

**745** ROUTE 202/206  
BRIDGEWATER, NEW JERSEY



OFFICE + MEDICAL  
SPACE AVAILABLE

- **1ST FLOOR**  
3,407 SQ. FT. (DIVISIBLE)
- **2ND FLOOR**  
20,596 SQ. FT. (DIVISIBLE)
- **3RD FLOOR**  
5,360 SQ. FT.

**ASKING RENT** \$24.50 PER SQ. FT.  
+ TENANT ELECTRIC



## PROPERTY FEATURES

- RENOVATED LOBBY & COMMON AREAS
- CONVENIENTLY LOCATED CLOSE TO MAJOR HIGHWAYS (I-287, ROUTE I-78, ROUTE 22)
- LESS THAN 2 MILES TO BRIDGEWATER COMMONS MALL, LIFETIME FITNESS, AC HOTEL & BRIDGEWATER MARRIOTT HOTEL
- 5 MINUTES TO RWJ BARNABAS SOMSERSET
- ONSITE FACILITY MANAGER & PORTER
- MOTIVATED & FINANCIALLY STABLE OWNERSHIP



RICK HEILMANN, SIOR  
Exclusive Agent

732-735-7284  
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The Arlington Group

# 745 ROUTE 202/206 BRIDGEWATER, NEW JERSEY



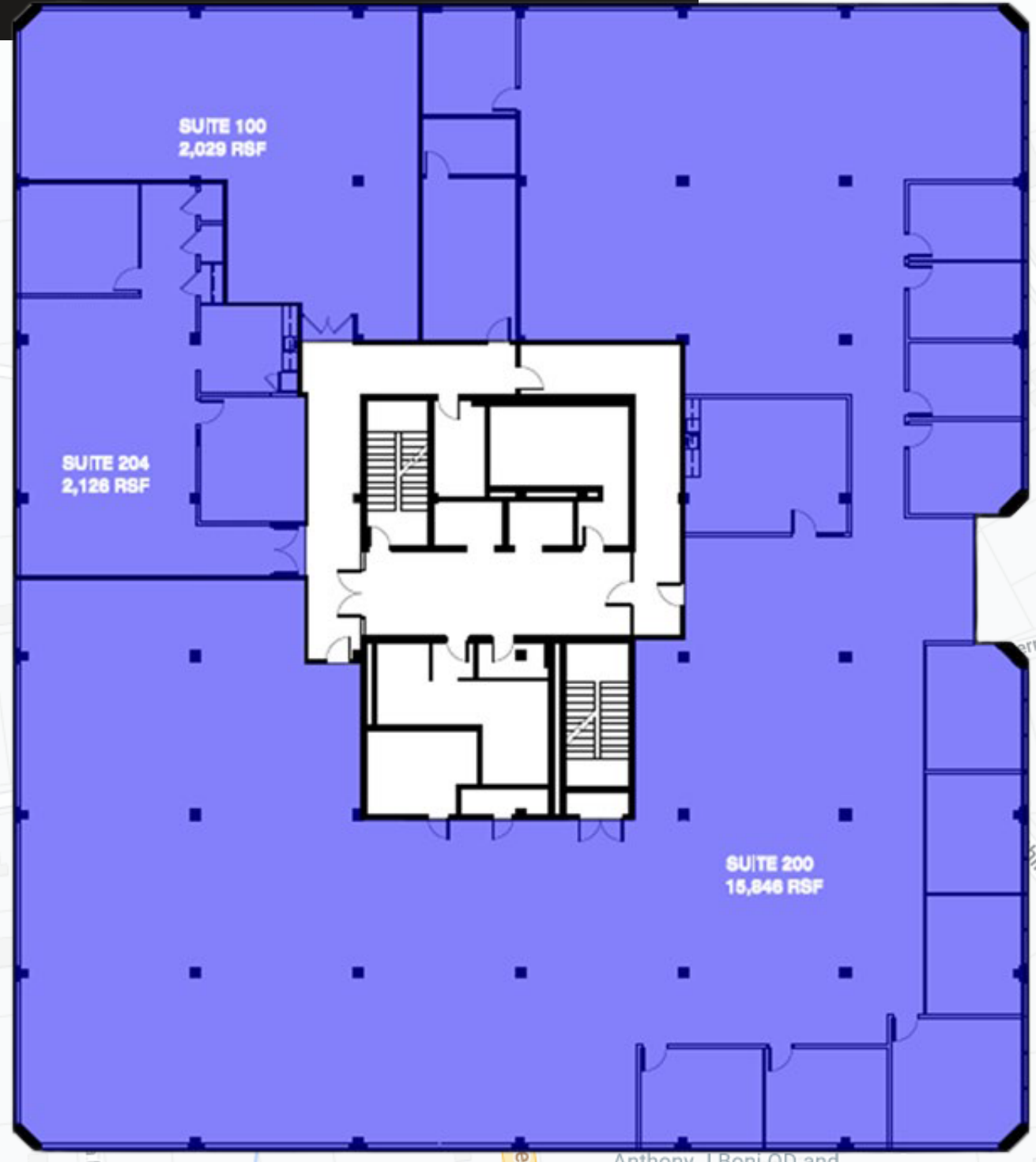
## 1ST FLOOR

3,407 SQ. FT. (DIVISIBLE)



