

Franklin Commons Office/Medical

PHASE II OF DEVELOPMENT
Franklin Township, Somerset County NJ

LOCATION

454 Elizabeth Avenue
Franklin, NJ 08873

AVAILABLE

6,309 SF 2nd floor (divisible ±3155 SF
move-in condition)

OCCUPANCY

Immediate

RENTAL RATE

\$21.50 psf, plus utilities (modified gross)
Includes base year operating expenses

PROXIMATELY TO HOSPITALS

St Peters Hospital – ±6 miles
RWJ University New Brunswick - ±7 miles
Cancer Institute of NJ – ±7 miles

PARKING

Ample on site parking (5 spaces per 1,000 SF)
including cross access to Phase I.

PROPERTY DESCRIPTION

Phase II an 8 year old two story 21,600 SF Class "A" high-profile medical/professional building within the 61,000 SF mixed use development. Phase I fully leased retail center anchored by CVS Pharmacy and Chase Bank, with national retailers including restaurants serving the strong residential and corporate base within the community. Architecturally, this two-story professional building is steel framed and concrete with a brick and stucco exterior with free column runs, hi-speed elevator and fully sprinklered. The building features a common lobby with high quality interior finishes and access to the individual suites offered for lease.

COMMENTS

- The turnkey medical suite is built-out with a reception area, LAB, kitchen, 6 exam rooms and 4 private offices;
- Adjacent to Somerset Run, a 755 unit "55 and older" community and approximately one mile from Canal Walk a 1,500 unit new housing development;
- Located directly opposite ShopRite Supermarket and the 48,000 SF shopping center "Crossroads at Somerset";
- Tenants include RWJ, Franklin Eye Care and Childtime Preschool;
- Suitable uses may include: medical/dental/wellness, financial services, insurance, law and corporate offices.



FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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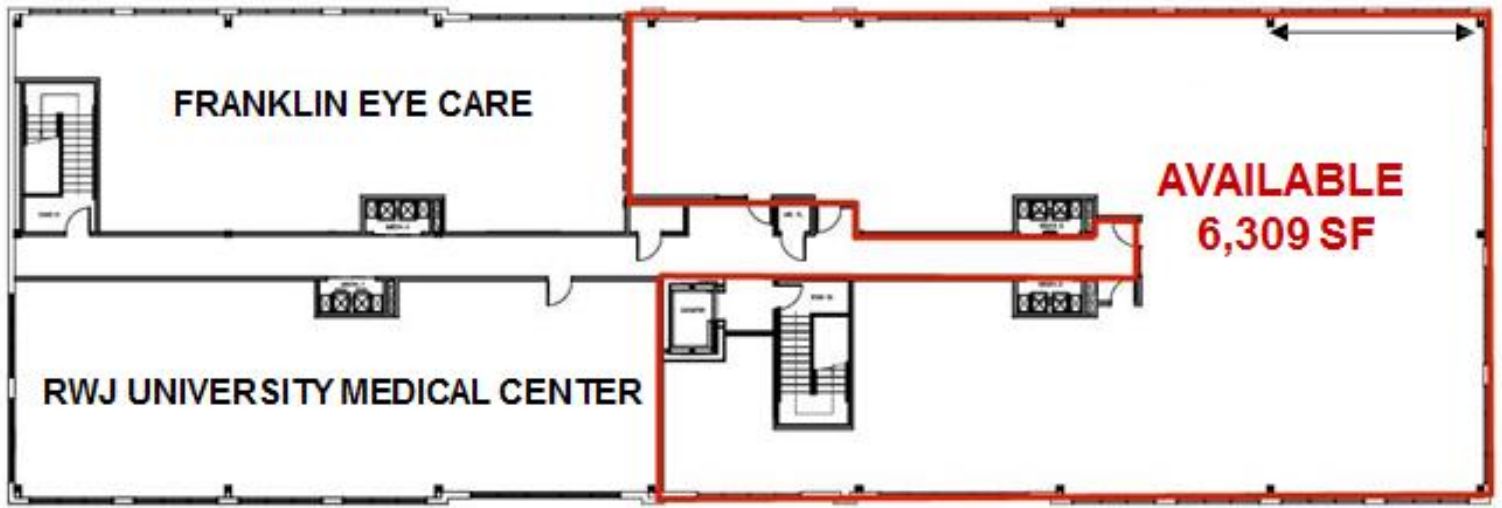
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FRANKLIN COMMONS PHASE II OFFICE/MEDICAL - LEASING PLAN



