

371
HOES LANE
PISCATAWAY NJ

51,838 sq. ft.

Class A Full Floor Opportunity
with Signage on Route 18

Extensive Renovations Complete



CBRE

EXTENSIVE CAPITAL IMPROVEMENTS COMPLETED



New lobby, including new three-story glass atrium



New cafeteria with food service provided by Cosi



New fitness center with private locker rooms



New common areas



New bathrooms planned



New landscaping



BUILDING SIGNAGE

Available

PARKING RATIO

4 per 1,000 sq. ft.

ASKING RENT

\$21.75 + TE

HEALTH-CONSCIOUS

Tenant amenity program

IMPROVED

Cleaning specifications

SECURITY CAMERAS

New

PORTER & ENGINEER

On-site

BACK UP GENERATOR

With tenant capacity

COVERED LOADING DOCK

Available

FREIGHT ELEVATOR

Available

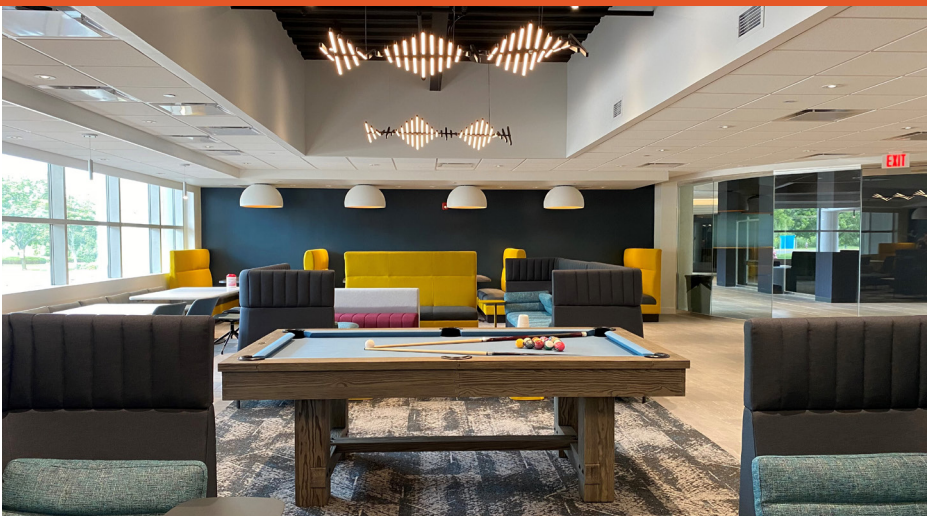
INCREASED CLEANING PROTOCOLS

for tenant health & wellness

Hourly cleaning of high-touch common areas

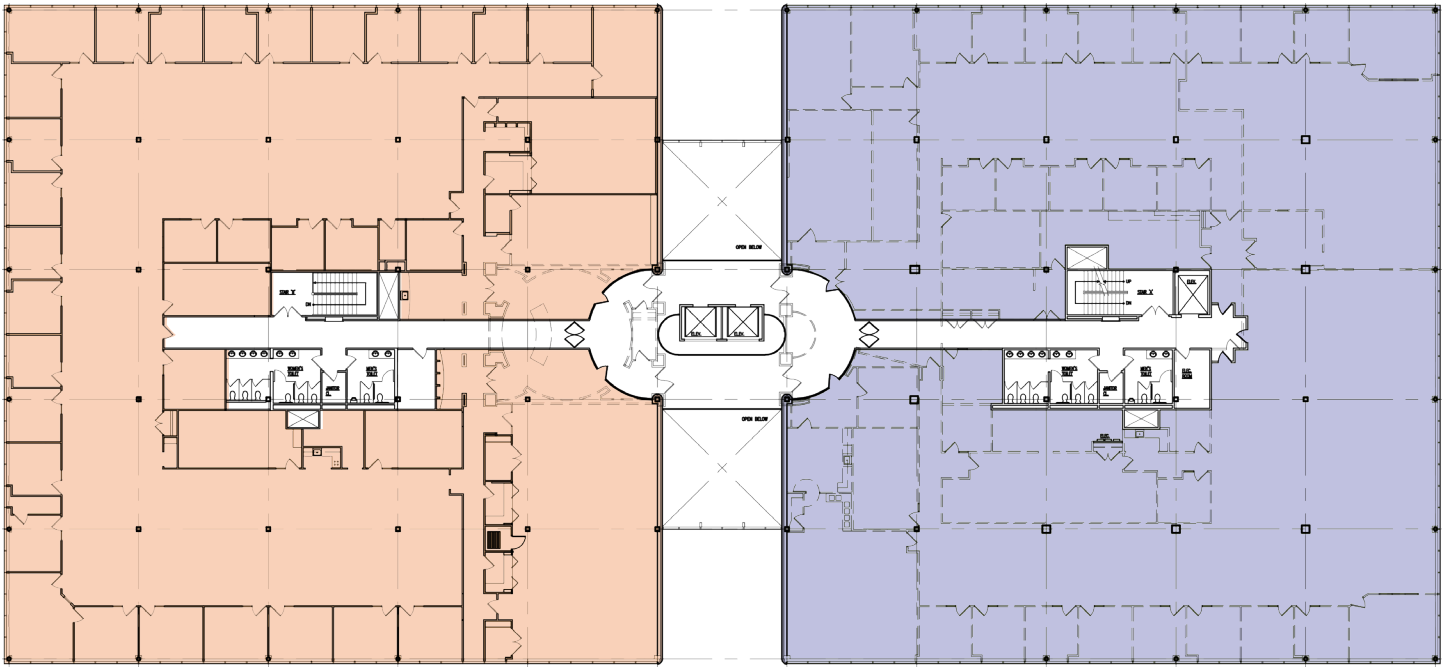
Utilization of enhanced cleaning products

