



FOR LEASE - CLASS A OFFICE SPACE

RARITAN PLAZA I

110 Fieldcrest Avenue / Edison, New Jersey

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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 | <ul style="list-style-type: none">• 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. |



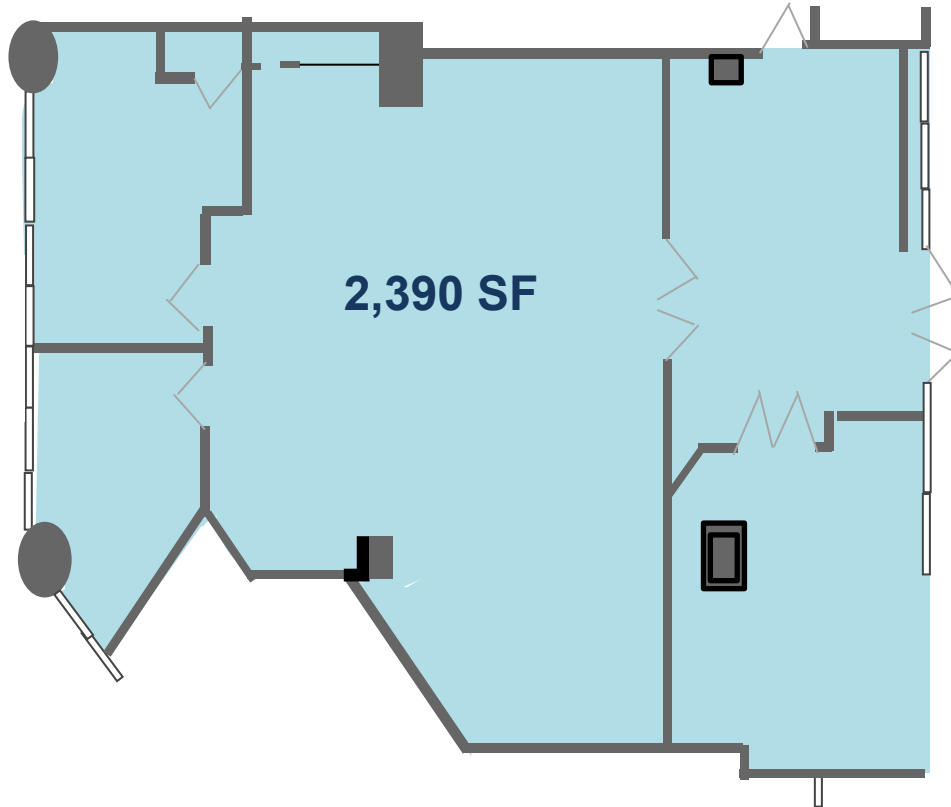
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FIRST FLOOR PLAN



For more information, please contact:

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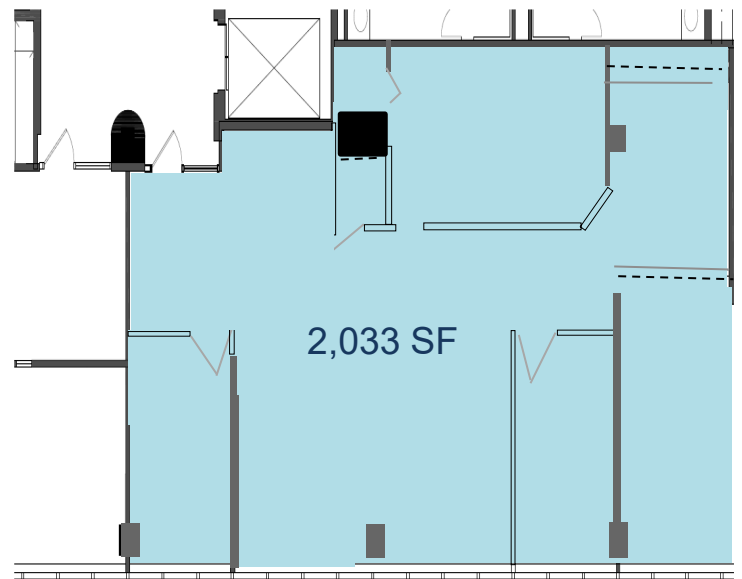
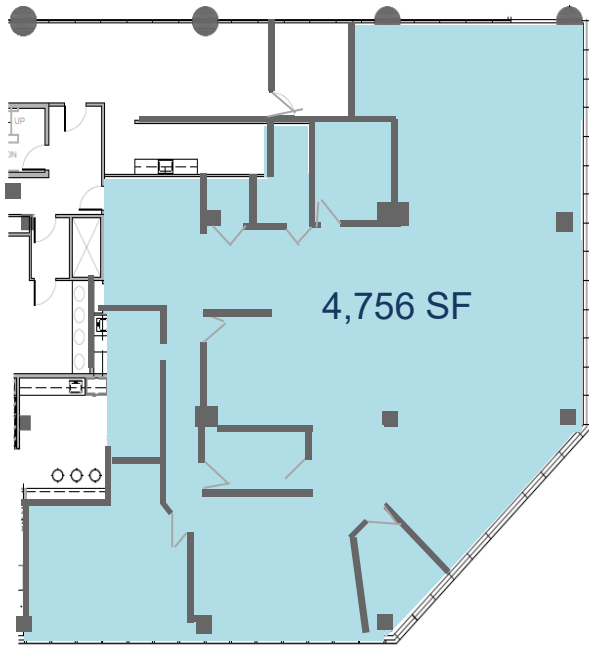
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SECOND FLOOR PLAN



