

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.

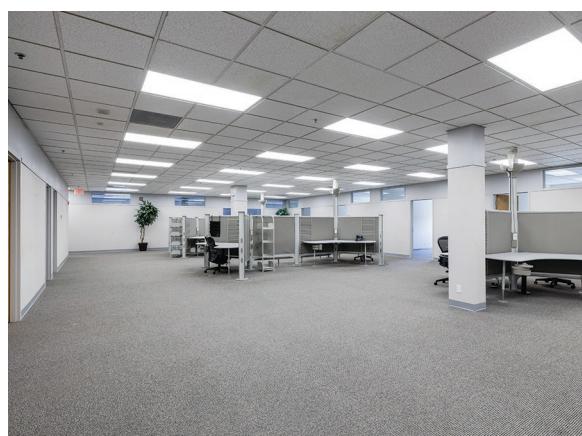
- Full Building Corporate HQ Opportunity
- Immediate Access To I-278 And New Jersey Turnpike
- Situated At A Signalized Intersection To Cottontail Lane
- Excellent Signage Opportunity Directly On I-278
- Column Free Floor Plates





INTERIOR OFFICES

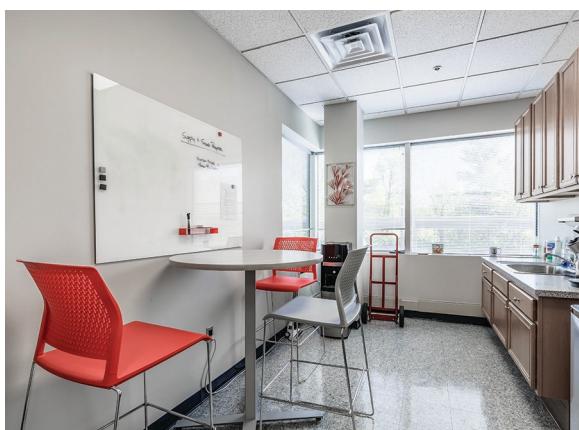
Modern Class A office suite sizes range from 1,000 SF to 9,000 SF with conference room areas.





BUILDING AMENITIES

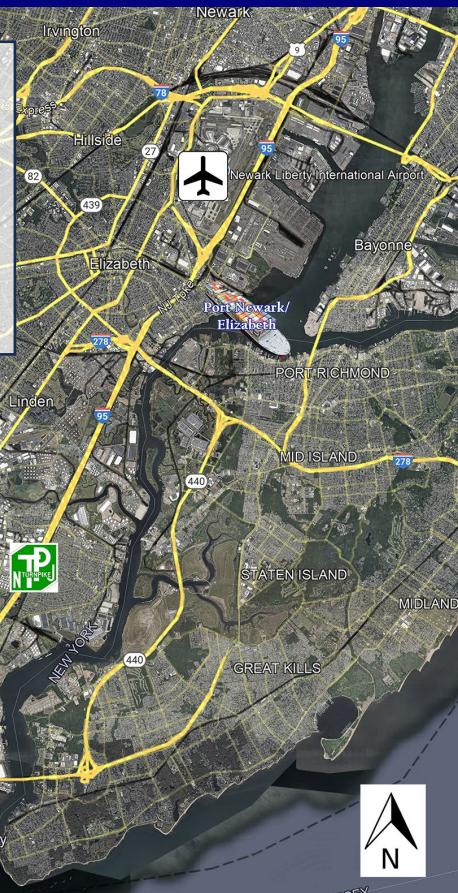
Beautiful appointed entrance, elevator, lobby, bathrooms and fully functioning corporate kitchen and adjacent dining area. Common areas to be upgraded.



