



1020
Galloping Hill Road
Union, NJ

1050
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Two Building Medical/Office Complex:

49,384 RSF

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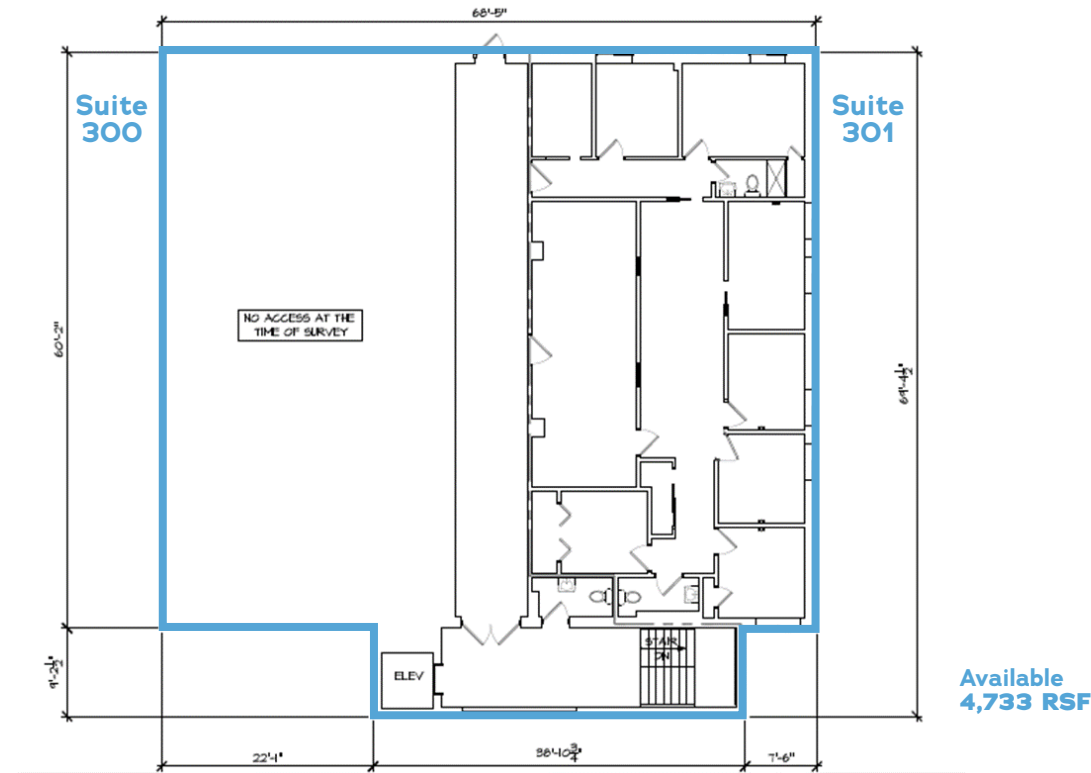


SPACE FEATURES

- 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)

FLOOR PLANS

1020 Galloping Hill Road 3rd Floor
Space Available: Suites 300 & 301



Douglas Twyman, SIOR
Real Estate Broker Salesperson
+1 732 807 0338
doug.twyman@colliers.com

Ryan Haggerty
Real Estate Salesperson
+1 973 299 3017
ryan.haggerty@colliers.com

Colliers International NJ LLC
10 Woodbridge Center Drive | Suite 1010
Woodbridge, NJ 07095 USA
+1 732 807 0400
www.colliers.com

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