

ONE

PLUCKEMIN WAY

BEDMINSTER, NEW JERSEY

THIS COULD BE
YOUR SPACE...



ONE

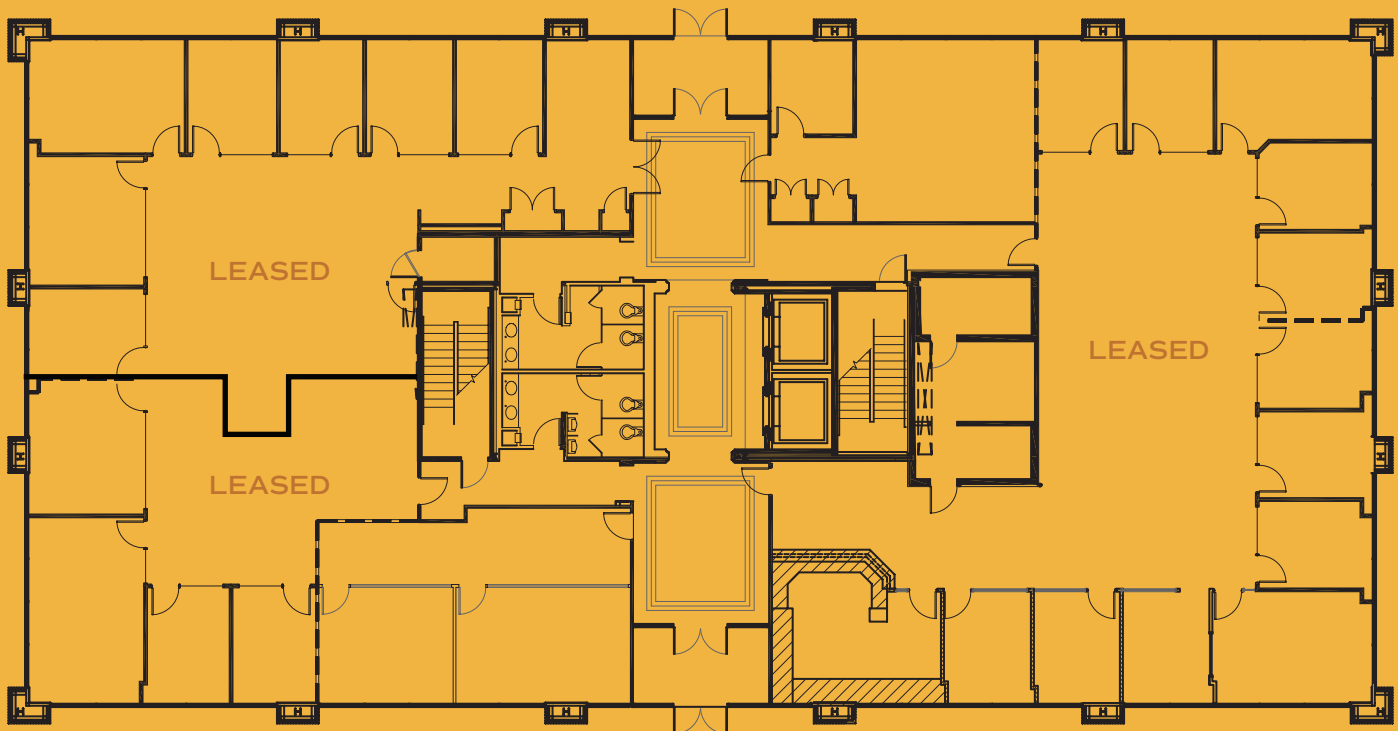
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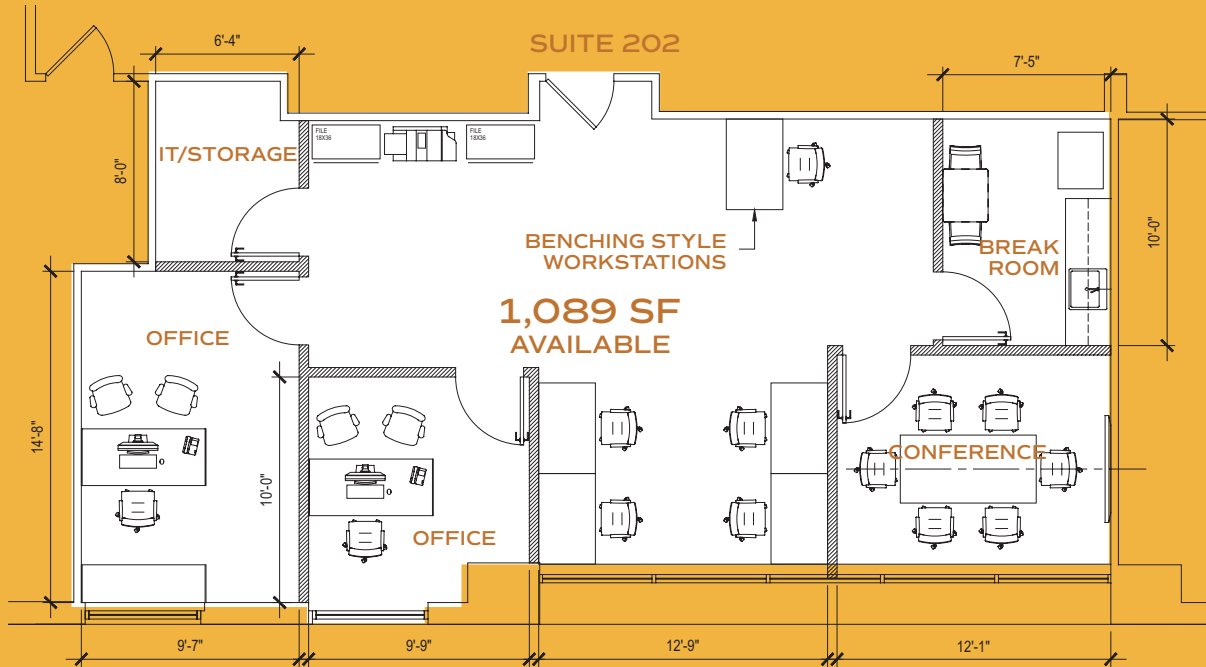
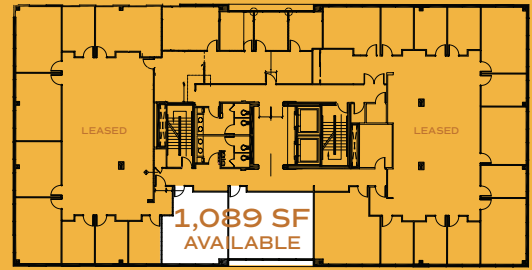
UNIQUE OWNER/USER OPPORTUNITY IN THE PERFECT LOCATION

- +/- 36,000 SF Class B office building, built in 1999
- (3) three stories
- Positive cash flow
- Owner/user opportunity - ability to occupy available spaces while receiving rental income from existing tenant base
- Well maintained property - minimal deferred maintenance
- Ideal for a user buyer looking to invest
- Liberal zoning - Zoned VN
- Principal permitted uses include: Local retail, local services and professional offices, inclusive of doctors offices
- +/- 13,589 SF available immediately
- Prime downtown location, surrounded by world class retail
- Easy access to Routes 287 and 78

1ST FLOOR: **FULLY LEASED**



2ND FLOOR: 1,089 SF



3RD FLOOR: 12,500 SF

