

For Lease OFFICE

DiSaronno Plaza
80 Cottontail Lane
Somerset, New Jersey



DESCRIPTION:

88,300 RSF - Four Story

AVAILABLE SPACE:

Suite 100A – 3,125 rsf

Suite 100B – 7,778 rsf*

* (Can divide)

RENTAL RATE:

\$19.50 rsf + TE

CONVENIENT LOCATION:

- Adjacent to I-287 (Exit 12)
- Proximate to Route 28, US Route 22, New Jersey Turnpike, Garden State Parkway, I-78 and Routes 202/206

Building Features:

- Owner occupied and managed
- Full service cafeteria
- Marble lobby
- Tenant controlled HVAC
- Parking 4/1,000 SF
- IT Connectivity: AT&T, Verizon FIOS, Comcast Cable and Wave to Wave providing reliable and dedicated High-Speed Internet Connections for Voice – Data – Video

Local Amenities:

- More than 10 hotels within 2 mile radius
- Variety of restaurants nearby (incl. pizzerias, delicatessens, Italian, Chinese, Indian, etc.)
- Close to downtown New Brunswick, Bridgewater Commons and other local retail outlets

For more information and inspection please contact:

ROBERT A. DINNER

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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.)

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.



ILLVA SARONNO CORP.
OWNER

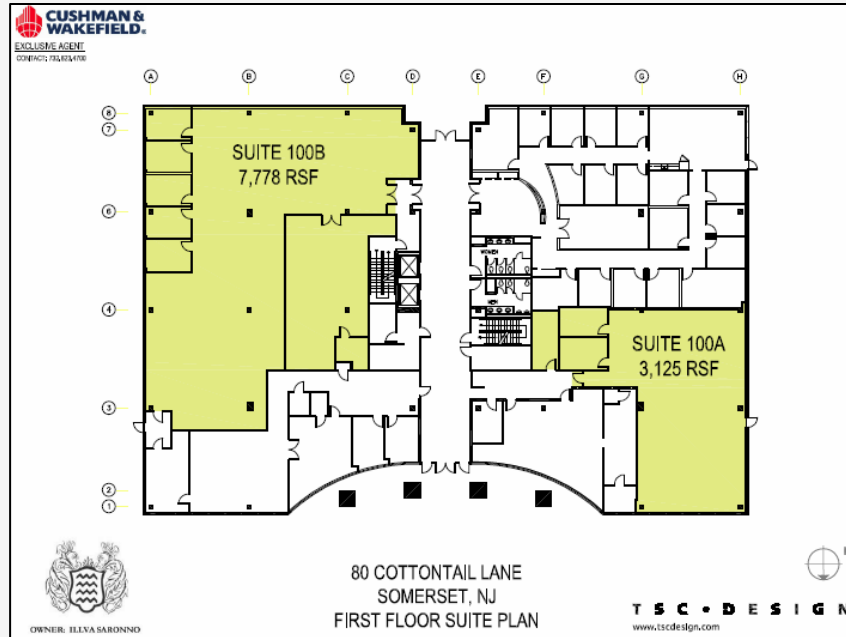


LICENSED REAL ESTATE BROKER
333 Thornall Street, Suite 1A
Edison, New Jersey 08837

For Lease OFFICE

DiSaronno Plaza 80 Cottontail Lane Somerset, New Jersey

FIRST FLOOR PLAN



LOCATION MAP



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