



Downtown Office For Sublease

Availability

- 5th Floor – 8,589 SF

Features

- Lease expires: June 30, 2026
- Fully-furnished plug & play
- Located in downtown New Brunswick directly across from the Helrich Hotel & Conference Center
- 0.3 miles from New Brunswick Train Station
- Fully equipped with an updated Ubiquiti networking and camera security system
- Wired for both Altice Business & Verizon Fios
- Includes an AT&T backed 4G failover in case of an outage
- Wired for fiber terminals throughout the office

8,589 RSF

**317 George St.
New Brunswick, NJ**

Vinny DiMeglio

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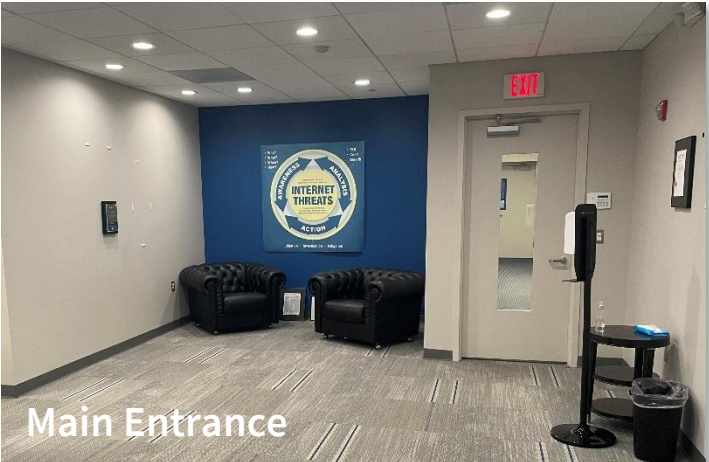
vinny.dimeglio@am.jll.com



Interior:



Conferencing



Main Entrance



Open Office Area



Kitchen

Floor Plan:

5th Floor – 8,589 SF

