


**PROPERTY FEATURES | AMENITIES**

- Three-story Class A building totaling 68,487 SF
- Main lobby, common areas, landscaping, and site signage recently renovated
- Four-building complex with a courtyard
- Crowne Plaza Hotel on site with banquet facilities, exercise room and restaurant
- Outdoor sitting area with a fountain
- 40 surface parking spaces available


**ACCESS**

- Centrally located to all major highways and interstates in central NJ
- Few minutes drive to the Garden State Parkway and the New Jersey Turnpike, Route 1, 9, 18 and 440
- Amtrak and Metropark Train Station situated nearby
- Edison Commuter Rail (Northeast Corridor Line): 6 min / 1.0 mi
- Newark Liberty International Airport: 27 min / 23.6 mi

**6,351 SQUARE FEET AVAILABLE**

AVAILABILITY	FLOOR	SIZE
<b>TOTAL AVAILABLE</b>	Partial 1 <sup>st</sup> Floor:	6,351 SF
<b>LEASE RATE</b>	\$23.00 + Tenant Electric	

**PAUL E. GIANNONE**  
 Executive Managing Director  
 +1 732 452 6184  
[paul.giannone@cushwake.com](mailto:paul.giannone@cushwake.com)

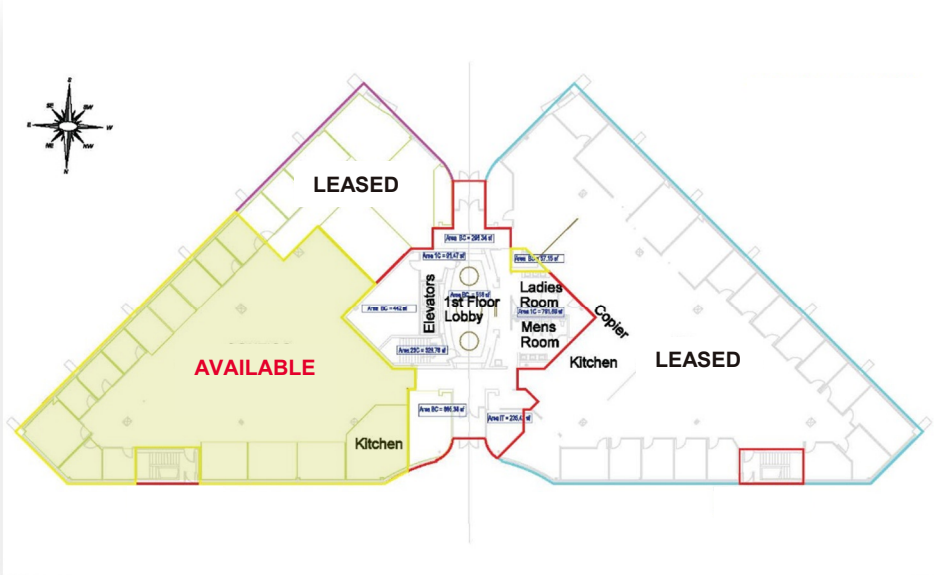
**KEVIN M. CARTON**  
 Managing Director  
 +1 732 452 6186  
[kevin.carton@cushwake.com](mailto:kevin.carton@cushwake.com)

**JOSEPH B. VACCA**  
 Associate  
 +1 732 452 6169  
[joseph.vacca@cushwake.com](mailto:joseph.vacca@cushwake.com)

Cushman & Wakefield of New Jersey, LLC  
 Licensed Real Estate Broker  
 99 Wood Avenue South, Suite 800  
 Iselin, NJ 08830  
 phone: +1 732 623 4700  
[cushmanwakefield.com](http://cushmanwakefield.com)



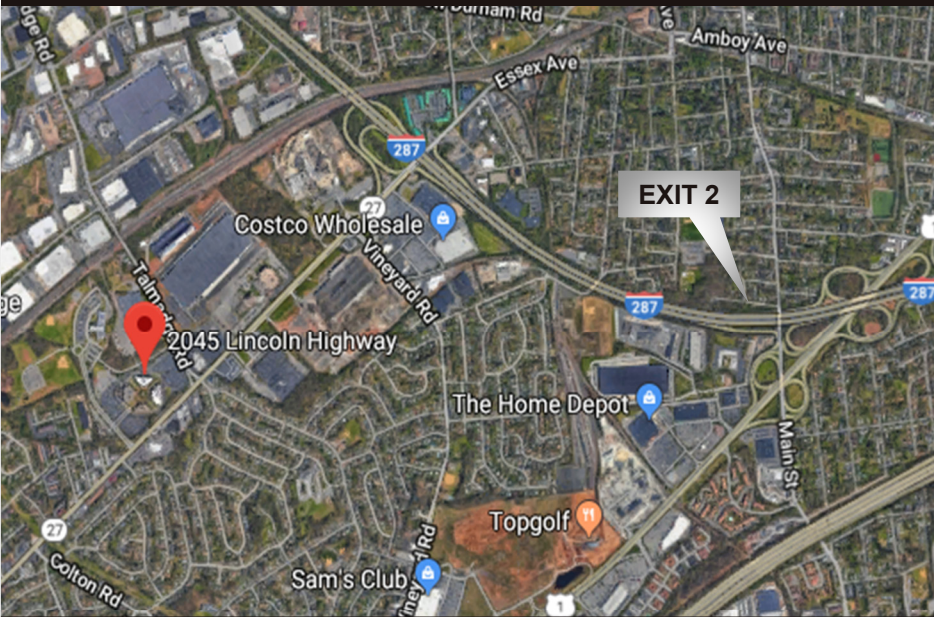
**FLOOR PLAN: 1<sup>ST</sup> FLOOR**



**PROPERTY PHOTOS**



**LOCATION MAP**



**2045 LINCOLN HIGHWAY, EDISON, NJ**

**PAUL E. GIANNONE**  
 Executive Managing Director  
 +1 732 452 6184  
[paul.giannone@cushwake.com](mailto:paul.giannone@cushwake.com)

**KEVIN M. CARTON**  
 Managing Director  
 +1 732 452 6186  
[kevin.carton@cushwake.com](mailto:kevin.carton@cushwake.com)

**JOSEPH B. VACCA**  
 Associate  
 +1 732 452 6169  
[joseph.vacca@cushwake.com](mailto:joseph.vacca@cushwake.com)

Cushman & Wakefield of New Jersey, LLC  
 Licensed Real Estate Broker  
 99 Wood Avenue South, Suite 800  
 Iselin, NJ 08830  
 phone: +1 732 623 4700  
[cushmanwakefield.com](http://cushmanwakefield.com)