

MINI OFFICE WAREHOUSE

120 Stryker Lane | Hillsborough | Somerset County | New Jersey



**DO YOU NEED MORE SPACE?
ARE YOU LOOKING FOR A BETTER LOCATION?
ARE YOU STARTING A NEW BUSINESS?**

Hillsborough Mini Office / Warehouse may be the perfect place for you!
Lease an economical, professional business office to meet with clients!

It is the perfect location for small businesses including Contractors,
Computer / IT Specialists, Distributors, Mail Order, Start-ups, etc.

DEMOGRAPHICS

Radius	1 Mile	2 Miles	3 Miles	5 Miles
Population	11,042	21,021	33,479	80,074
Average Income	\$42,558	\$42,979	\$42,279	\$42,758

11/17

**SUITE SIZES FOR LEASE FROM:
144, 280, 420 up to 540 sf (+/-)**

FEATURES

- Short-term leases available
- Incubator space available
- Safe, secure and well lit units located within the Hillsborough Business Center
- Larger units available within the Hillsborough Business Center for growth
- 24 Hour access
- Individual metered units
- High-speed internet access available
- Ample parking
- On-site fitness center

Contact Us:  (908) 874-8686  LarkenAssociates.com

Immediate Occupancy | Brokers Protected

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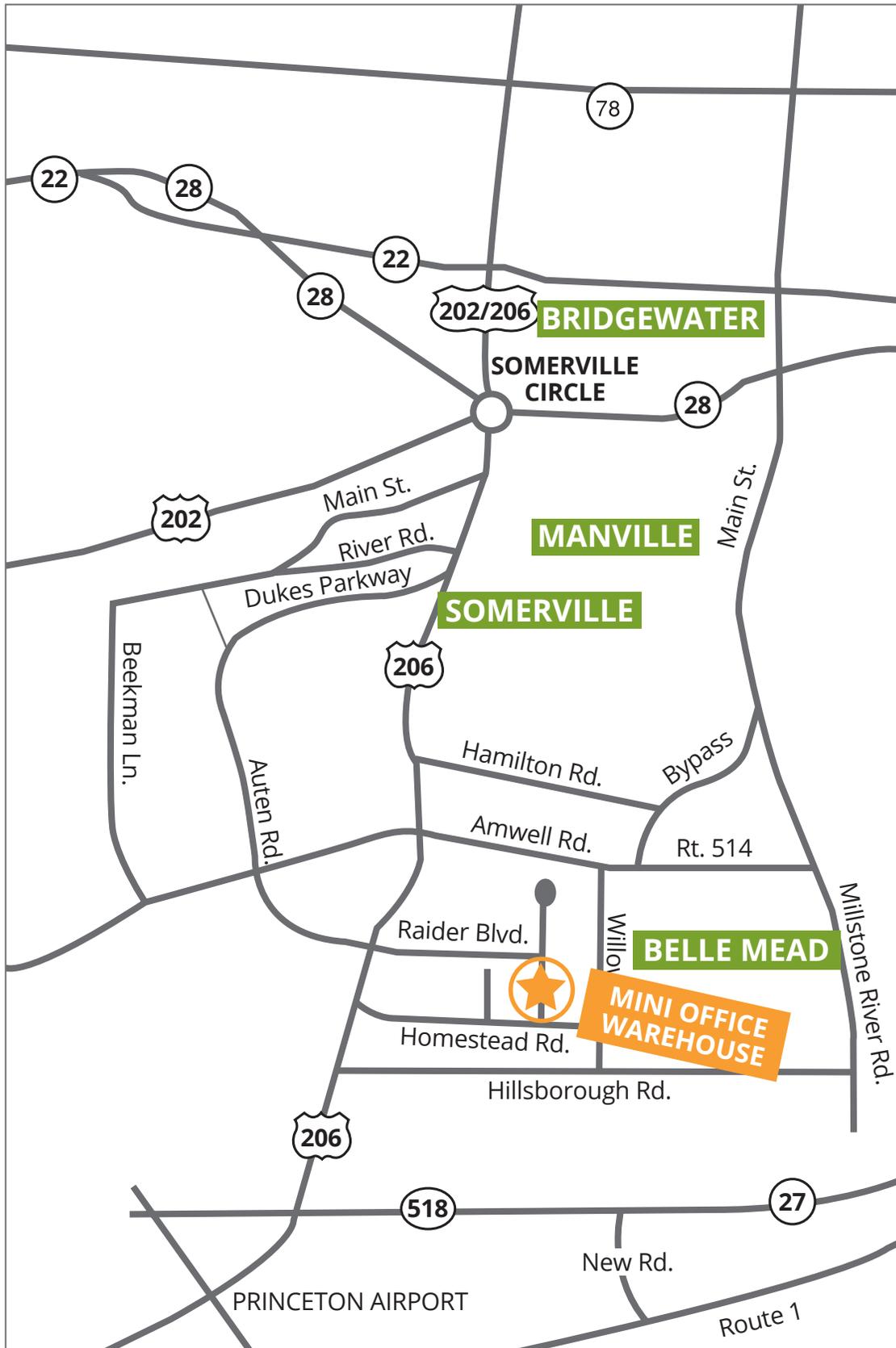
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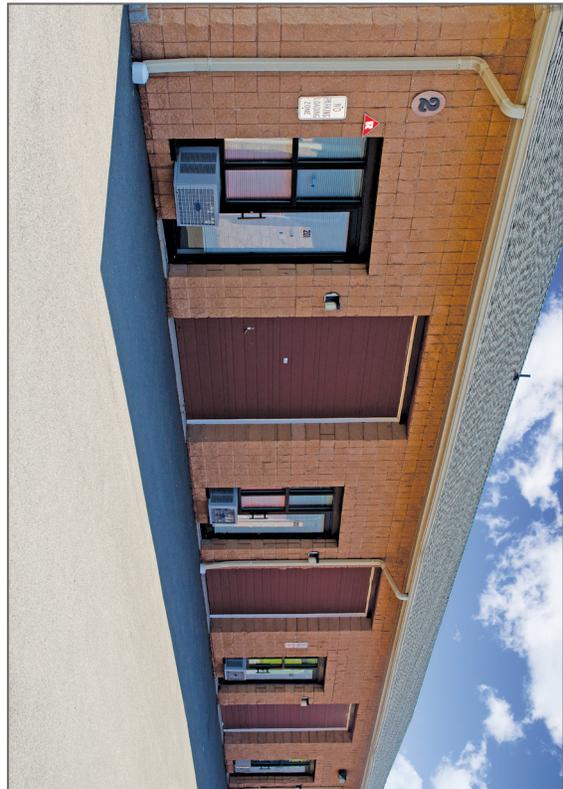
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AREA AMENITIES

