



**CUSHMAN &  
WAKEFIELD**

FOR LEASE - CLASS A OFFICE SPACE

## **RARITAN PLAZA I**

110 Fieldcrest Avenue / Edison, New Jersey

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# RARITAN PLAZA I

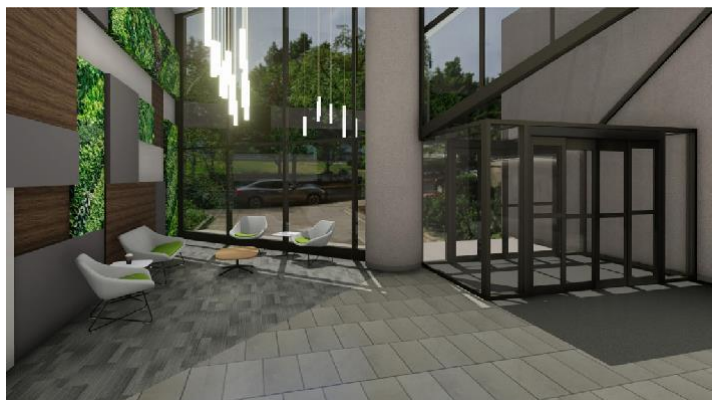
110 Fieldcrest Avenue | Edison, New Jersey

**COMPLETE LOBBY RENOVATION UNDERWAY**



## Property Highlights

Total Bldg. SF	262,500 SF
Total Available SF	36,979 SF
Stories	9 stories
Typical Floor	29,167 SF
Parking	4/1,000 SF - some executive covered parking
Elevators	5 including freight access
Loading	Covered loading dock
Lease Rate	\$28.00 PSF + TE
Building Amenities	<ul style="list-style-type: none"><li>• 3-story lobby</li><li>• Garage parking</li><li>• Connected to Sheraton Hotel &amp; Conference Center</li><li>• On-site ownership &amp; management</li><li>• 24 hour security by Securitas</li><li>• Full service on-site restaurant (Deserio's Restaurant)</li></ul>



# 262,500 SF Class A Office Space

## Asking Rental Rate: \$28.00 PSF + TE

### Space Available

Floor	SF	Rental Rate	Notes
First Floor	2,637 SF	\$28.00 PSF + Tenant Electric	Lobby presence, open space with conference room and 2 offices. Smallest unit available, READY TO BE OCCUPIED!
Second Floor	8,888 SF	\$28.00 PSF + Tenant Electric	Great southern exposure, can be divided
Fourth Floor	2,910 SF	\$28.00 PSF + Tenant Electric	4 windowed offices, large conference/meeting/training room, balance open, READY TO BE OCCUPIED!
Fifth Floor	9,857 SF	\$28.00 PSF + Tenant Electric	Largest block of space available in building
Sixth Floor	4,558 SF	\$28.00 PSF + Tenant Electric	Great window line for a smaller unit. Two full glass wall conference rooms, READY TO BE OCCUPIED!
Seventh Floor	8,129 SF	\$28.00 PSF + Tenant Electric	Very long window line, great elevator lobby presence



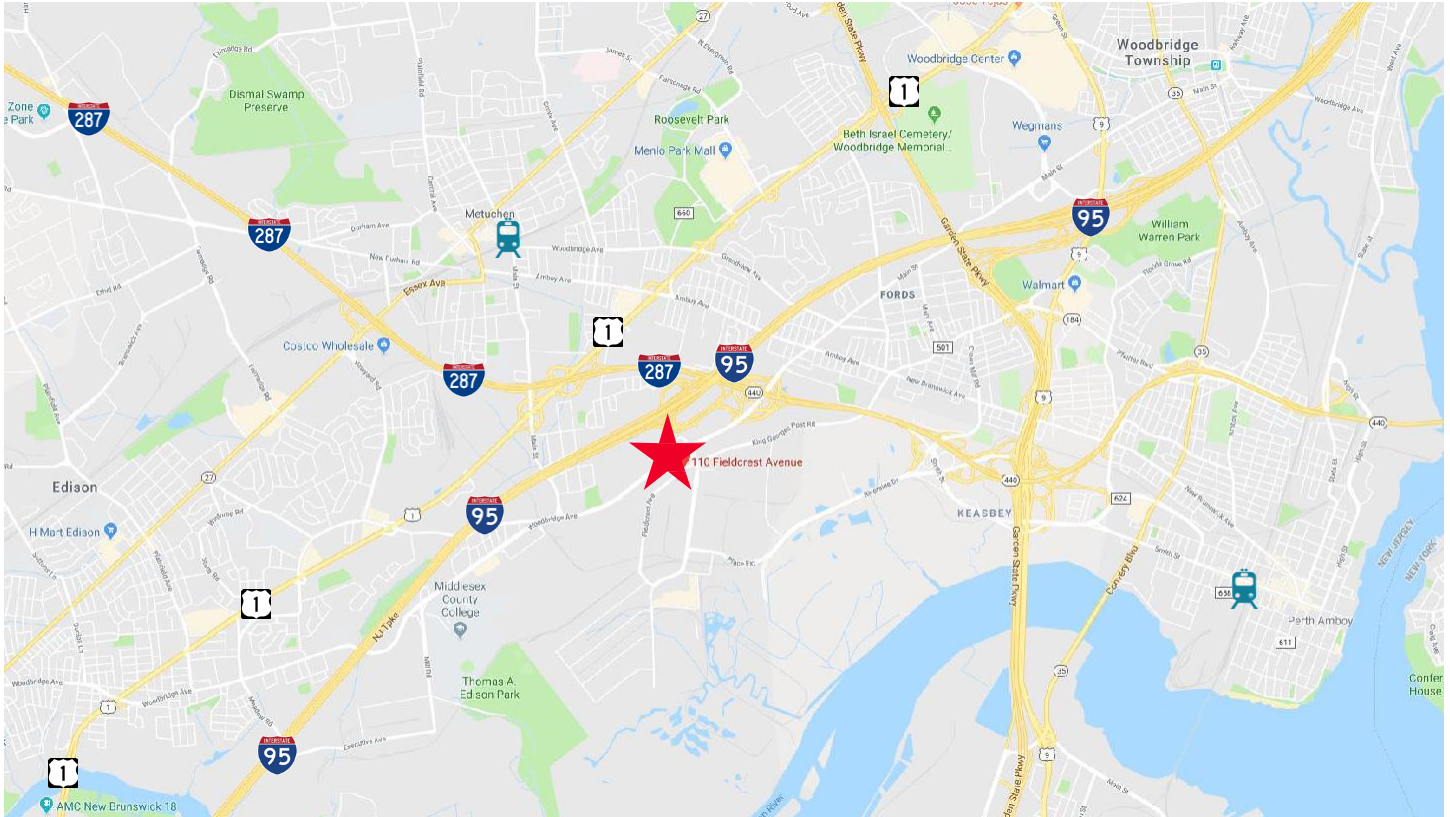
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## Aerial / Location Map



### Convenient Location

- At New Jersey Turnpike Exit 10
- 1 mile from Route 1
- 1 mile from the Garden State Parkway
- Minutes from Routes 287/440
- 15 minutes to Newark Liberty International Airport
- Crossroads of New Jersey and Mid Atlantic Region

### Current Major Tenants

- Forresters Financial
- Penn Mutual Insurance
- K. Hovnanian
- Securitas Security
- CDM Smith Engineering



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