RARITAN VALLEY PROFESSIONAL CENTER

575 Route 28 | Raritan | Somerset County | New Jersey









FULLY RENOVATED

Raritan Valley Professional Center is a three building, 82,000 sf (+/-) complex offering built to suit professional office and medical space for lease. The Center is conveniently located on Route 28 in Raritan, offering easy access to nearby customers in Bridgewater and all of Somerset County.

Building 1 offers 50,992 sf (+/-) of space for lease. Keeping with Larken Associates' commitment to quality, Building 1 received a comprehensive interior renovation including an upgraded main lobby as well as the addition of a new south side lobby for easier access from the parking lot. A fitness center was added for tenant use, as well as new carpeting, lighting and wall coverings in all common areas. Exterior renovations included new landscaping, signage and an upgraded facade.

DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	14,267	24,693	41,602
Households	5,449	9,244	15,158
Average Household Income	$108,990	$110,181	$107,362

11/21

BUILDING 1
SUITE SIZES FOR LEASE FROM:
1396, 1803 and 4640 sf (+/-)

BUILDING 1 FEATURES

- Built to suit custom designed office space
- Two-story, multi-tenanted building
- Optional private bathrooms and kitchenettes available
- Fitness center for tenant use
- High-speed internet access including Cablevision, Optimum and Verizon Fios
- Close proximity to hotels, restaurants, banking and entertainment
- Easily accessible from Routes 22, 28, 31, 202, 206, Interstates 78 and 287
- 305 Parking spaces total available on-site with handicap accessibility

(908) 874-8686 | LarkenAssociates.com

Immediate Occupancy | Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made 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 special listing conditions, imposed by our principals and clients. 11/26

RAIDER REALTY

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575 Route 28 | Raritan | Somerset County | New Jersey









FULLY RENOVATED

Building 2 offers 17,006 sf (+/-) of built to suit professional office and medical space for lease.

Building 2 has been completely rebuilt and redesigned from the bottom up. Renovations included all new bathrooms, LED lighting, fixtures and finishes. New windows, roofing and HVAC were installed. New site improvements included exterior LED lighting, signage, curbing, a parking lot and sidewalk.

BUILDING 2
SUITE SIZES FOR LEASE FROM:
FULLY LEASED

BUILDING 2 FEATURES

- Built to suit custom designed office space
- Optional private bathrooms and kitchenettes available
- High-speed internet access including Cablevision, Optimum and Verizon Fios
- Close proximity to hotels, restaurants, banking and entertainment
- Easily accessible from Routes 22, 28, 31, 202, 206, Interstates 78 and 287

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Building 3 is a ground-up office building offering 14,400 sf (+/-) of built to suit professional office and medical space for lease.

BUILDING 3
SUITE SIZES FOR LEASE FROM:
FULLY LEASED

BUILDING 3 FEATURES

- Built to suit custom designed office space
- Optional private bathrooms and kitchenettes available
- High-speed internet access including Cablevision, Optimum and Verizon Fios
- Close proximity to hotels, restaurants, banking and entertainment
- Easily accessible from Routes 22, 28, 31, 202, 206, Interstates 78 and 287

