For Lease OFFICE

FRANKLIN SQUARE 1
100 Franklin Square Drive
Somerset, New Jersey

DESCRIPTION:

107,300 RSF - Four Story

AVAILABLE SPACE:

Suite 102	1,144 rsf (1)	Suite 208	2,374 rsf (2)
Suite 103	1,941 rsf	Suite 302	2,853 rsf (3)
Suite 104	2,275 rsf (1)	Suite 304	2,800 rsf
Suite 106	768 rsf	Suite 307	1,920 rsf (3)
Suite 203	4,111 rsf (2)	Suite 400	20,406 rsf (4)
Suite 207	1,735 rsf	Suite 401	2,640 rsf (4)

(1) Can Combine to 3,419 rsf
(2) Can Combine to 6,485 rsf
(3) Can Combine to 4,773 rsf
(4) Can Combine to 23,046 rsf

RENTAL RATE:

$18.50 rsf + TE

Building Features:

- Marble Lobby
- Tenant Controlled HVAC
- Food Service on site
- Parking 4/1000 SF
- IT Connectivity: AT&T, Level 3, Verizon FIOS and Wave to Wave

Local Amenities:

- 11 hotels within one mile radius
- Restaurants
- Rutgers University, downtown New Brunswick and Bridgewater Commons

Convenient Location:

- At I-287 – Exit 10 Easton Avenue
- Close to Route 28, US Route 22, New Jersey Turnpike, Garden State Parkway, I-78 and Routes 202/206
- Exceptional access to public transportation

For more information and inspection please contact:

ROBERT A. DINNER
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ILLVA SARONNO CORP.
OWNER

CUSHMAN & WAKEFIELD®
Global Real Estate Solutions℠

LICENSED REAL ESTATE BROKER
333 Thornall Street, Suite 1A
Edison, New Jersey 08837

A commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee. (Inquire for rates and additional conditions.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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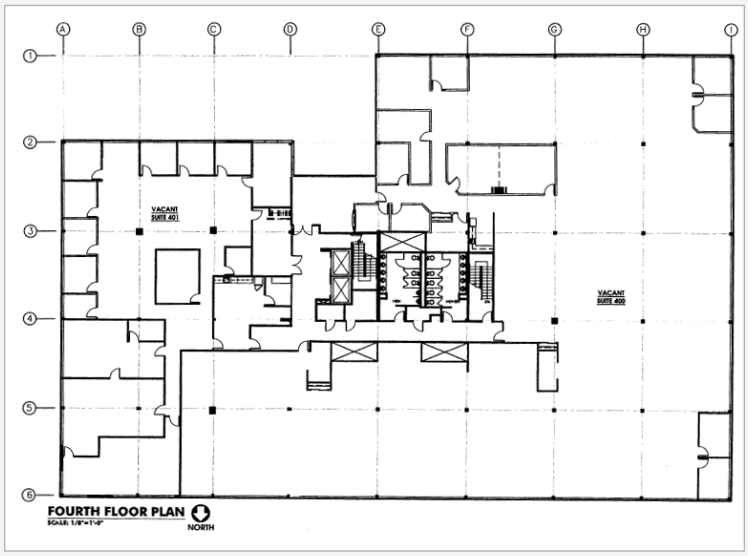
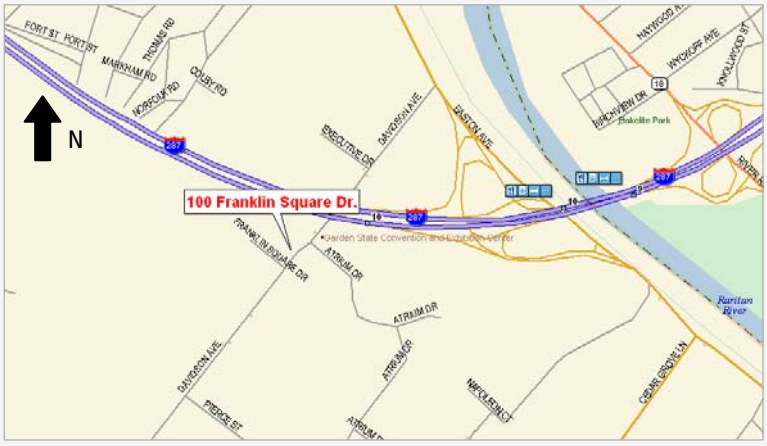
FOURTH FLOOR PLAN



LOCATION MAP



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