80 Cottontail Lane, Somerset, NJ

LOCATION

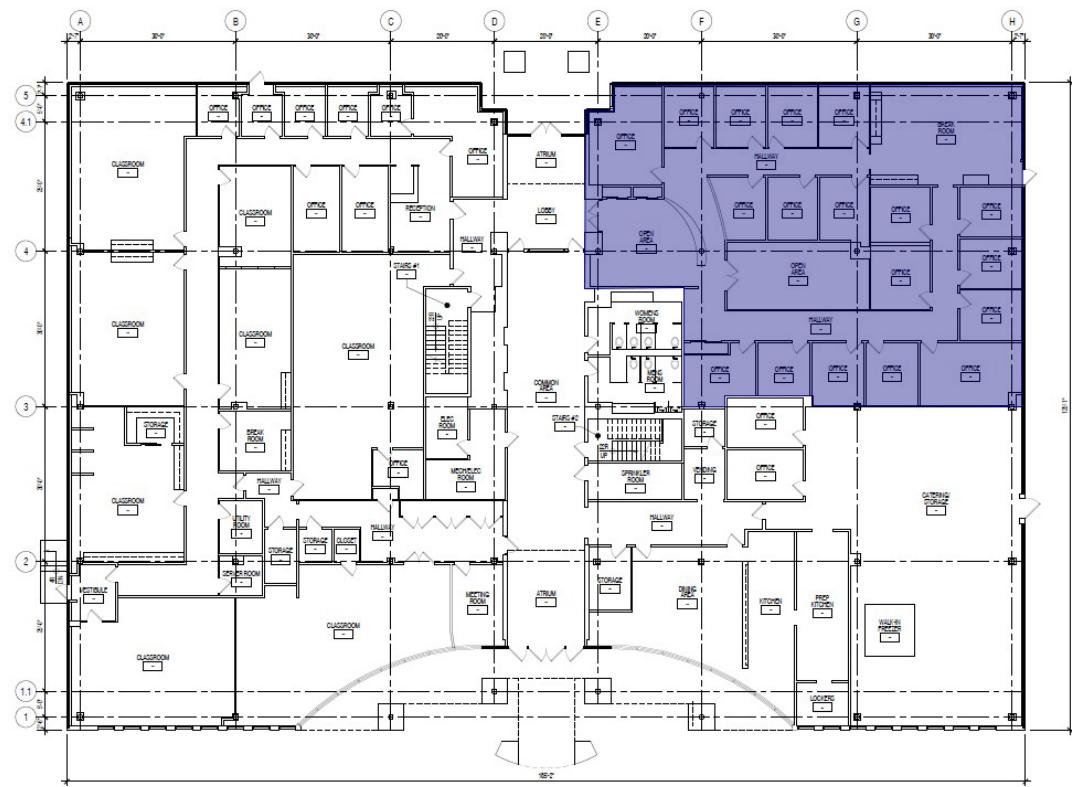
Home to Rutgers University, Somerset is a premier Central New Jersey suburb and the state's wealthiest county per capita income. The area is well-known for its diverse economic profile, attractive demographics, highly educated workforce, and easy access to world-class amenities.



