

# Self-Standing Medical Office for Lease

286 East Main Street Somerville NJ

## PROPERTY INFORMATION

- Exquisitely remodeled Medical Office 2600 ft<sup>2</sup> One block from Robert Wood Johnson University Hospital Somerset.
- Two entrances, handicap access, large waiting room, reception area, eight large rooms (2 offices & 6 exam rooms)
- 4 rooms with sinks & vanity/desk stations, x-ray room, nurse's station, pantry, breakroom, rolodex filing room and washroom
- All rooms are equipped with category 6 (Cat 6) Ethernet Wiring
- All electrical is upgraded with LED lighting, two zone heating, ventilation and air conditioning (HVAC) systems (one system for waiting room, reception station, and offices and a second system for the exam rooms, pantry and nurse's station)
- Porcelain flooring with a wood look throughout 2600 SF, also in the finished 600 SF ground level
- Prewired for security and fire monitoring system and all exam rooms are wired for audio/speaker system with central command at receptionist station
- Finished ground level 600 SF for additional storage and private bathroom.
- Large parking area in rear.
- Ideal & zoned for Medical, Veterinarian Clinic & grooming, Physical Therapy, Sports Medicine, Chiropractic, Radiologist, Lab, etc.
- Easy access from Routes, 28, 22, 202/206 1-78 and 1-287

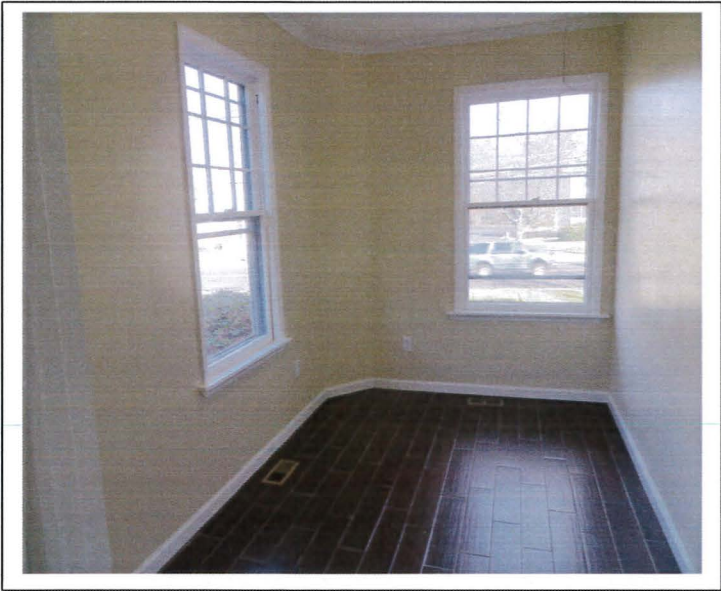
*For more details & showing please contact owner 908-251-1035*

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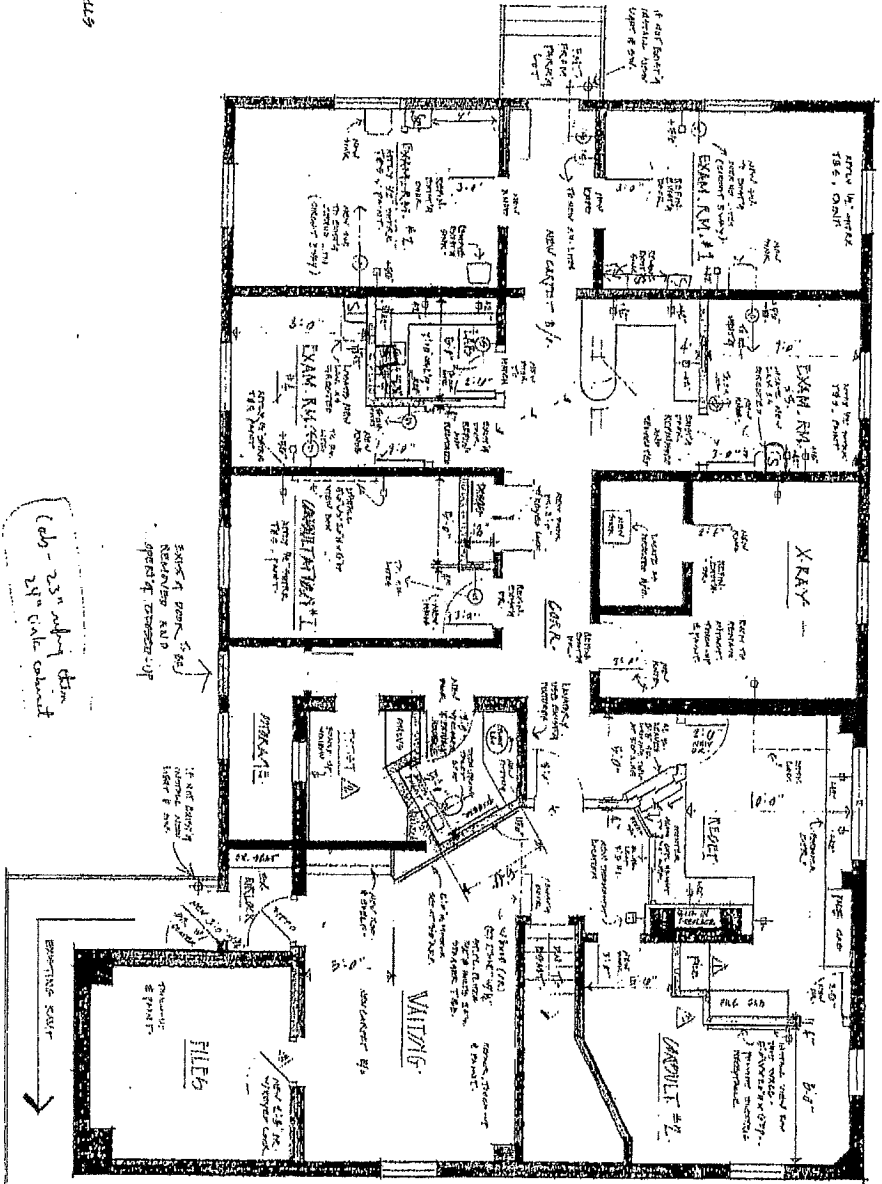


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- EXISTING WALLS TO REMAIN.
- NEW WALLS 4" x 4" U.P.'s
- NEW SWITCH
- NEW NEW DULCE MITE

PLAN 5:



PROPOSED OFFICE LAYOUT

CAB - 23" x 23" x 23" cabinet

30" x 30" x 30" cabinet

12" x 12" x 12" cabinet

NOTE:

EXISTING CEILING IS REMOVED AND REFINISHED IN ORDER TO ACCOMMODATE PIPING TO BE ADDED BY SUB CONTRACTOR IN AN UNFINISHED SP.

- REV/A 5.2.85
- REV/B 4.28.85
- REV/C 1.3.85
- REV/D 4.2.85

**The Zito Partnership**  
architects • planners

17 MOUNT BEHLEN ROAD • WARREN, NEW JERSEY 07060 • (201) 501-2500

3-K ASSOCIATES  
206 E. MAIN ST.  
SOMERSET, N.J.

MATTHEW R. ZITO  
DANIEL P. FALCONE

DATE	3.9.85	NO. OF SHEETS	10
SCALE	1/8" = 1'-0"	TOTAL NO. OF SHEETS	4
PROJECT	RD	DATE	4.2.85

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