





FEATURES

FLOOR PLANS

LOCATION

Space for Lease Medical/Office

Rental Rate: Negotiable

Parking Ratio: 4.50/1,000 SF

FLEXIBLE FLOOR PLATES

RENOVATED LOBBY & COMMON AREAS

ENERGY STAR RATED BUILDING

AVENUE C: GRAB-N-GO FOOD OPERATOR

**RECENTLY RENOVATED CONFERENCE
CENTER**

ON-SITE SECURITY

ON-SITE PROPERTY MANAGEMENT

NEW OWNERSHIP

CONVENIENT PATIENT DROP-OFF AREA

**CLOSE PROXIMITY TO ATLANTIC HEALTH
SYSTEM, RWJ UNIVERSITY HOSPITAL
SOMERSET, HUNTERDON MEDICAL
CENTER**

EASY ACCESS TO





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LOCATION

Year Built

1985

Exterior

Pre-cast concrete panels with Flat TPO membrane roof

Number of Floors

Three

Elevators

Two hydraulic elevators manufactured by Schindler. The service area includes all three floors.

HVAC

Heating is provided by a central gas hydronic boiler, located on the third floor. The cooling is provided by rooftop units with local thermostats throughout the interior space.

Parking

430 open parking spaces

Electrical

Electrical service is provided by a pad mounted transformer on the east side of the property. The electrical service is rated at 2,000-amp, 277/480-volt at the main distribution panel. An emergency generator is located on the roof.

Sprinkler

The building is fully sprinkled.

Building Size

112,000 gross square feet

Windows

Double-pane, fixed units in a horizontal band configuration at each story. Window framing is aluminum.

Amenities

A shared cafeteria with vending machines

SITE

Acres

6.79 Acres

Zoning

M1B, Limited Manufacturing Small by the Township of Bridgewater

Shape and Frontage

Irregular shaped, with 500 feet of frontage on Route 22 East

Flood Zone

Zone X, not a designated flood hazard area

UTILITIES

Electric

Township of Bridgewater

Sewer

PSEG

Storm Water

Township of Bridgewater

Water

NJ American Water

Natural Gas

PSEG



120022

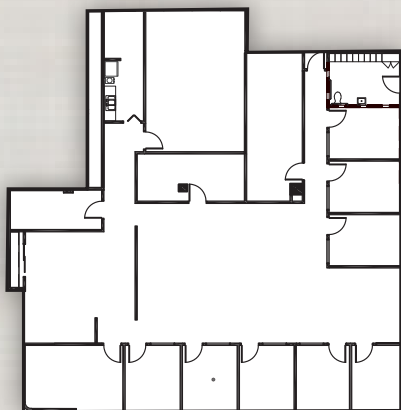
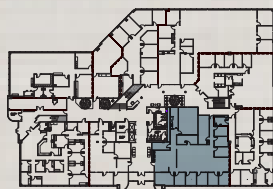
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FEATURES

FLOOR PLANS

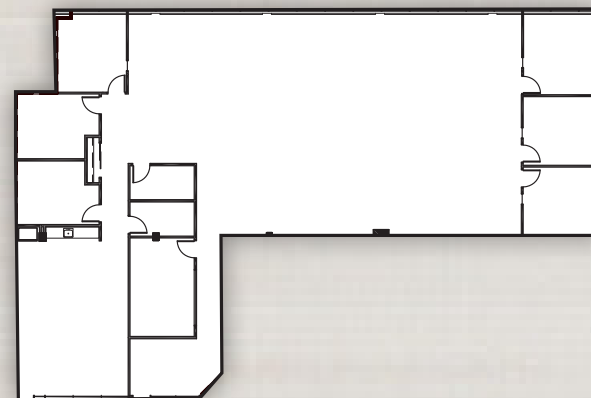
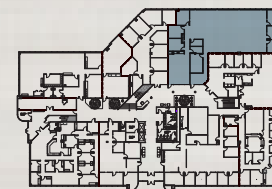
LOCATION

