



80 Cottontail Lane, Somerset, NJ

87,903 SF For Lease | Divisible to Units 1,000 SF to 9,000 SF

Aggressive Asking Rent | New Owner Renovations Coming

- Four (4) Floors Of Approximately 21,356 SF Each
- 3.85/1,000 SF (496 Surface Parking Spaces)
- Immediate Availability
- Alternative Uses Considered



Contact Exclusive Broker:

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Bussel Realty Corp. | NJ's Leading Independent Industrial Real Estate Services Firm
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BUILDING OVERVIEW

80 Cottontail Lane is a prestigious multi-tenant office building offering modern Class A office space in the affluent suburb of Somerset, New Jersey. The new owners of this four-story, 87,903-square-foot facility are upgrading the commons areas of the property.





PROPERTY FEATURES

Property features include a 336-space surface parking lot, a beautiful atrium lobby, and abundant natural lighting through floor-to-ceiling glass windows. exceptional highway visibility and key signage opportunities along the well-traveled Cottontail Lane corridor.

- Full Building Corporate HQ Opportunity
- Immediate Access To I-278 And New Jersey Turnpike
- Situated At A Signalized Intersection To Cottontail Lane
- Excellent Signage Opportunity Directly On I-278
- Column Free Floor Plates





INTERIOR OFFICES

Modern Class A office suite sizes range from 1,00 SF to 9,000 SF with conference room areas.



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BUILDING AMENITIES

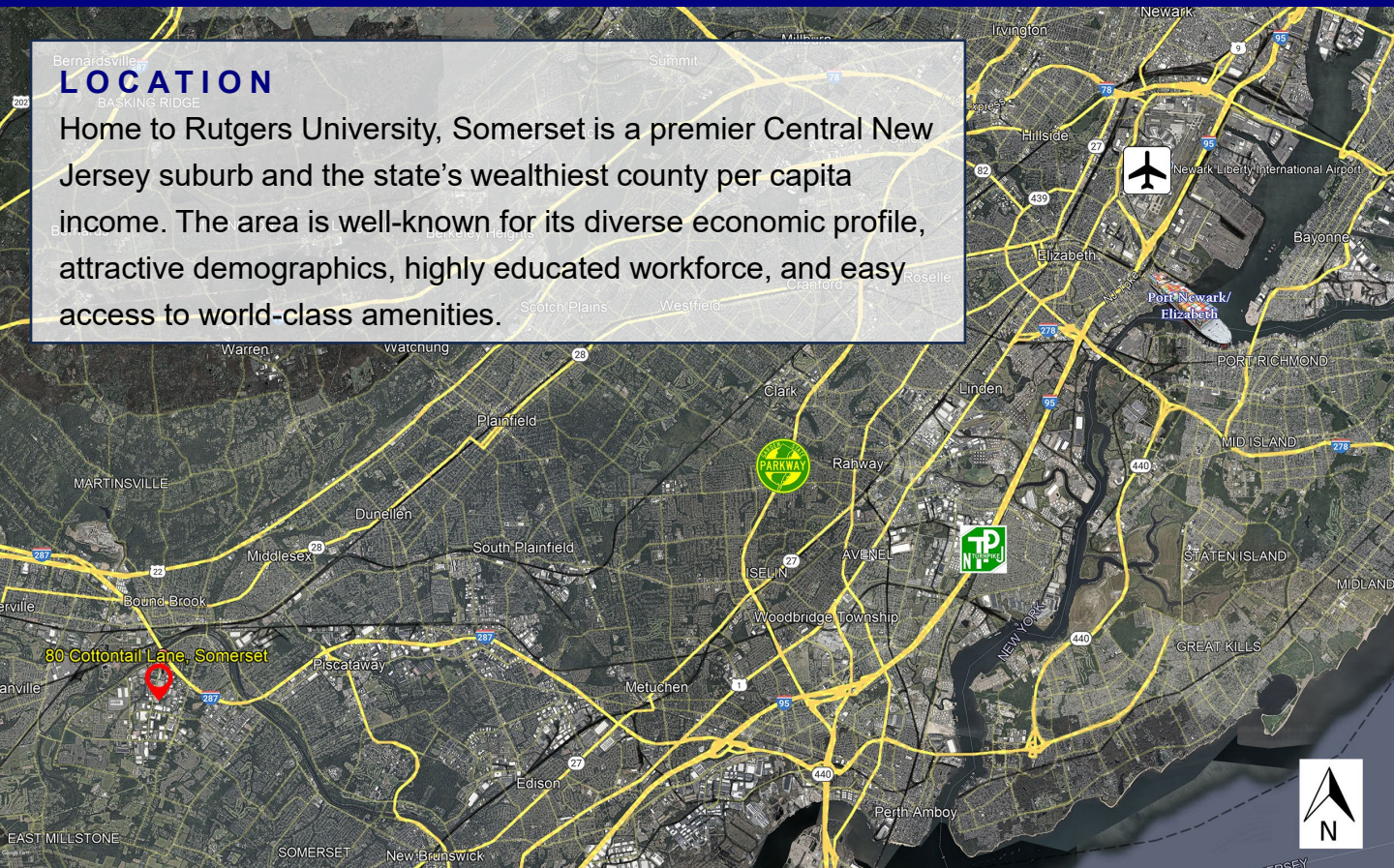
Beautiful appointed entrance, elevator, lobby, bathrooms and fully functioning corporate kitchen and adjacent dining area. Common areas to be upgraded.