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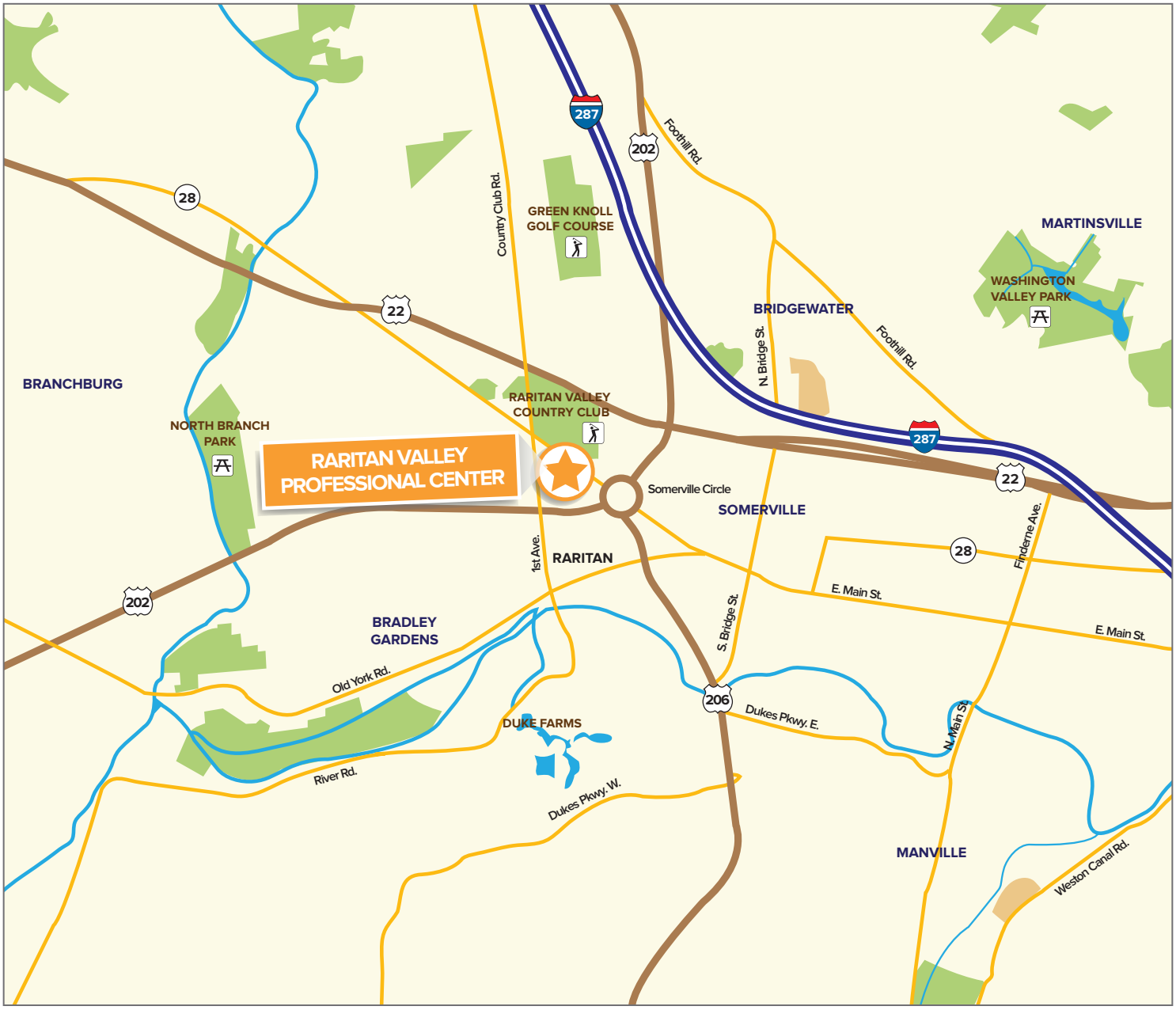

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575 Route 28 | Raritan | Somerset County | New Jersey



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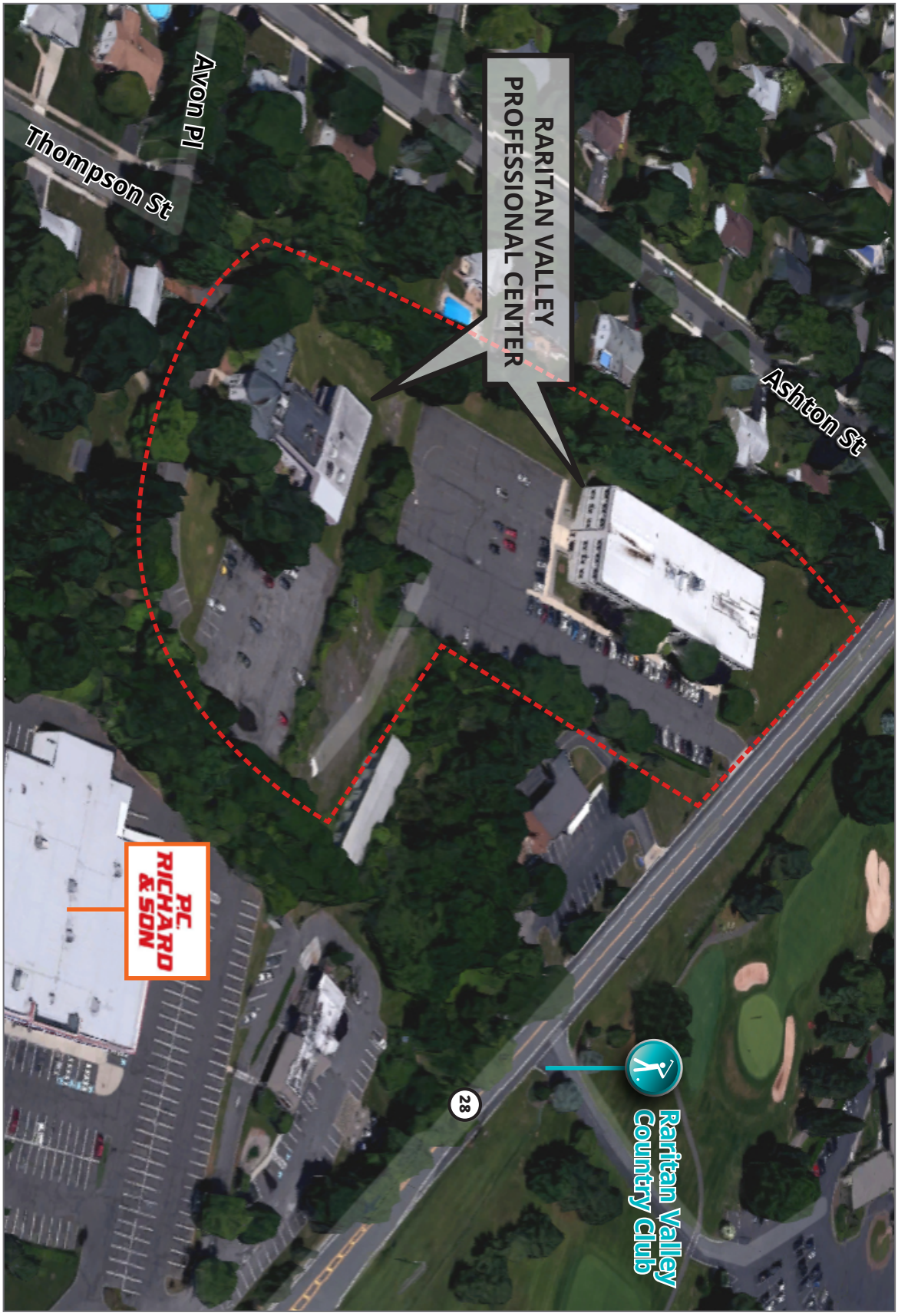