Frequent bathroom disinfecting



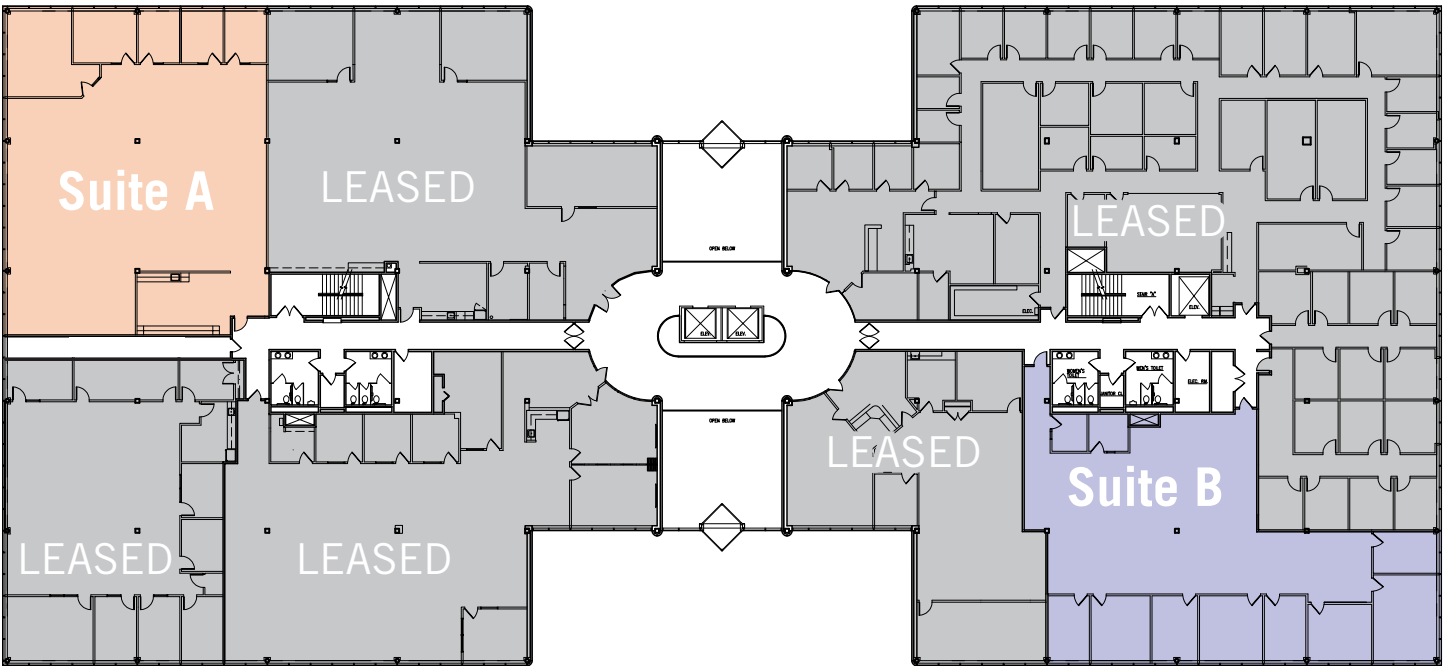
ENTIRE THIRD FLOOR – 51,838 available sq. ft.

Divisible to 25,000 sq. ft.



PARTIAL SECOND FLOOR – 10,621 total available sq. ft.

Suite A: ±5,437 sq. ft. | **Suite B:** ±5,184 sq. ft.



LOCAL AMENITIES

Within five miles

BANKING

Bank of America
Affinity Federal Credit Union
TD Bank

DAYCARE

The Goddard School

DINING

Dunkin'
Panatieri's
Applebee's Grill & Bar
Starbucks
Olive Garden
Panera
IHOP
Taco Bell
Brick House Tavern & Tap
Joe's Crab Shack
White Castle
Chipotle Mexican Grill
Kimchihana Korean & Japanese
River Road Tavern
Garabaldi's