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LOCATION

Home to Rutgers University, Somerset is a premier Central New Jersey suburb and the state's wealthiest county per capita income. The area is well-known for its diverse economic profile, attractive demographics, highly educated workforce, and easy access to world-class amenities.



Located in the heart of Somerset with convenient access to all major surrounding highways, including I-287, New Jersey Turnpike, Routes 35 & 440, the Garden State Parkway, and the Outerbridge Crossing to Staten Island, New York.

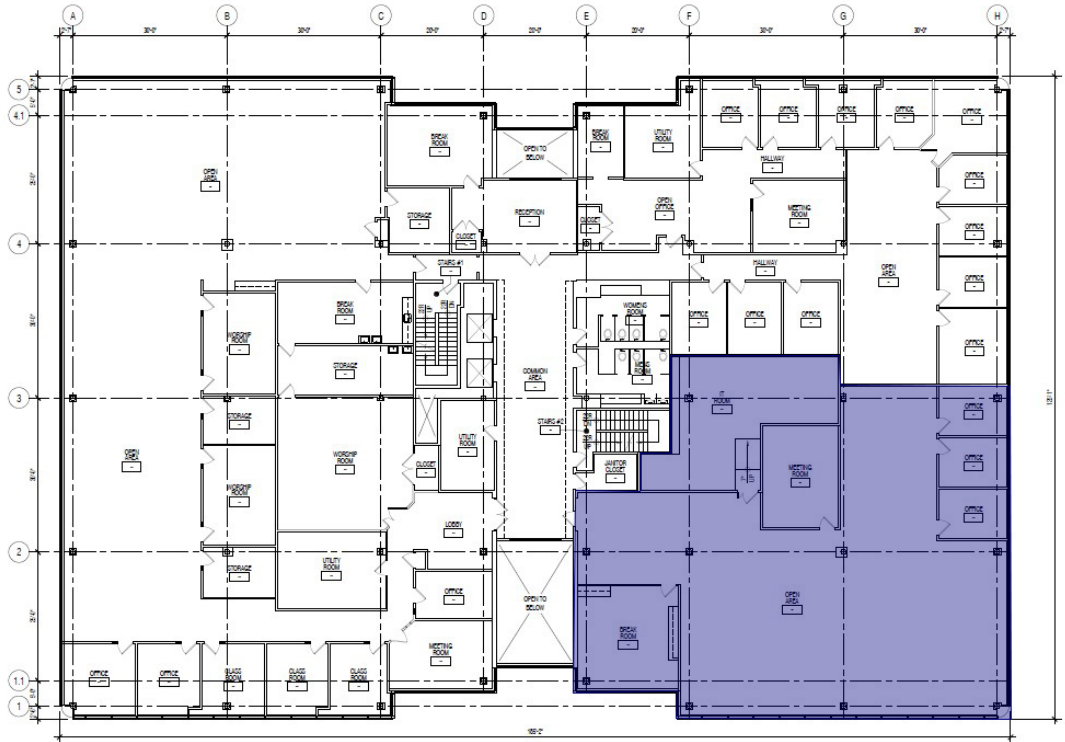
- Located approximately 1.7 miles to Bound Brook NJ Transit Train Station
- 42 Minutes to Newark Liberty Airport | 54 Minutes to Trenton Mercer Airport
- Multiple hotel and dining options nearby in Somerset, Piscataway and Edison