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BUILDING 1









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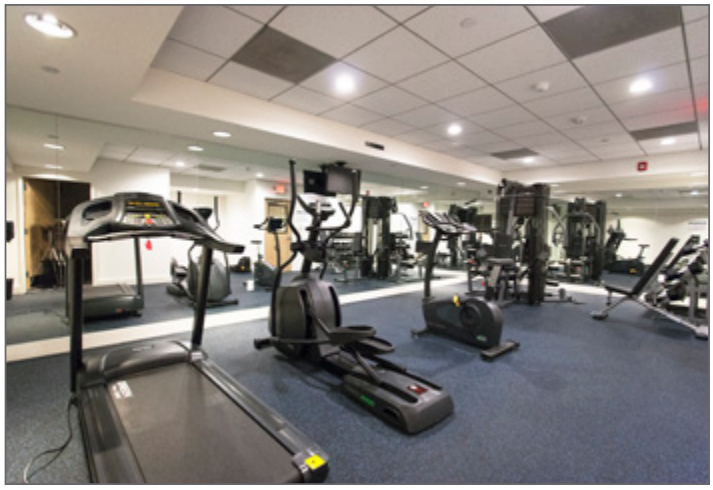
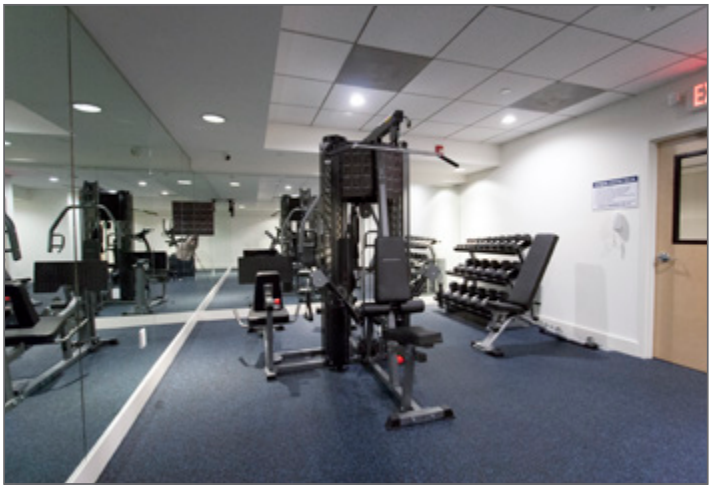
BUILDING 1