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

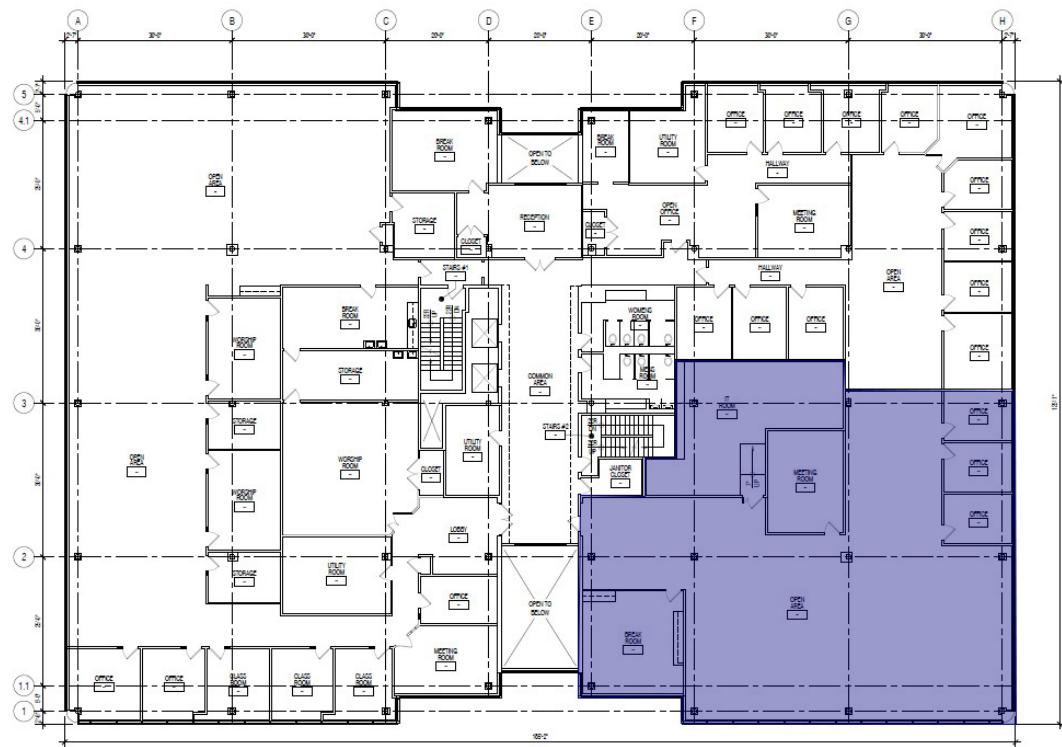




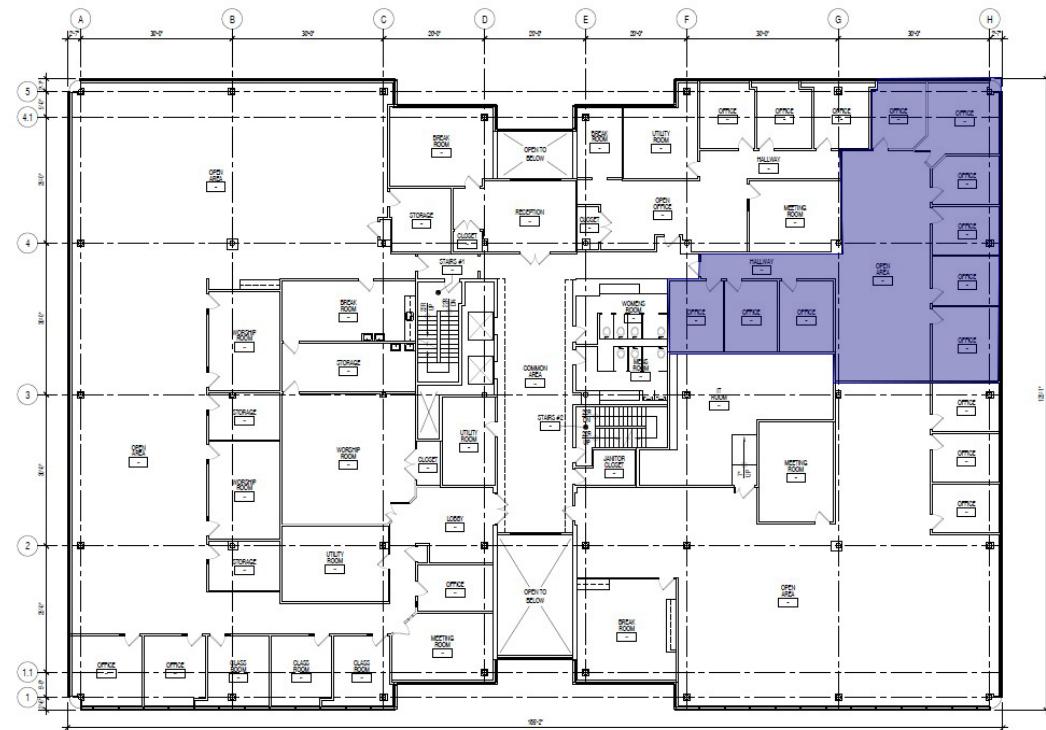
FLOOR

02

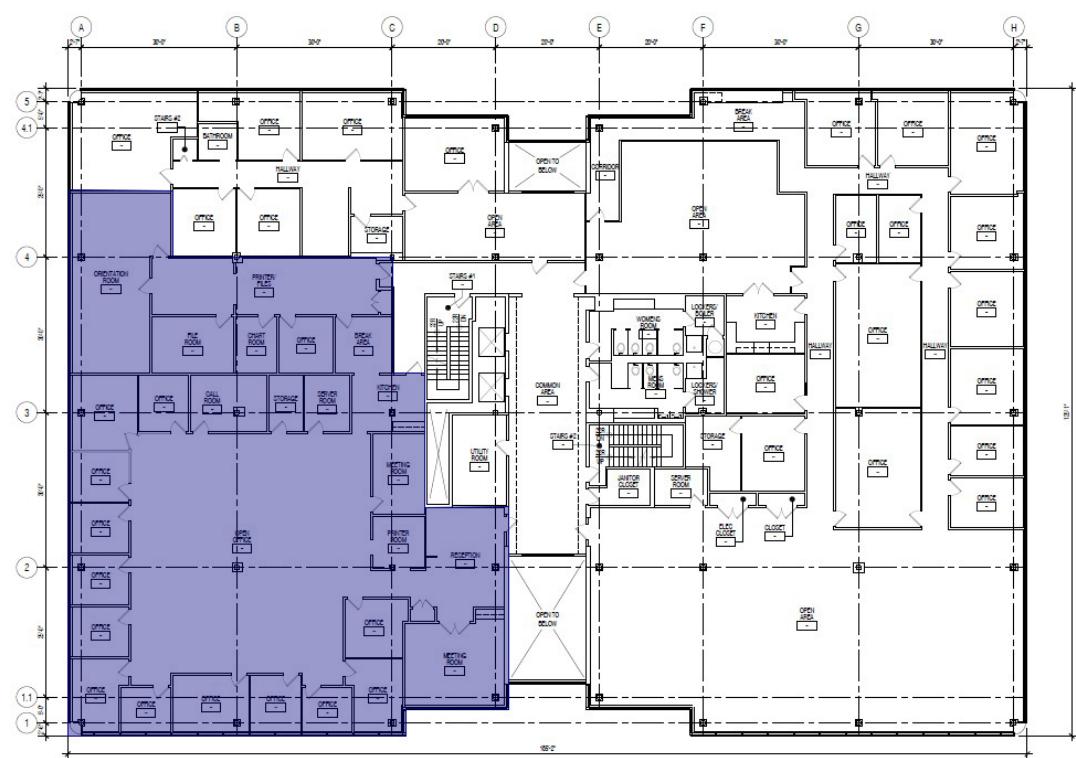