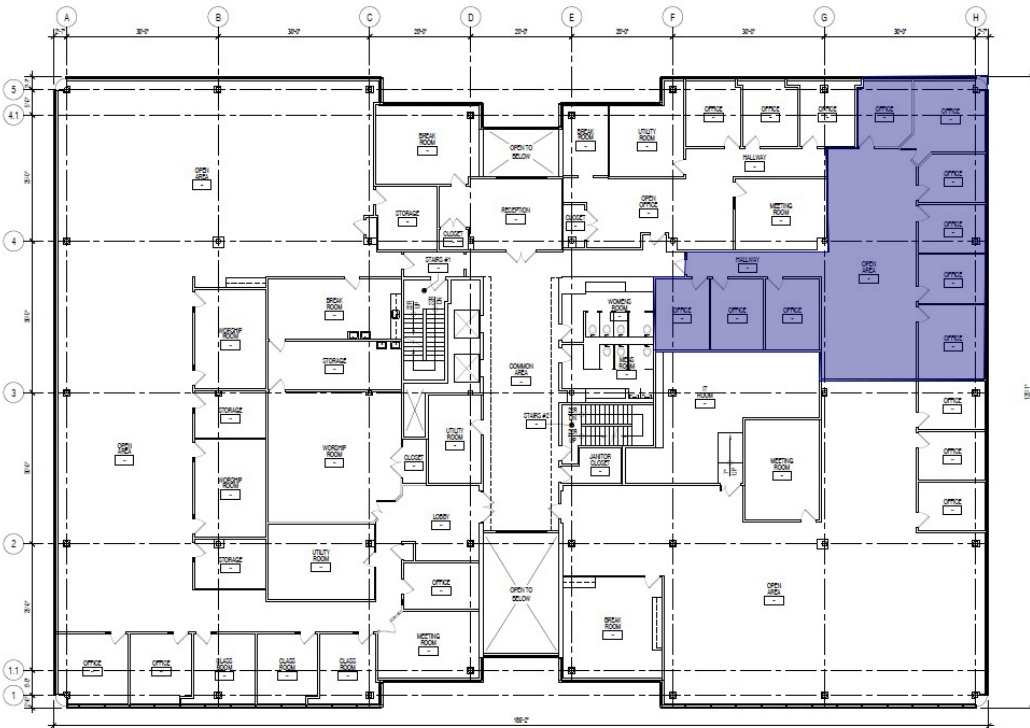


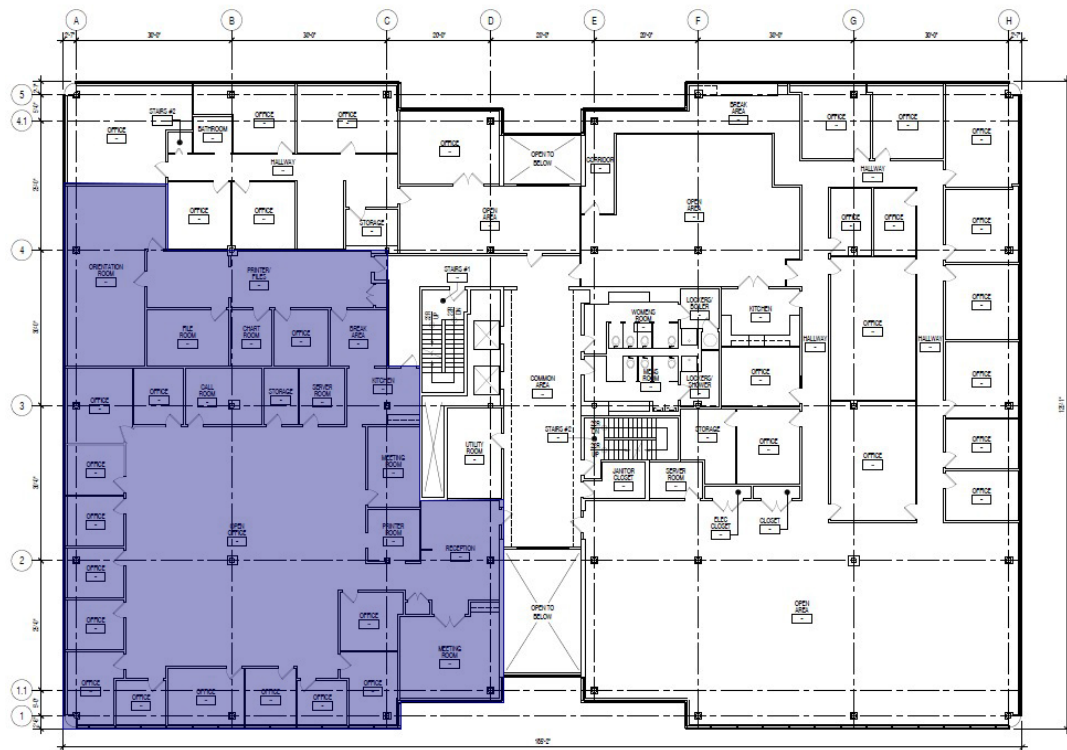
FLOOR 02