FRONT LOBBY





FITNESS CENTER

RARITAN VALLEY PROFESSIONAL CENTER

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BUILDING 2









RARITAN VALLEY PROFESSIONAL CENTER

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BUILDING 3









RARITAN VALLEY PROFESSIONAL CENTER

575 Route 28 | Raritan | Somerset County | New Jersey

BUILDING 1: CLASS B MULTI-TENANT OFFICE BUILDING

GENERAL INFORMATION

Acres:	Building: 45,830 Site: 3.845
Year Built:	1988
Number of Floors:	Three (3)
Rentable Square Feet:	41,728
Parking Provisions:	165 Spaces
Amenities:	Convenient access to Interstates 287 and 78 and Routes 22, 28, 202 and 206
Building Hours:	8:00 a.m.– 6:00 p.m.
Security System:	Camera and card access 24 hours per day, 7 days per week
Irrigation System:	Site fully irrigated

CONSTRUCTION

Structural System:	Structural steel with Precast Panels
Floors: Concrete slabs	
Roof:	Built-up composition
Window Mullion Spacing:	5’
Column Configuration:	Rectangular and Box Grid
Typical Column Space:	30’ X 25’
Maximum Finished Ceiling Height:	9’ with Acoustical Tile

STAIRWAYS/LOADING AREAS

Number of Fire Stairs:	3 Stairwells
Loading Area:	South entrance

RESTROOMS

Location:	1 Set per floor with unisex in fitness center
Number of Fixtures – Ladies:	6 stalls, 6 sinks
Number of Fixtures – Men:	6 stalls, 4 urinals, 4 sinks

ADA COMPLIANCE

Parking:	6 Handicap parking spaces
Entry Doors/Ramps:	Entrances are in compliance
Existing Hardware:	Common areas are in compliance All new tenant improvements will be in full compliance
Restrooms:	Restrooms are ADA accessible
Elevators:	(1) Dover 2,500 lb. capacity
Fire Alarm System:	In compliance
Signage:	Building signage is in compliance

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BUILDING 1: CLASS B MULTI-TENANT OFFICE BUILDING

FLOOR LOAD

Floor Load PSF:	100 lbs.

MECHANICAL SYSTEMS

Cooling and Heating:	Building has central chiller and hot water boilers. Heating and cooling is provided to each tenant space with water source heat pumps. Multiples of units will be provided depending on the square footage of the tenant space.
Distribution:	Distributed throughout the tenant space with a duct system
Temp. Control Method: for that space only	Each tenant space will have its own heat pump and control
Zones per Floor:	Multiple Zone
After Hours HVAC:	Available
Supplemental HVAC:	Per Request
Wet Column Locations:	Interior Columns

TELECOMMUNICATIONS

Telecommunications: by Cablevision Optimum	T1/FIOS service provided by Verizon, Fiber optic service provided by Optimum Lightpath and Broadcable provided

ELECTRICAL SYSTEM

Voltage/Phase Delivery:	3 phase, 4 wire, 277/480 volt and 3 phase, 4 wire 120/208 volt service on all floors via central core electric closets. All tenant spaces will receive their circuitry from these panels. All circuits are dedicated to the individual tenant spaces only.
Lighting Power Watts PSF:	277 volt/6-8 watts per square foot
Distribution System Description:	Conduit
Electrical Closets per Floor:	One

FIRE PROTECTION/LIFE SAFETY

Sprinkler System Description:	Wet type sprinkler system in the basement. First and Second floor have a complete fire alarm system to include smoke detectors, audio, visual alarm devices and manual pull stations.
Fire Alarm/Detection:	Bosch Supervised, multi-zone, control panel, Fire Alarm Panel

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575 Route 28 | Raritan | Somerset County | New Jersey

BUILDING 2: CLASS B MULTI-TENANT OFFICE/MEDICAL BUILDING

GENERAL INFORMATION

Acres:	Building: 17,006 Site: 3.845
Year Renovated:	2017
Number of Floors:	Two (2)
Rentable Square Feet:	17,006
Parking Provisions:	165 Spaces
Amenities:	Convenient access to Interstates 287 and 78 and Routes 22, 28, 202 and 206
Building Hours:	8:00 a.m.– 6:00 p.m.
Security System:	Camera and card access 24 hours per day, 7 days per week
Irrigation System:	Site fully irrigated

CONSTRUCTION

Structural System:	Mixed (wood, concrete and steel)
Floors: Concrete slabs and wood sections	
Roof:	Mixed (asphalt, flat)
Maximum Finished Ceiling Height:	Mixed

STAIRWAYS/LOADING AREAS

Number of Stairwells:	2 Stairwells
Loading Area:	East side of building

RESTROOMS

Location:	1 Set per floor
Number of Fixtures – Ladies:	3 stalls, 3 sinks
Number of Fixtures – Men:	2 stalls, 1 urinal, 3 sinks

ADA COMPLIANCE

Parking:	4 Handicap parking spaces
Entry Doors/Ramps:	Entrances are in compliance
Existing Hardware:	Common areas are in compliance All new tenant improvements will be in full compliance
Restrooms:	Restrooms are ADA accessible
Signage:	Building signage is in compliance

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BUILDING 2: CLASS B MULTI-TENANT OFFICE/MEDICAL BUILDING

FLOOR LOAD

Floor Load PSF:	100 lbs.

