





Property Highlights

Total Bldg. SF 262,500 SF

Total Available SF 50,568 SF

Stories 9 stories

Typical Floor 29,167 SF

Parking 4/1,000 SF - some executive

covered parking

Elevators 5 including freight access

Loading Covered loading dock

Lease Rate \$28.00 PSF + TE

Building Amenities • 3-story lobby

Garage parking

• Connected to Sheraton Hotel &

Conference Center

On-site Ownership & Management

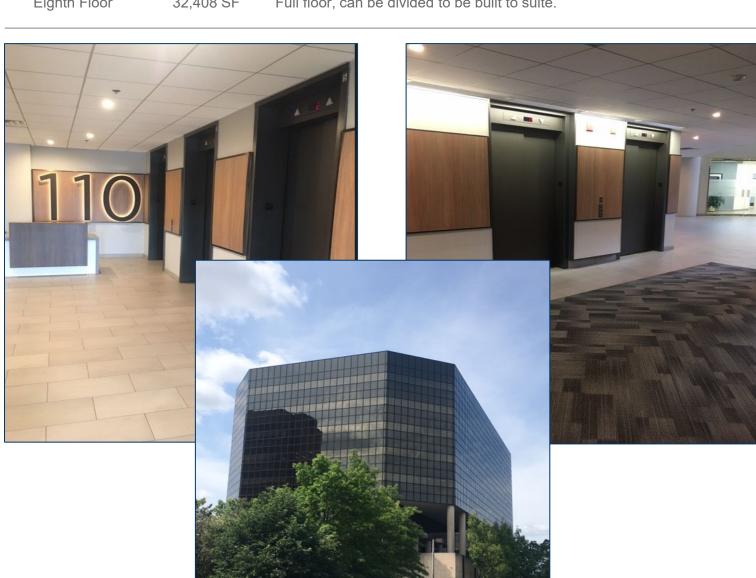


262,500 SF Class A Office Space Asking Rental Rate: \$28.00 PSF + TE



Space Available

Floor	SF	Notes
First Floor	2,390 SF (expandable to 3,242 SF)	Great presence, glass on the concourse level, two telephone rooms, conference room, two offices and open space.
Second Floor	2,033 SF & 4,756 SF	Two adjacent units, currently divided as noted, elevator lobby presence. Smaller unit has two offices, conference room, open space with open kitchen area. Larger unit has multiple conference rooms, two offices, galley kitchen and mostly open space.
Seventh Floor	8,129 SF	Very long window line, great elevator lobby presence.
Eighth Floor	32,408 SF	Full floor, can be divided to be built to suite.



RARITAN PLAZA I

110 Fieldcrest Avenue | Edison, New Jersey



FIRST FLOOR PLAN



For more information, please contact:

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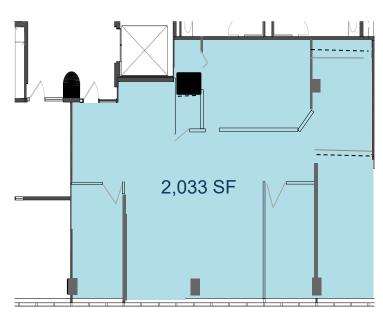
RARITAN PLAZA I

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SECOND FLOOR PLAN





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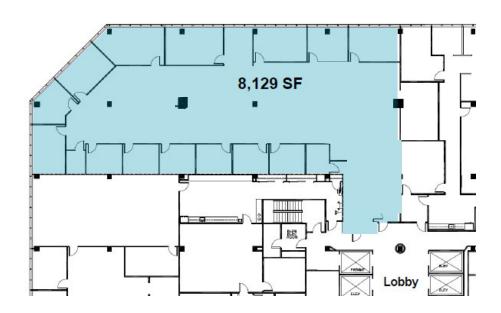
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FOR LEASE - CLASS A OFFICE SPACE RARITAN PLAZA I





SEVENTH FLOOR PLAN



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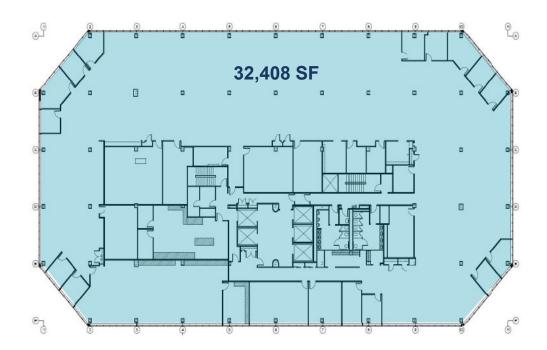
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EIGHTH FLOOR PLAN



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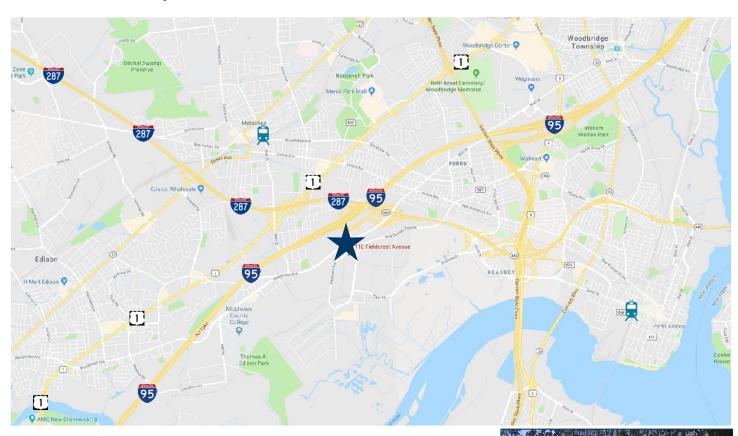
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RARITAN PLAZA I

110 Fieldcrest Avenue | Edison, New Jersey



Aerial / Location Map



Convenenient Location

- At New Jersey Turnpike Exit 10
- 1 mile from Route 1
- 1 mile from the Garden State Parkway
- Minutes from Routes 287/440
- 15 minutes to Newark Liberty International Airport
- Crossroads of New Jersey and Mid Atlantic Region

Current Major Tenants

- Regus
- K. Hovnanian
- CDM Smith Engineering
- Tri-State Bank
- Securitas Security



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