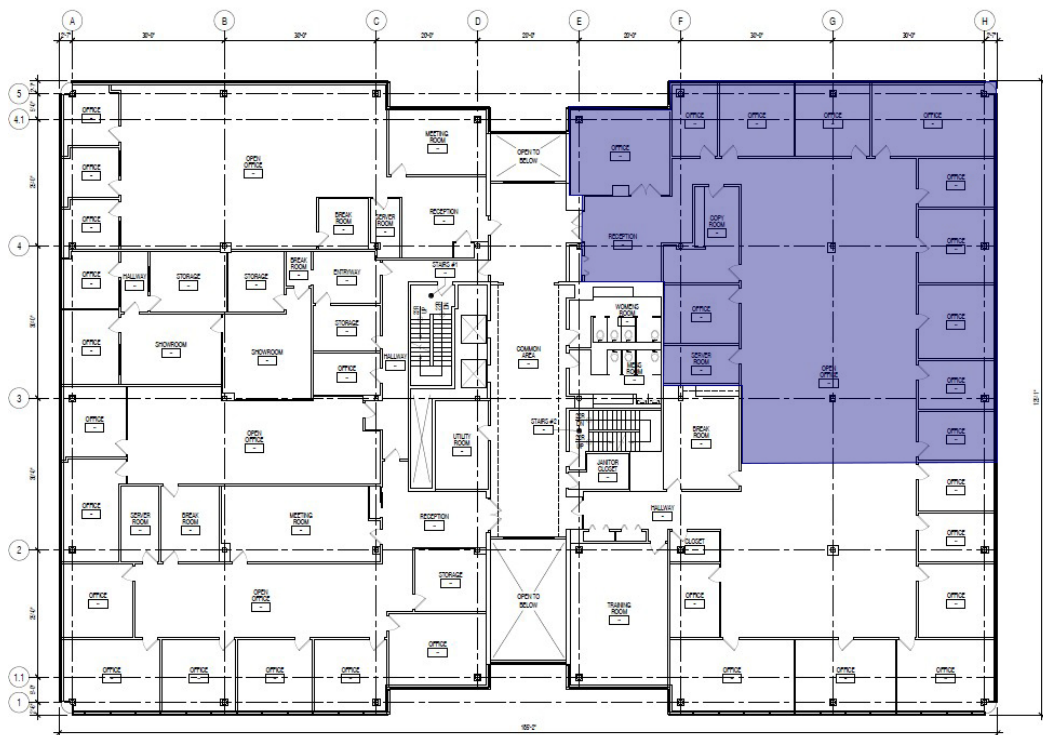
Suite 230 : +/- 6,354 SF



Suite 222 : +/- 2,775 SF







Suite 400 : +/- 200 SF Shared