MECHANICAL SYSTEMS

Cooling and Heating:	Rooftop and packaged gas electric units. Multiples of units will be provided depending on the square footage of the tenant space.
Distribution:	Distributed throughout the tenant space with a duct system
Temp. Control Method:	Each tenant space will have its own thermostat for that space only
Zones per Floor:	Multiple Zone
After Hours HVAC:	Available
Supplemental HVAC:	Per Request

TELECOMMUNICATIONS

Telecommunications: by Cablevision Optimum	T1/FIOS service provided by Verizon, Fiber optic service provided by Optimum Lightpath and Broadcable provided

ELECTRICAL SYSTEM

Voltage/Phase Delivery:	3 phase, 4 wire, 277/480 volt and central electric panels 3 phase, 4 wire 120/208 volt service on all floors via central core electric closets. All tenant spaces will receive their circuitry from these panels. All circuits are dedicated to the individual tenant spaces only.
Lighting Power Watts PSF:	277 volt/6-8 watts per square foot
Distribution System Description:	Conduit
Electrical Closets per Floor:	One

FIRE PROTECTION/LIFE SAFETY

Fire Alarm/Detection:	Combination battery operated carbon monoxide and smoke detectors

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575 Route 28 | Raritan | Somerset County | New Jersey

BUILDING 3: CLASS B MULTI-TENANT OFFICE/MEDICAL BUILDING

GENERAL INFORMATION

Acres:	Building: 14,400 Site: 3.845
Year Built:	2017
Number of Floors:	Two (2)
Rentable Square Feet:	14,400
Parking Provisions:	165 Spaces
Amenities:	Convenient access to Interstates 287 and 78 and Routes 22, 28, 202 and 206
Building Hours:	8:00 a.m.– 6:00 p.m.
Security System:	Camera and card access 24 hours per day, 7 days per week
Irrigation System:	Site fully irrigated

CONSTRUCTION

Structural System:	Mixed (wood, concrete and steel)
Floors:	First floor: concrete slab Second floor: wood frame and Gyp-Crete®
Window Mullion Spacing:	Varies
Column Configuration:	Rectangular and Box Grid
Maximum Finished Ceiling Height:	9’

STAIRWAYS/LOADING AREAS

Number of Fire Stairs:	2 Stairwells
Loading Area:	South entrance

RESTROOMS

Location:	1 Set per floor
Number of Fixtures – Ladies:	6 stalls, 4 sinks
Number of Fixtures – Men:	4 stalls, 2 urinals, 4 sinks

ADA COMPLIANCE

Parking:	3 Handicap parking spaces
Entry Doors/Ramps:	Entrances are in compliance
Existing Hardware:	Common areas are in compliance All new tenant improvements will be in full compliance
Restrooms:	Restrooms are ADA accessible
Elevators:	(1) Dover 2,100 lb. capacity
Fire Alarm System:	In compliance
Signage:	Building signage is in compliance

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BUILDING 3: CLASS B MULTI-TENANT OFFICE/MEDICAL BUILDING

FLOOR LOAD

Floor Load PSF:	100 lbs.

MECHANICAL SYSTEMS

Cooling and Heating:	Fujitsu Airstage™ VRF System
Distribution:	Distributed throughout the tenant space with a duct system
Temp. Control Method:	Each tenant space will have its own thermostat for that space only
Zones per Floor:	Multiple Zone
After Hours HVAC:	Available
Supplemental HVAC:	Per Request
Wet Column Locations:	Interior Columns

TELECOMMUNICATIONS

Telecommunications: by Cablevision Optimum	T1/FIOS service provided by Verizon, Fiber optic service provided by Optimum Lightpath and Broadcable provided

ELECTRICAL SYSTEM

Voltage/Phase Delivery:	3 phase, 4 wire, 277/480 volt and 3 phase, 4 wire 120/208 volt service on all floors via central core electric closets. All tenant spaces will receive their circuitry from these panels. All circuits are dedicated to the individual tenant spaces only.
Distribution System Description:	Conduit
Electrical Closets per Floor:	One

FIRE PROTECTION/LIFE SAFETY

Sprinkler System Description:	Fire alarm system in bathrooms, elevator and mechanical room