

Turn-Key New Medical Office Space for Lease

286 E. Main Street Somerville

SOMERSET COUNTY



PROPERTY HIGHLIGHTS

- Exquisitely remodeled Medical Office 2600 SF on main Level one block from Robert Wood Johnson University Hospital Somerset
- Two entrances, handicap access, large waiting room, reception area, eight large rooms (2 offices & 6 exam rooms or 1 office & 7 exam rooms)
- 4 rooms with sinks & vanity/desk stations, x ray room, nurse's station, pantry, breakroom area, Rolodex filing room and washroom
- All rooms equipped with category 6 (Cat 6) ethernet network wiring
- All electrical is upgraded with LED lighting, two zone heating, ventilation and air conditioning (HVAC) systems (one system for waiting room, reception station, and offices and a second system for the 6 exam rooms, pantry and nurse's station)
- Porcelain flooring with a wood look throughout 2600 SF, also in the finished 600 SF ground level
- Prewired for security and fire monitoring system and all exam rooms are wired for audio/speaker system with central command at receptionist station
- Finished ground level 600 SF for additional storage and private bathroom. Large parking area in rear.
- Ideal & zoned for Medical, Veterinarian Clinic, PT, Sports Medicine, Chiropractic, Radiologist, Lab, etc.
- Easy access from Routes, 28, 22, 202/206 I-78 and I-287
- Offered at: \$22/SF Plus Utilities



Timothy P. Deluccia

Broker Associate

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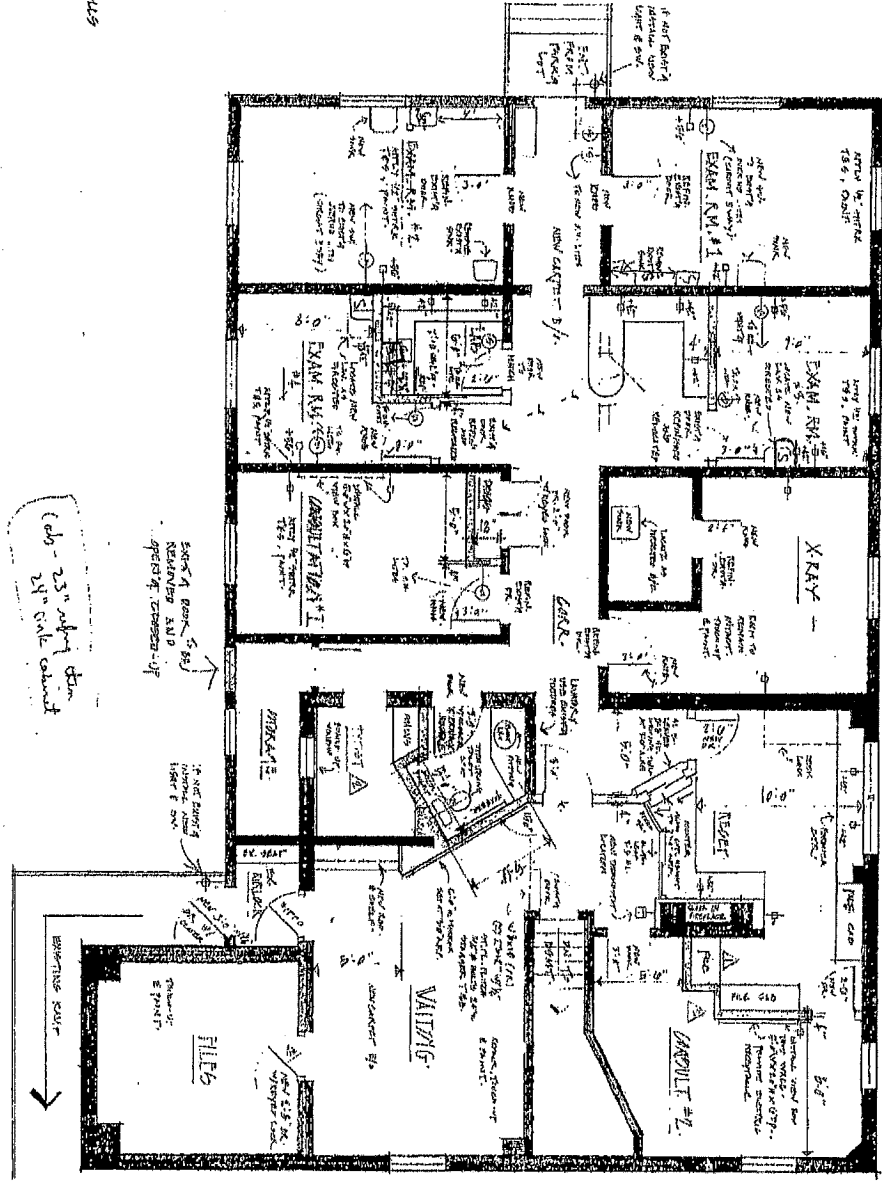
Commercial Sales/Leasing

BERKSHIRE
HATHAWAY
HOME SERVICES
FOX & ROACH,
REALTORS

COMMERCIAL DIVISION

- LEGEND:**
- ▬ EXISTING WALLS TO REMAIN
 - ▬ NEW WALLS 5/8" 10' 0"
 - NEW SWITCH
 - NEW NEW SWICK OUTLET

PROPOSED OFFICE LAYOUT



NOTE:

▲ EXIST'G LAYOUT TO REMAIN AND CHANGED IN ORDER TO BE ACCORDING TO THE PERMITS TO BE OBTAINED BY THE OWNER OR AS DIRECTED BY THE ARCHITECT.

REV A 5.2.95
 REV B 4.30.95
 REV C 1.7.95
 REV D 6.2.95

The Zito Partnership
 architects • planners
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S.K. ASSOCIATES
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DATE	BY	REVISION
1/28/95	M.R.Z.	200-101
2/1/95	D.P.F.	3 4

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