

OFFICE
SPACE
**FOR SALE
OR
LEASE**

**1465 STATE ROUTE 31 S
CLINTON TWP (ANNANDALE), NJ
CONCOURSE AT BEAVER BROOK**

Great Location just off Interstate 78 Exit 18 on Route 31 South in Clinton Twp, NJ. Join other Health Care Tenants: Hunterdon Family Eye Care, Clinton Center Dental & More!

MULTIPLE LEASE OPPORTUNITIES AVAILABLE



16,694 SF OF TOTAL OFFICE SPACE AVAILABLE

- Located on Route 31 South, just off Interstate 78 Exit 18
- Ample parking
- Atrium
- Elevator
- Property Manager on Site

Space 1

- 4th Floor
- Size: 5,216 SF (Divisible)
- Use: Office
- Term: Negotiable
- Rate: \$18.00* /SF/YR
- Rent is Gross Plus Electric
- Available Now

Space 2

- 5th Floor
- Size: 11,478 SF (Divisible)
- Use: Office
- Fully Built Out as Professional Services Office
- Mostly Open Floor Plan Layout
- Term: Negotiable
- Rate: \$18.00* /SF/YR
- Rent is Gross Plus Electric
- Available Now

*Listed lease rate plus proportional share of electrical cost



Robert "Bob" Barnett
Sales & Leasing Agent

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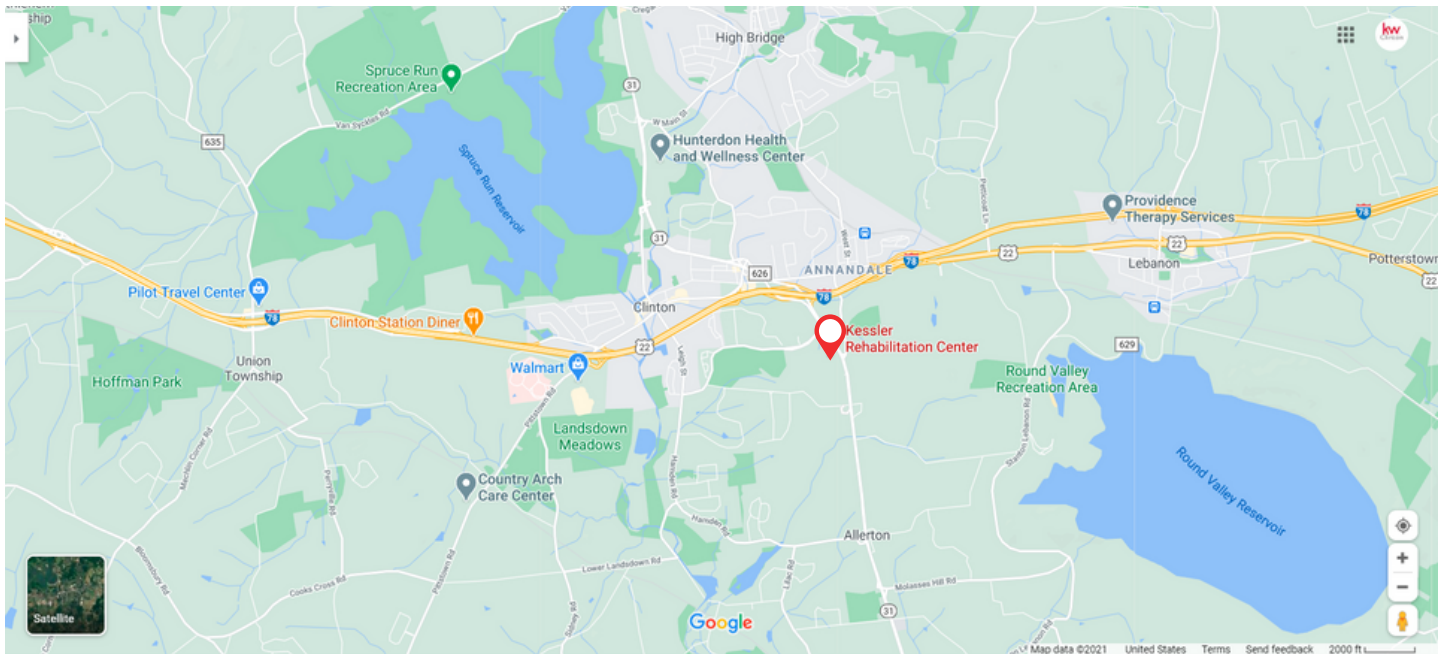
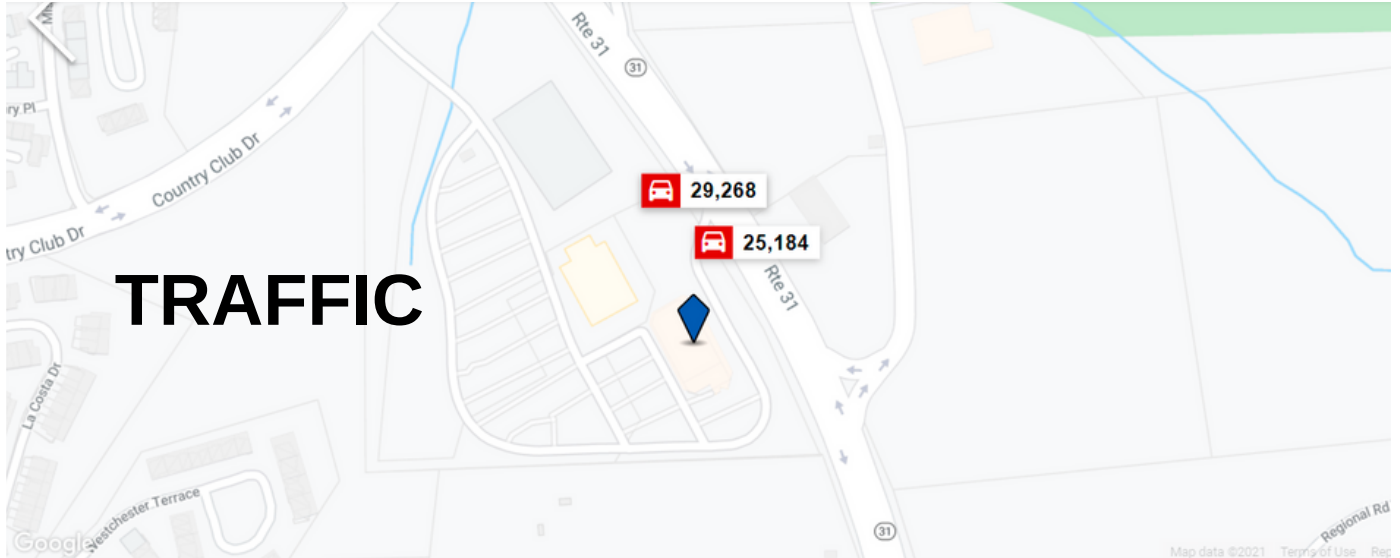
If you have a brokerage agreement with another agency, this is not intended as a solicitation.

