

# BRANCBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



## FULLY RENOVATED

Located on Route 22 near Raritan Valley Community College, Branchburg Centre offers approx. 109,000 sf (+/-) of office and medical space.

**Building 1** features 90,000 sf (+/-) of professional office space for lease. Keeping with Larken Associates' commitment to quality, Building 1 received extensive interior renovations including an updated lobby and cafe, as well as new signage, light fixtures, contemporary glass walls, wallpaper and flooring. The entrance facing employee parking has been renovated. New site improvements included new signage, refreshed landscaping and parking lot restriping.

## DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	48,006	97,556	162,321
Households	17,837	36,569	60,551
Average Household Income	\$128,072	\$125,391	\$127,648

11/21

**BUILDING 1**  
**SUITE SIZES FOR LEASE FROM:**  
**3014 up to 6371 sf (+/-)**

## BUILDING 1 FEATURES

- Two-story, multi-tenanted building
- Built to suit tenant offices designed to fit your individual needs
- Café, fitness center and conference center available for tenant use
- EV charging stations available for tenant use
- High-speed internet access available
- 477 Parking spaces available on-site with handicap accessibility
- Easily accessible from Routes 22, 28, 31, 202 and 206 and Interstates 78 and 287
- Close proximity to hotels, restaurants, banking, shopping, associated retail services, entertainment and area hospitals including Robert Wood Johnson University Hospital Somerset and Hunterdon Medical Center



**(908) 874-8686 | LarkenAssociates.com**

Immediate Occupancy | Brokers Protected

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## NEW CONSTRUCTION

**Building 2** is a brand new, ground-up building offering 19,000 sf (+/-) of built to suit professional office and medical space for lease.

## BUILDING 2 SUITE SIZES FOR LEASE FROM: FULLY LEASED

## BUILDING 2 FEATURES

- One-story professional office and medical building
- Built to suit tenant offices designed to fit your individual needs
- EV charging stations available for tenant use
- High-speed internet access available
- 477 Parking spaces available on-site with handicap accessibility
- Easily accessible from Routes 22, 28, 31, 202 and 206 and Interstates 78 and 287
- Close proximity to hotels, restaurants, banking, shopping, associated retail services, entertainment and area hospitals including Robert Wood Johnson University Hospital Somerset and Hunterdon Medical Center



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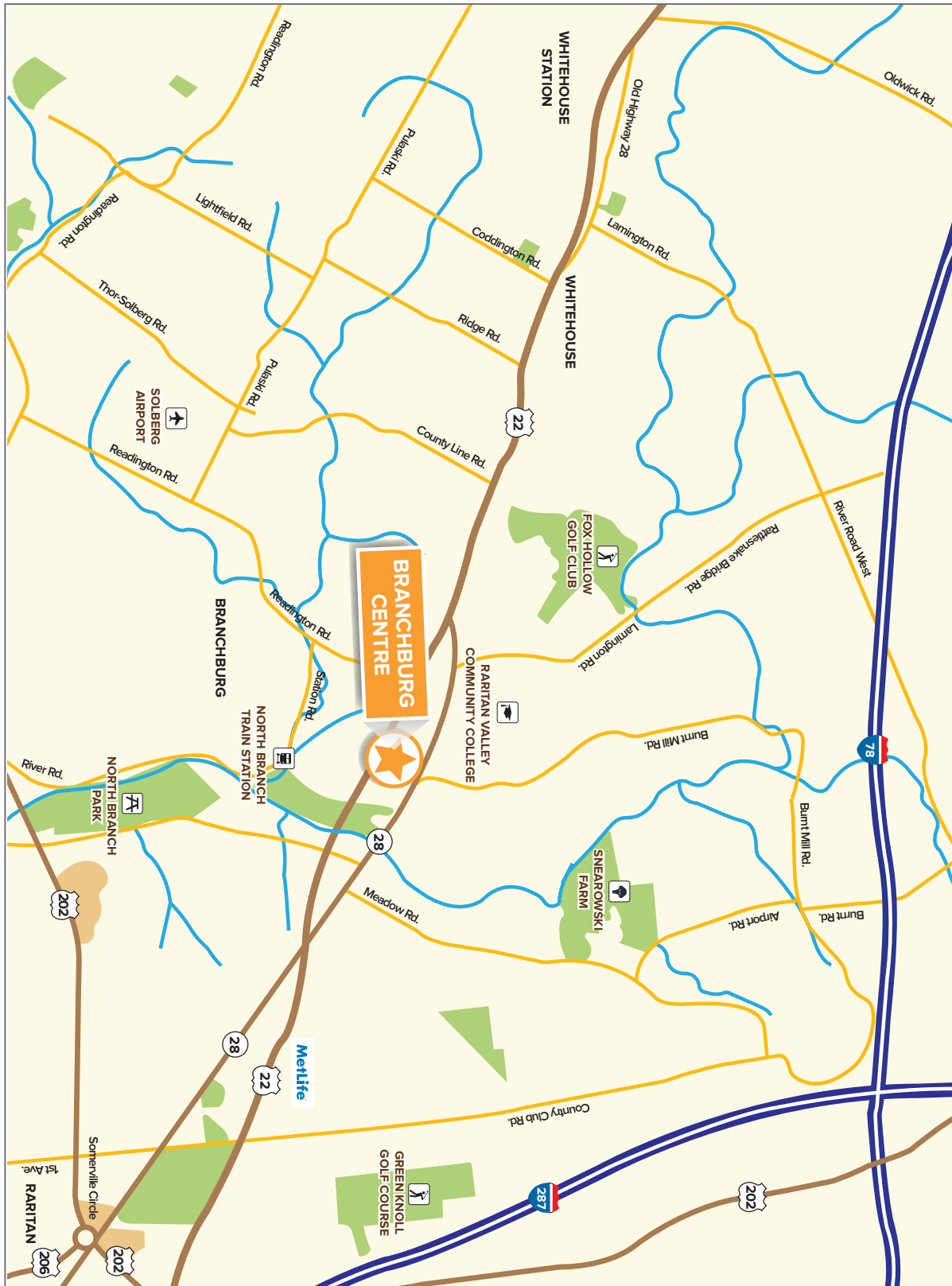
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3040 Route 22 West | Branchburg | Somerset County | New Jersey



# BRANCHBURG CENTRE

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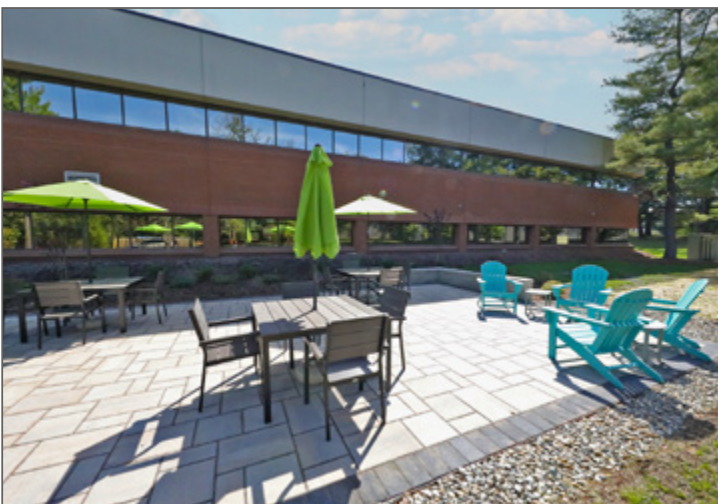
## BUILDING 1



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## BUILDING 1



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## BUILDING 2