Suite 230 : +/- 6,354 SF



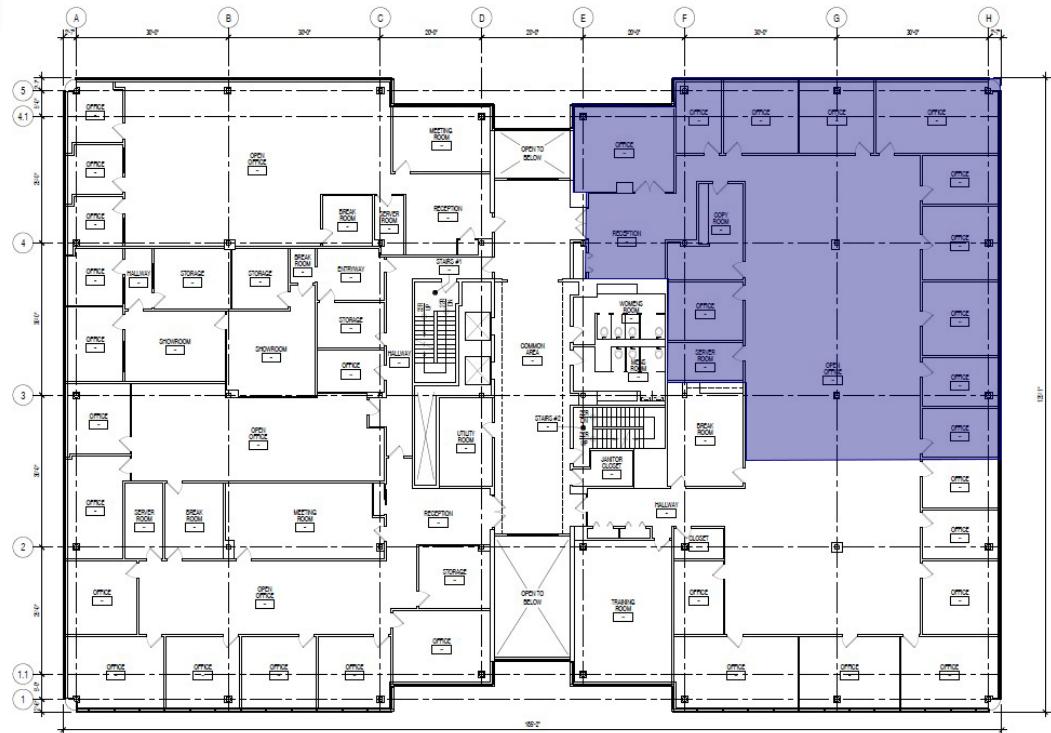
Suite 222 : +/- 2,775 SF



BR



Suite 410 : +/- 7,304 SF



Suite 400 : +/- 200 SF Shared