FRANKLIN COMMONS PHASE II OFFICE/MEDICAL



AMPLE PARKING



ENTRANCE

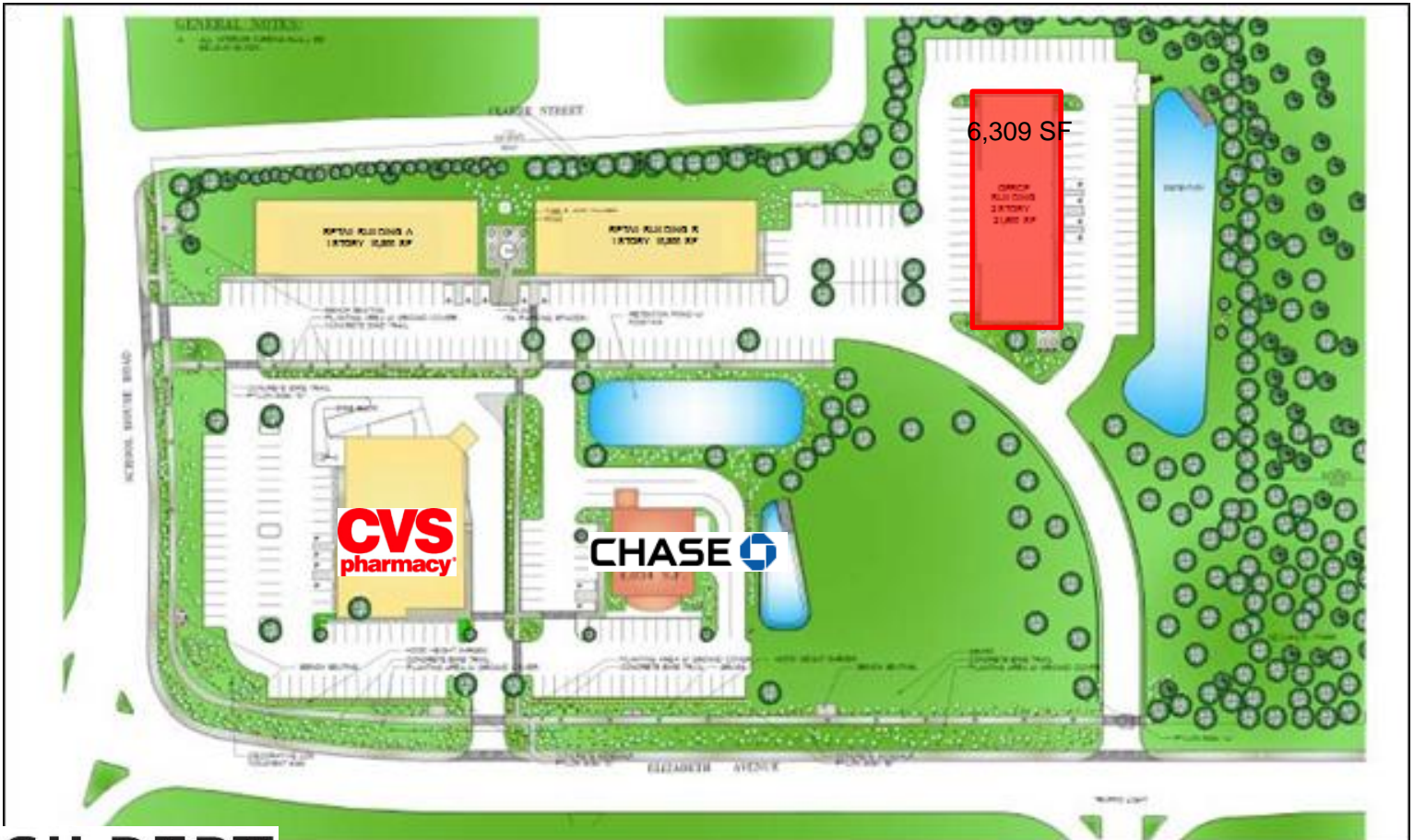


PHASE II – 21,600 SF



LOBBY AREA

FRANKLIN COMMONS PHASE II OFFICE/MEDICAL



FRANKLIN COMMONS PHASE II OFFICE/MEDICAL- LOCAL & REGIONAL