FLOOR 1



4,918 SF

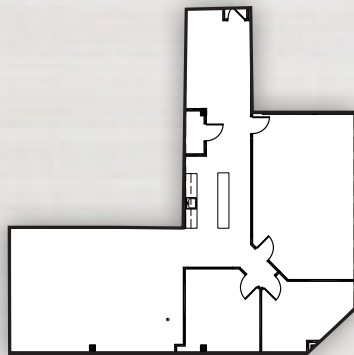
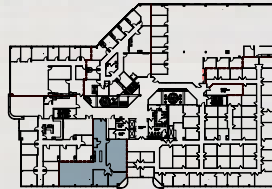
- 1 Conference Room
- 1 Kitchenette
- 1 Huddle Room
- 1 IT Closet
- 2 Storage Closets
- 9 Private Offices



6,222 SF

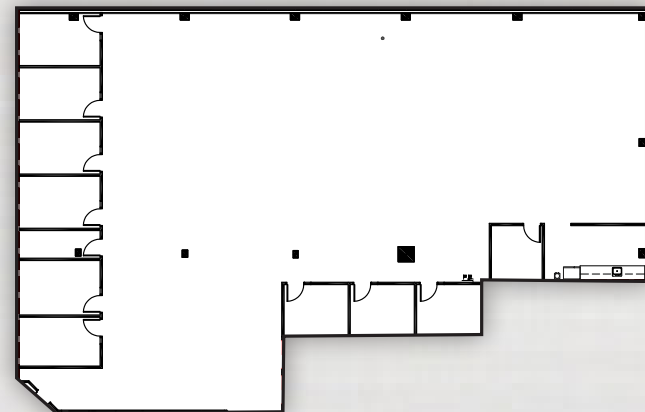
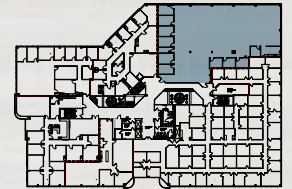
- 1 Conference Room
- 1 Kitchenette
- 1 IT Closet
- 1 Storage Closet
- 6 Private Offices

FLOOR 2



2,663 SF

1 Conference Room
1 Kitchenette
2 Private Offices



8,371 SF

10 Private Offices
1 Kitchenette
1 IT Closet

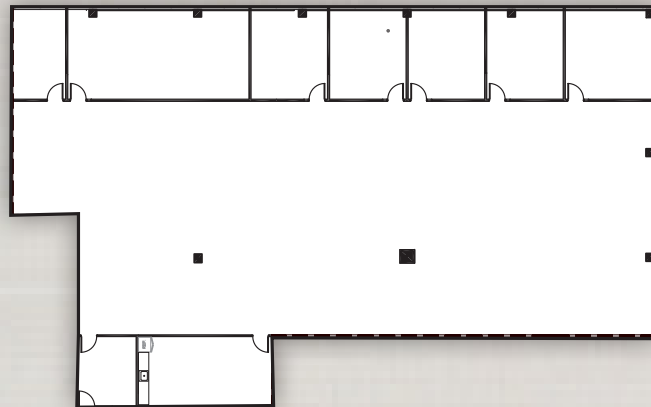
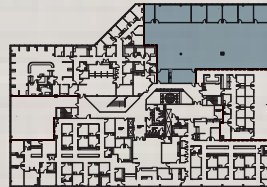


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FLOOR PLANS

LOCATION

FLOOR 3

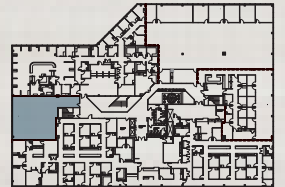


9,934 SF

1 Conference Room

1 Kitchenette

6 Private Offices



2,396 SF



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LOCATION

LOCATION MAP







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