



1020  
1050

Galloping Hill Road  
Union, NJ

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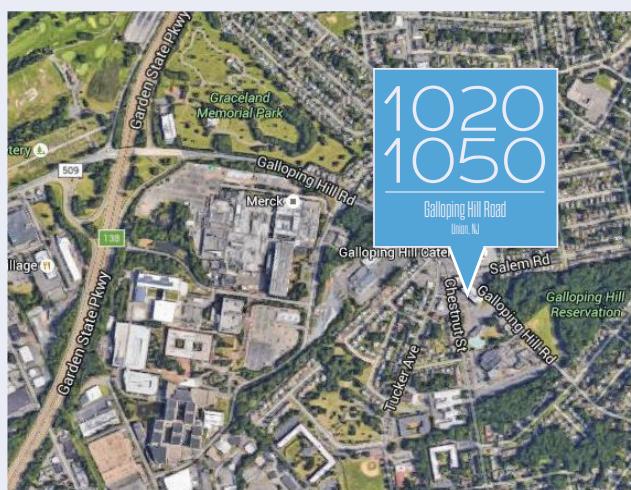
1020

Galloping Hill Road  
Union, NJ

Two Building Medical/Office Complex:

**49,384 RSF**

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## SPACE FEATURES

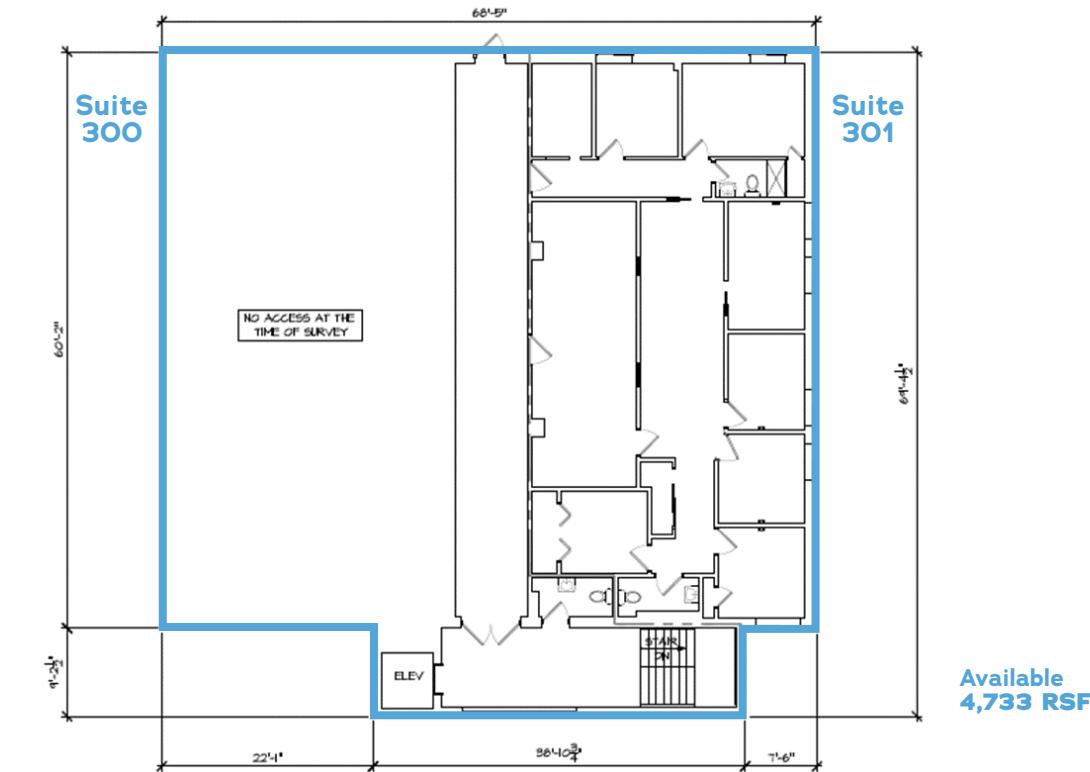
- 49,384 RSF Complex
  - 1020: 12,869 RSF
  - 1050: 36,515 RSF
- Available: 1020: 3rd Floor – 4,733 RSF
- Ideal for medical/professional tenants
- Deal-making owner
  - Asking rent: \$18.00 PSF NNN
- 1 elevator (per building)
- Completed "Capital Building Campaign"
  - New HVAC
  - New roof
  - New Parking lot
  - Upgrades to common areas
- Parking ratio : 5.00/1,000
- One mile to Exit 138 of the Garden State Parkway
- Close to Merck's corporate campus and Kean University
- Quality Tenant roster, including Azura Vascular
- Next door to Overlook Medical Center (Union Campus)

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# FLOOR PLANS

## 1020 Galloping Hill Road 3rd Floor

Space Available: Suites 300 & 301



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