EDUCATION

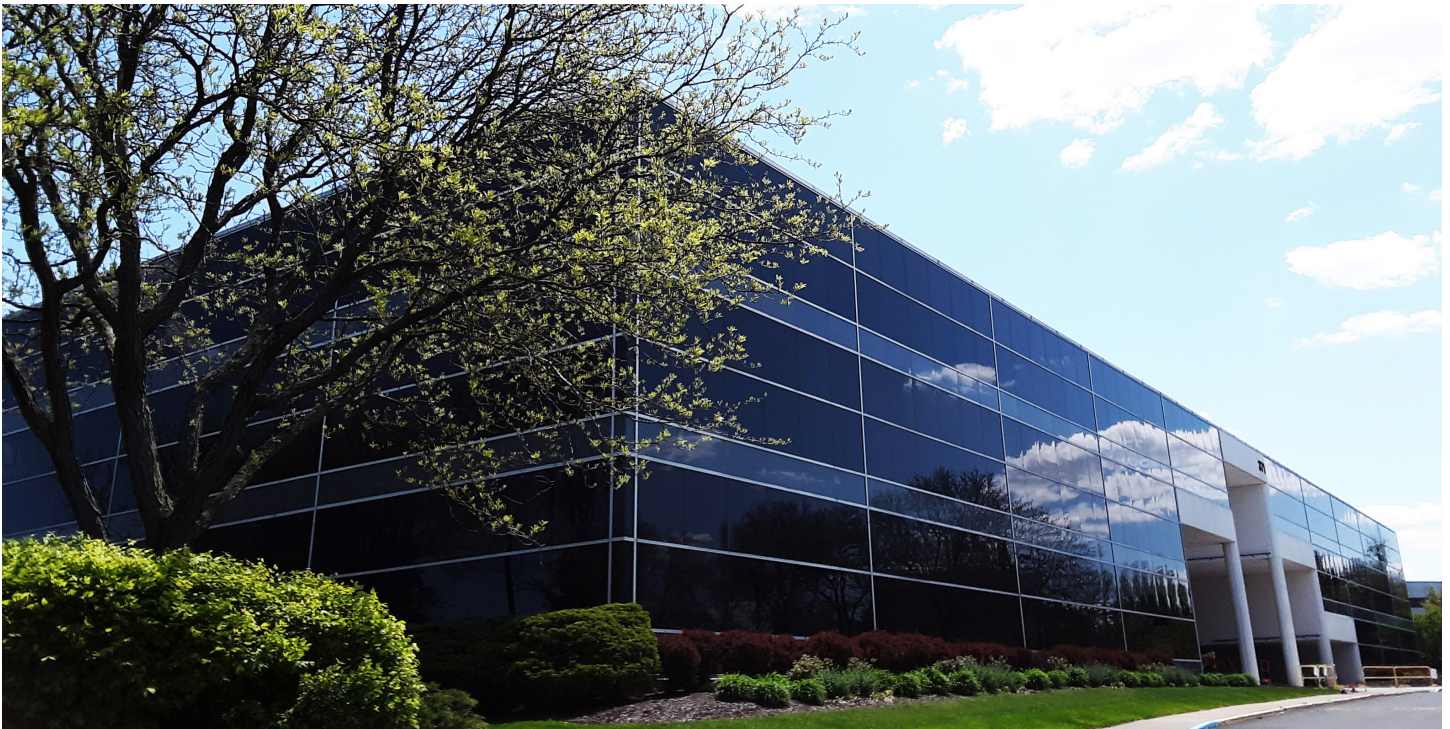
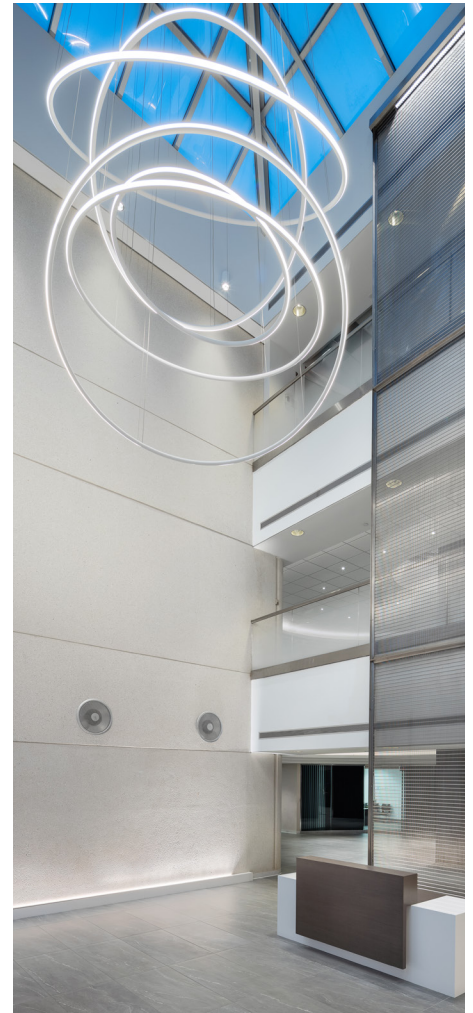
Rutgers University: Livingston
Rutgers University: Busch

HOTELS

Embassy Suites by Hilton
Radisson Hotel
Extended Stay America

RETAIL

Shoprite
Lowe's Home Improvement
ALDI
Marshall's & Home Goods
Kohl's
Dick's Sporting Goods
CVS
Target
uBreakiFix
STS Tire
AT&T
Popcorn for the People
ACME Markets
Endzone Lounge & Liquors





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