TRANSPORTATION - COMMUTER RAIL

NJ Transit Commuter Rail
High Bridge Station (Raritan Valley Line)
7 min drive 3.9 mi



NJ Transit Commuter Rail
Annandale Station (Raritan Valley Line)
7 min drive 2.2 mi

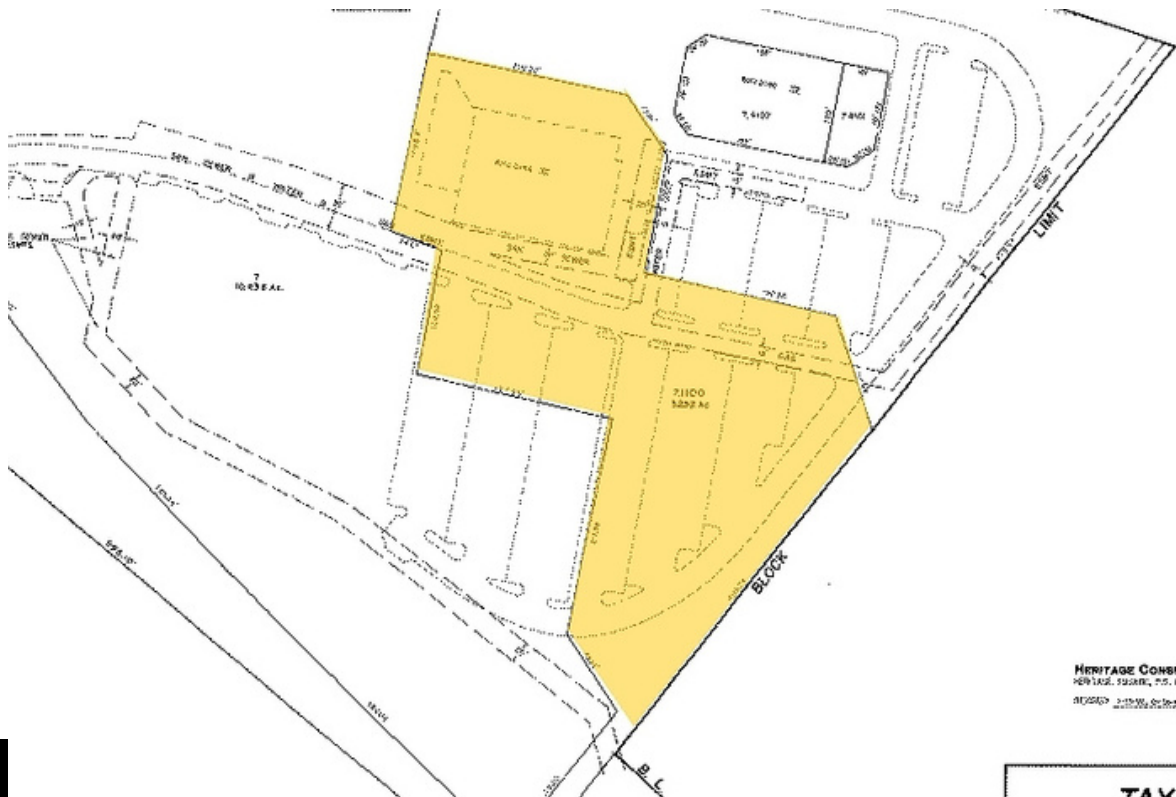
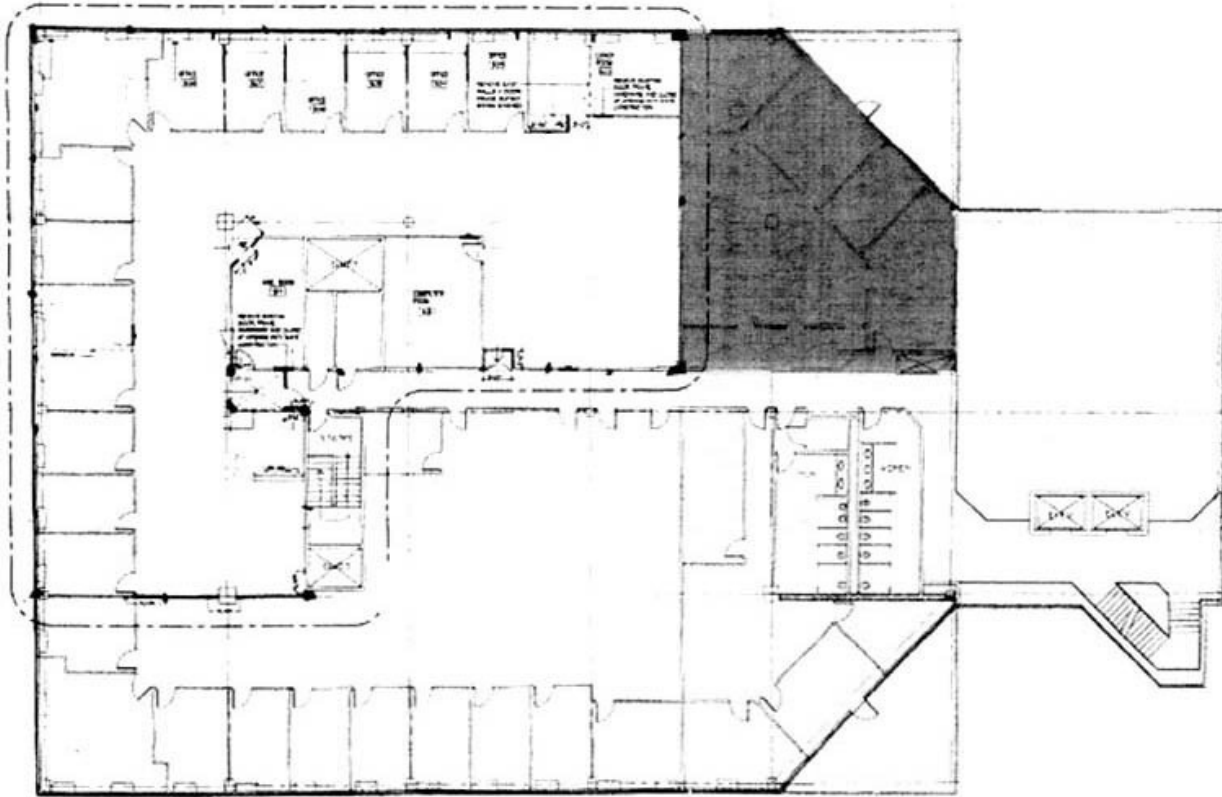


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