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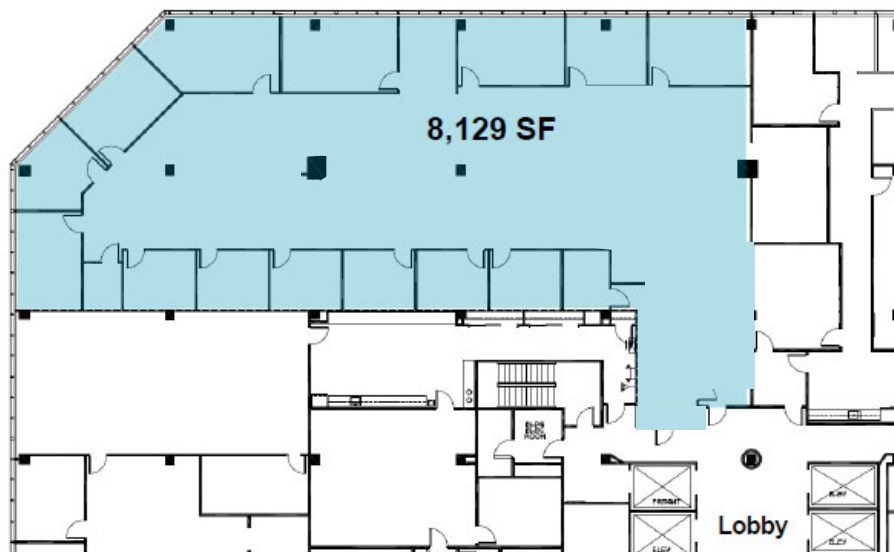
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SEVENTH FLOOR PLAN



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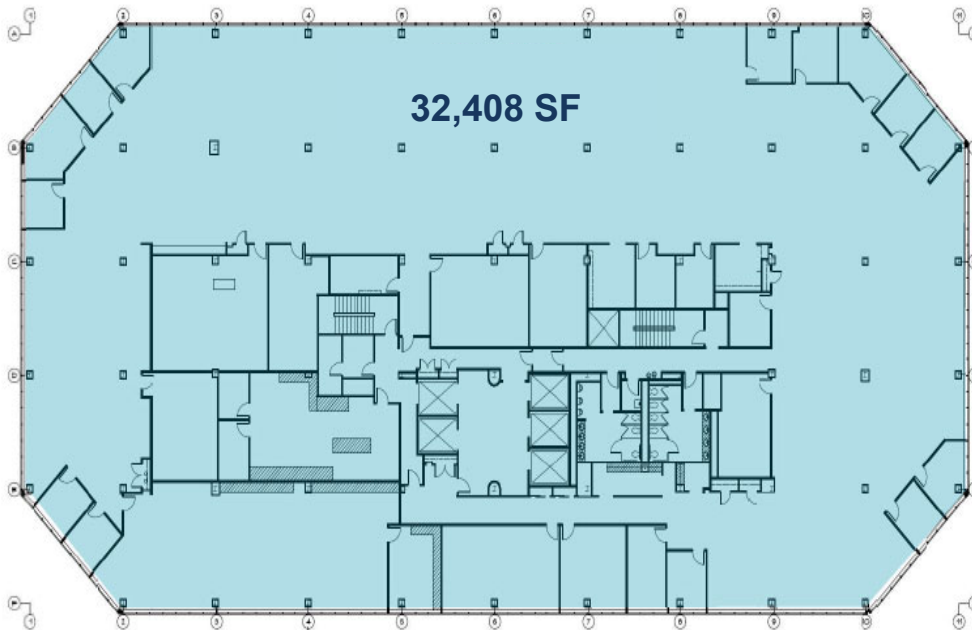
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EIGHTH FLOOR PLAN



