

FOR LEASE

284-286 US-206, HILLSBOROUGH TOWNSHIP, NJ 08844: BUILDING D – UNIT 3

Triangle Center, Building D – Unit 3, Hillsborough Township, NJ 08844



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$23.04 SF/yr (MG) |
| Building Size: | 2,500 SF |
| Available SF: | 2,500 SF |
| Lot Size: | 0.057 Acres |
| Year Built: | 1970 |
| Zoning: | OLC |
| Market: | Northern New Jersey |
| Submarket: | Hillsborough |

PROPERTY OVERVIEW

This premier medical office offers a distinctive leasing opportunity that blends convenience, functionality, and professional design. Located in Triangle Center, a 40,000SF shopping center on Route 206, the property offers excellent frontage and signage opportunities for maximum visibility. Tenants benefit from ample parking, a prime location near major transportation routes, and well-appointed interiors with premium amenities. Offered at \$23.04/SF for a 3–5 year term, the space is ideal for businesses seeking a modern and highly accessible environment. The property features an impressive lobby, two private offices, five exam rooms, two restrooms, and two storage areas. An open layout promotes efficiency and flexibility, while existing equipment makes the space especially suitable for a chiropractic practice—providing an excellent setting to elevate your business presence. Neighboring tenants include Rita's, Primary Eye Care, Mariana's Pizza & Italian Grill, Tiled Expressions, and Old Man Rafferty's, creating a vibrant mix of retail, service, and dining establishments that drive consistent foot traffic to the center. Major nearby retailers include: Lowe's, Kohl's, Dollar Tree, Dunkin', HomeGoods, PNC Bank.

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ZONING: 284-286 US-206, BUILDING D – UNIT 3
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Township of Hillsborough, NJ

§ 188-101. OLC Office, Light Commercial Zone. [Added 9-25-1980 by Ord. No. 80-14]

- A. Purpose. This zone is established to provide a mixture of retail and office uses to serve the high density residential area in this vicinity. The design standards require a plan for the entire district, whether designed at one time or in stages, in order to emphasize controlled access to Route 206 and highway safety at the intersection of two major roads.
- B. Permitted principal uses.
- (1) Retail sales of goods and personal service establishments. [Amended 6-7-2010 by Ord. No. 2010-14]
 - (2) Offices, fiduciary institutions, medical centers.
 - (3) Freestanding restaurants and restaurants located in multi-use buildings, not including drive-through facilities. [Amended 6-23-2009 by Ord. No. 2009-23]
 - (4) Libraries and museums.
 - (5) Child-care and adult day-care centers. Child-care and adult day-care centers shall be subject to site plan approval. Site plan approval is also required where the original site plan does not anticipate use of all or a part of the premises as a child-care or adult day-care center but such use subsequently occurs. No building permit shall be issued for modification of all or part of the premises for use as a child-care or adult day-care center until revised site plan approval has been obtained from the Planning Board or Board of Adjustment, as appropriate. [Added 8-14-1990 by Ord. No. 90-14; amended 9-22-2009 by Ord. No. 2009-31]
 - (6) Commercial instructional activities. [Added 3-23-2010 by Ord. No. 2010-05]
- C. Accessory uses.
- (1) Parking areas.
 - (2) Trash and garbage collection areas.
 - (3) Loading areas.
- D. Conditional uses. [Amended 6-10-1986 by Ord. No. 86-8; 6-23-2009 by Ord. No. 2009-23]
- (1) Gasoline service stations.
 - (a) Must be located at least 100 feet from any residence or residential zone.
 - (b) Any outdoor storage of wrecked, damaged or dissembled vehicles waiting for repairs must be provided in a screened-in area in the rear yard at least 250 feet from any residence or residential zone.
 - (c) There is one parking space required for each employees plus two spaces for each service bay.

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COLDWELL BANKER
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REALTY