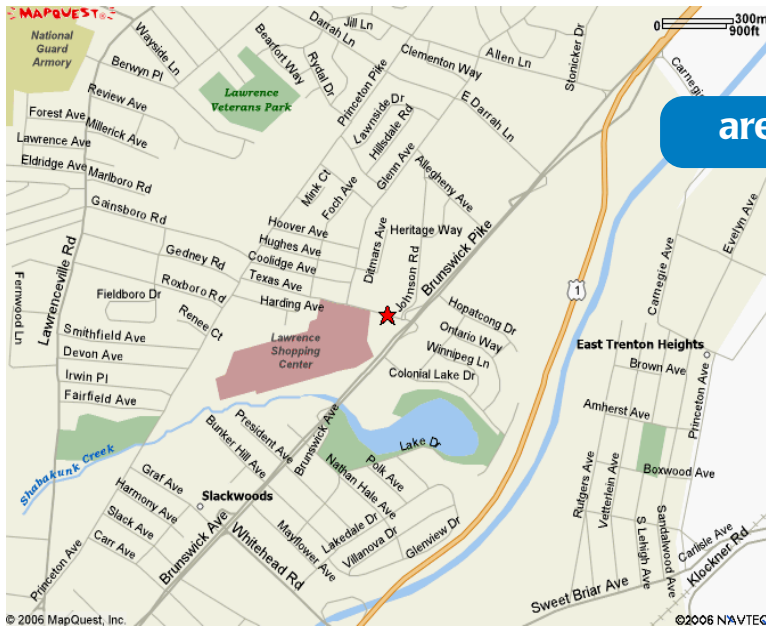


Trillium Realty Advisors, L.L.C.
83 Princeton Avenue, Hopewell, NJ 08525

Information concerning this offering is from sources deemed reliable, but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

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area map



amenities

- ◆ 3 Private offices, reception/waiting area, large conference and board rooms, lunch room, work room and ample storage
- ◆ 18' x 25' Board Room
- ◆ Highway Commercial Zoning (HC) allows Banks, Offices, Retail, etc.
- ◆ Two entrances and exits to the property



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Executive Corner Office



Built-in Reception Desk



View From Reception Area



Large Board Room



Large Board Room

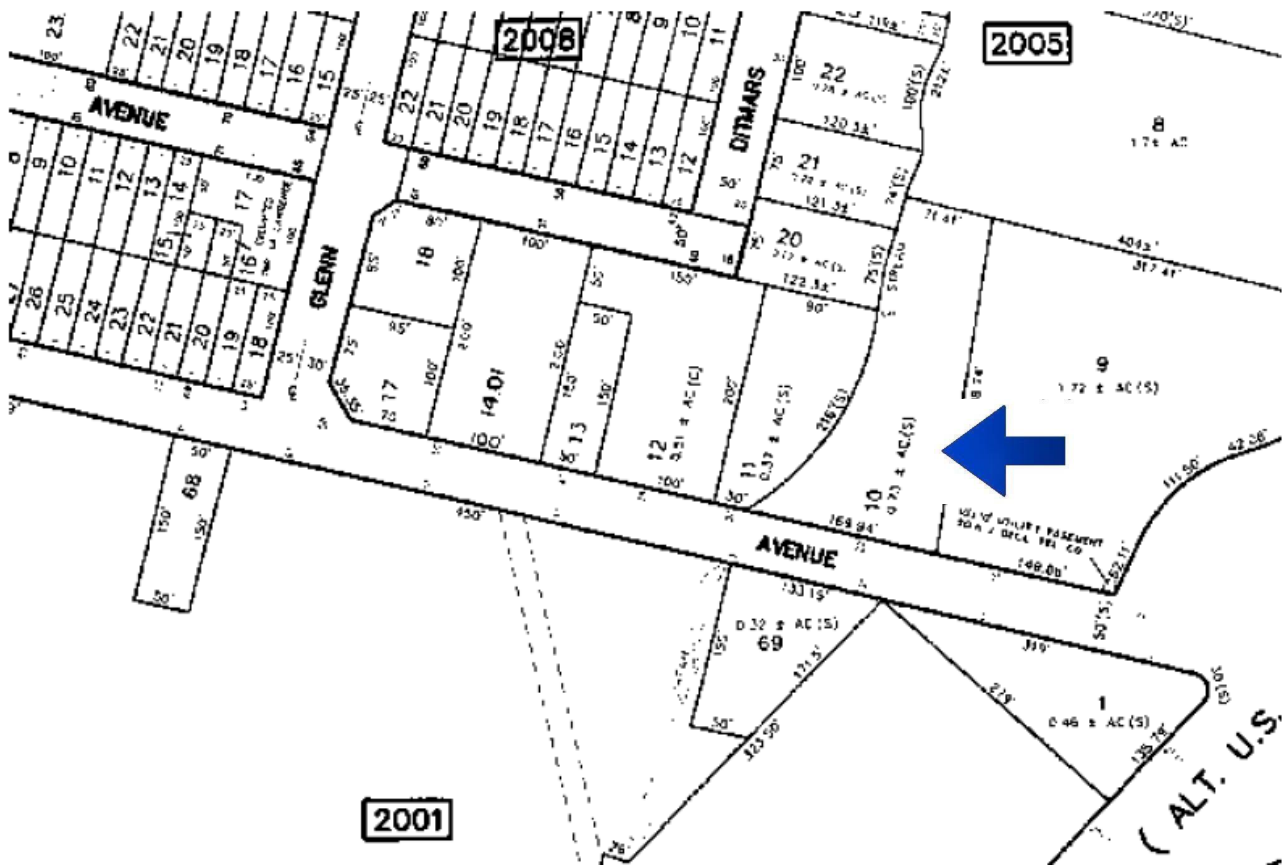


Exterior from Street



TRILLIUM REALTY Advisors L.L.C.
TRILLIUM REALTY Agency, Inc.

20 Texas Avenue
Block 2005, Lot 10
0.73 Acres



Contact:

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2005 Taxes - \$8,882.00

Dimensions:
170' Wide at Front
308' Deep on Right Property Line
71' Wide at Property Rear

Subject

PSE&G



Texas Ave.

Business Rt. 1

Lawrence Shopping Center