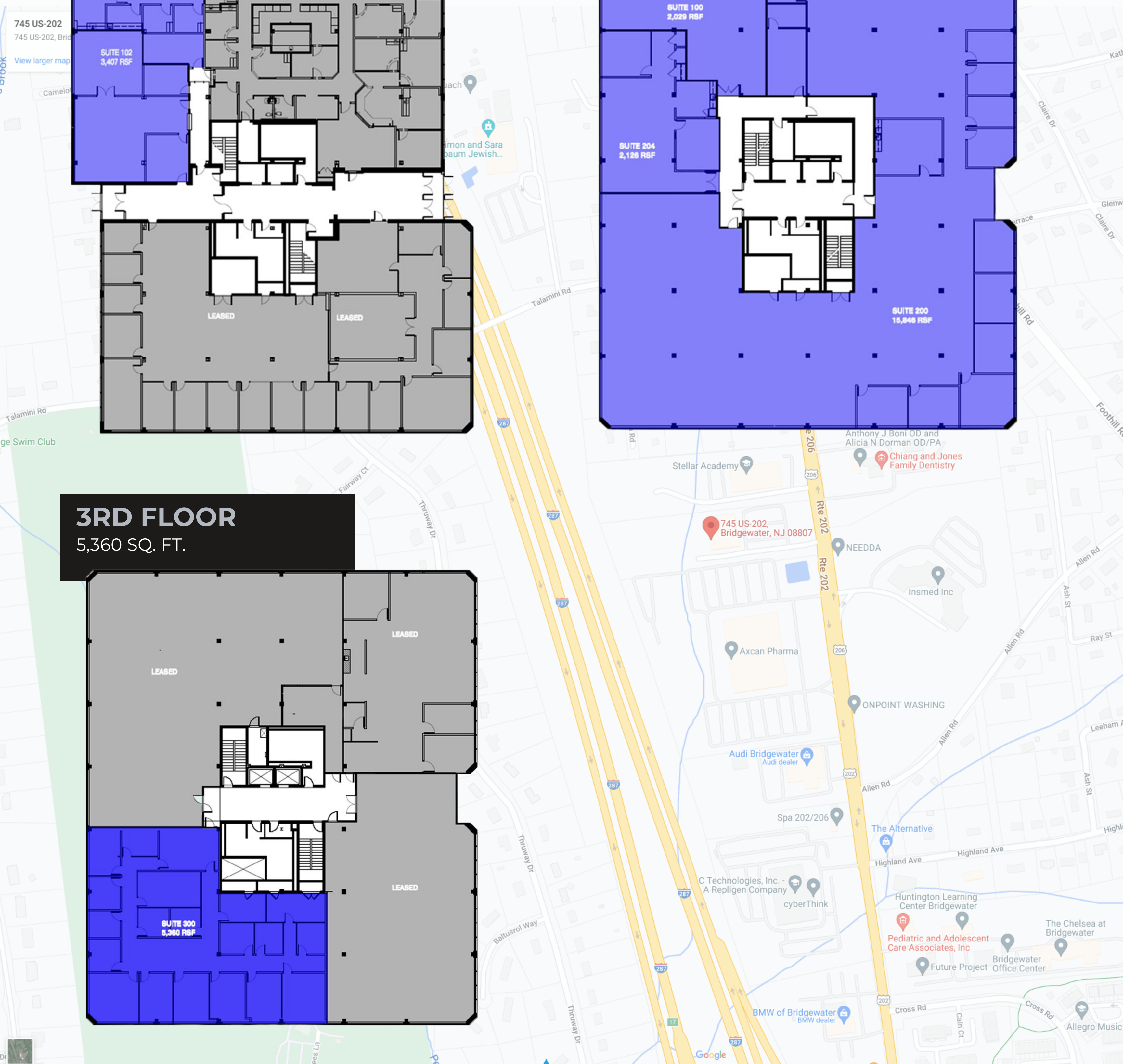
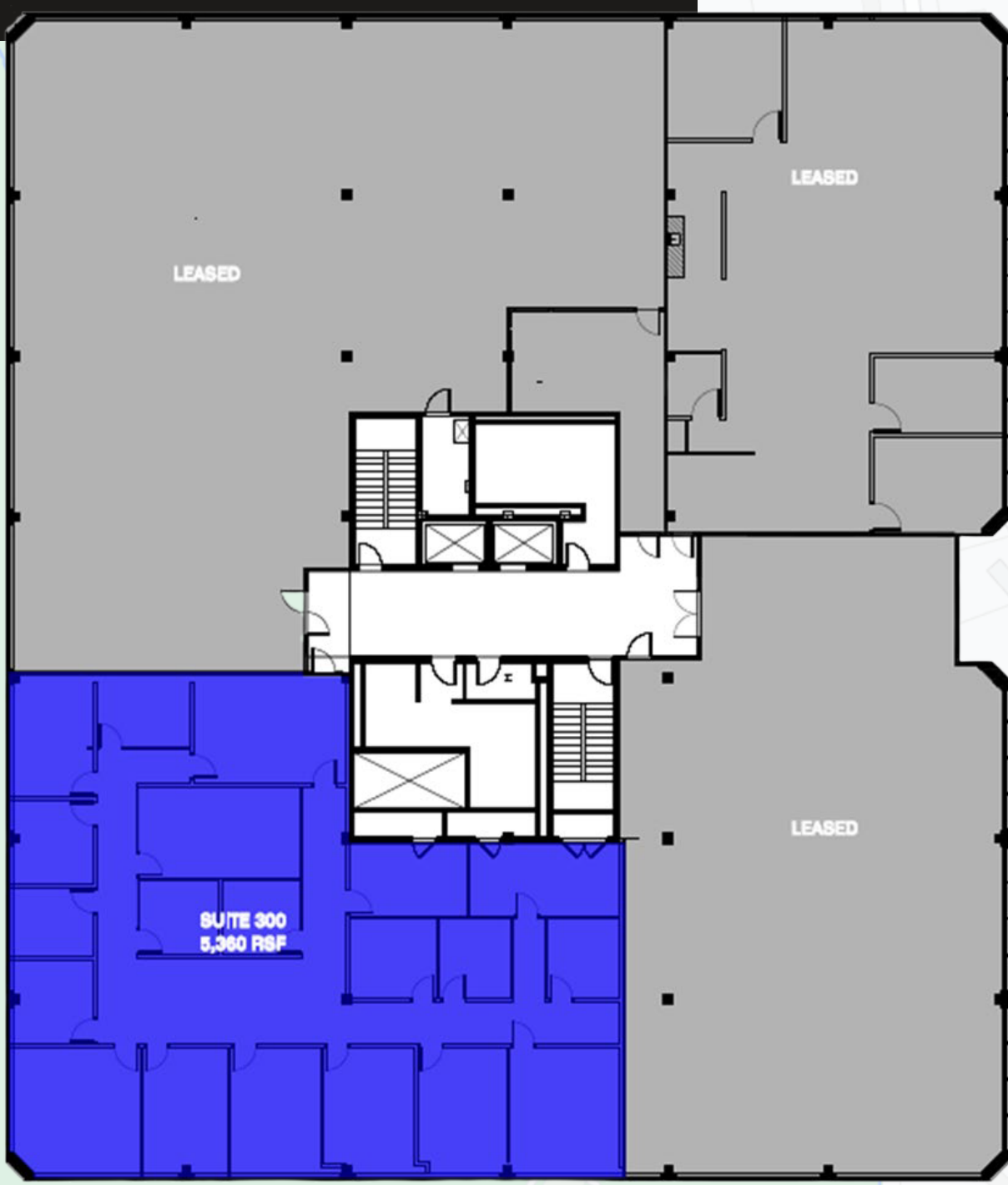
## 2ND FLOOR

20,596 SQ. FT. (DIVISIBLE)



## 3RD FLOOR

5,360 SQ. FT.



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