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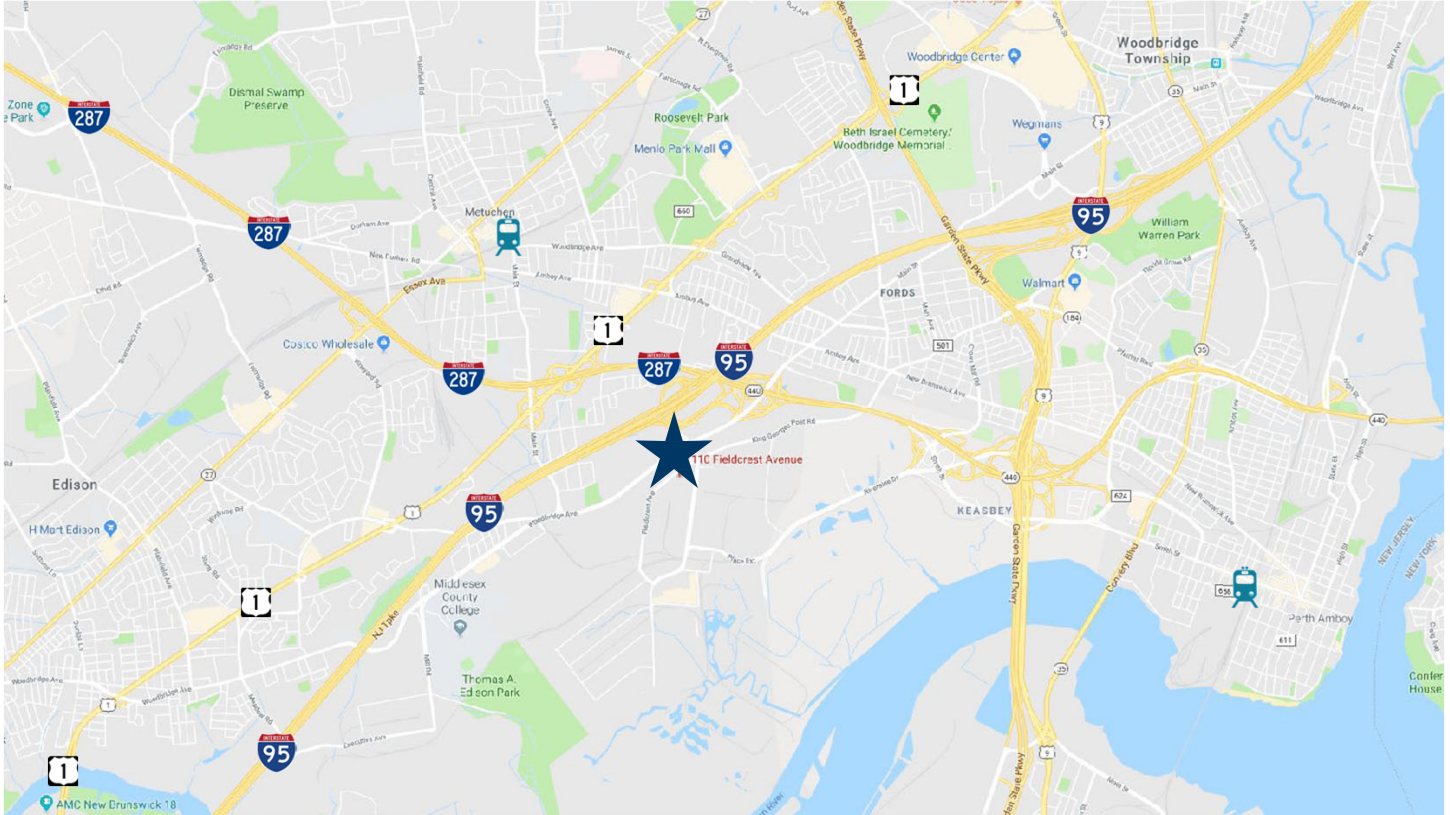
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Aerial / Location Map



Convenient 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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