

For Lease OFFICE

# WORLDS FAIR CORPORATE CENTER 2 Worlds Fair Drive Somerset, New Jersey



## DESCRIPTION:

**59,203 RSF - Three Story Building**

## AVAILABLE SPACE:

Suite 102 - 3,333 rsf  
Suite 105 - 1,460 rsf <sup>(1)</sup>  
Suite 106 - 1,975 rsf <sup>(1)</sup>  
Suite 107 - 6,086 rsf <sup>(1)</sup>

Second Floor Spaces Available:

Third Floor: 19,770 rsf (Entire Floor Available)

<sup>(1)</sup> Can combine to 9,521 rsf

## RENTAL RATE:

**18.50 rsf + TE**

## Building Features:

- 3 Story Atrium Lobby
- Tenant Controlled HVAC
- Parking 5/1000 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:

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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.)

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