RESTAURANTS

Alfonso's Gourmet Pizza & Pasta Shop
411 US Hwy. 206
(908) 359-2727

Applebee's Neighborhood Grill
315 US Hwy. 206
(908) 874-4177

Bagelicious
601 US Hwy. 206
(908) 281-6199

Bagels 4U
409 US Hwy. 206
(908) 359-2100

Burger King
385 US Hwy. 206
(908) 829-5764

Cafe Graziella
390 US Hwy. 206
(908) 281-0700

Carvel Ice Cream & Bakery
422 US Hwy. 206
(908) 874-8516

Catered Affair
424 US Hwy. 206
(908) 874-7790

China Moon
601 US Hwy. 206
(908) 359-7733

Culinary Creations
434 US Hwy. 206
(908) 281-3894

Divine Curry
378 S. Branch Rd., Bldg. 1
(908) 336-8324

Dunkin Donuts
411 US Hwy. 206
(908) 359-1222

Fruity Yogurt
424 US Hwy. 206
(908) 874-4988

IHOP
260 US Hwy. 206
(908) 281-9753

Just Subs
422 US Hwy. 206
(908) 874-0088

Magic Wok
381 Triangle Rd.
(908) 281-6671

McDonald's
410 US Hwy. 206
(908) 359-3330

Old Man Rafferty's
284 US Hwy. 206
(908) 904-9731

Petrock's Bar & Grille
419 Amwell Rd.
(908) 359-2344

Pheasants Landing
311 Amwell Rd.
(908) 281-1288

Roman Gourmet
601 US Hwy. 206
(908) 359-2253

Sakura Sushi
220 Triangle Rd.
(908) 369-3112

Saladworks
30 Falcon Rd.
(908) 874-0022

Smoothie King
706 US Hwy. 206
(908) 359-6665

Starbucks Coffee
601 US Hwy. 206
(908) 359-8266

Subway
601 US Hwy. 206
(908) 874-3737

Taco Bell
409 US Hwy. 206
(908) 904-4460

Victor's Pizza
450 Amwell Rd.
(908) 359-6364

Wendy's
256 US Hwy. 206
(908) 904-6587

BANKS

Bank of America
430 Amwell Rd.
(908) 874-6000

Fulton Bank
601 US Hwy. 206
(908) 281-4009

Peapack Gladstone Bank
417 US Hwy. 206
(908) 281-1031

PNC
403 US Hwy. 206
(908) 359-5088

TD Bank
380 US Hwy. 206
(908) 359-7004

Wells Fargo
649 US Hwy. 206
(908) 904-6100

HOTELS

Days Inn Hillsborough
118 US Hwy. 206
(908) 685-9000

SUPERMARKETS/ CONVENIENCE STORES

First Stop Foods
450 Amwell Rd.
(908) 281-5557

Quick Stop Food Store
378 S. Branch Rd., Bldg. 2
(908) 575-8997

Shop Rite Supermarket
601 US Hwy. 206
(908) 359-7400

Weis Markets
315 US Hwy. 206
(908) 431-0115

SHOPPING

Home Goods
315 US Hwy. 206
(908) 359-7034

Kohl's
315 US Hwy. 206
(908) 431-3054

Walmart
100 N. Main St.
(908) 575-8997

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