



## **LARKEN ASSOCIATES LEASES MORE THAN 12,000 SQ. FT. AT TWO OF ITS HILLSBOROUGH, N.J. COMMERCIAL PROPERTIES**

HILLSBOROUGH, N.J. Larken Associates continues to report a surge in activity at its professional, medical, office and industrial properties with several leases recently signed at two of its commercial complexes in Somerset County, N.J.'s Town of Hillsborough.

Four new leases have been recorded totaling more than 8,000 square feet at Hillsborough Business Center, the 27-building complex of managed office style/flex warehouse and distribution facilities surrounded by Homestead Road, Stryker Lane and Raider Blvd. Included in the new tenants at the signature property are Allstate Insurance Company which reserved 2,270 square feet, Contemporary Landscape Concepts which also leased 2,270 square feet, Carbro Construction Corporation which signed at 1,500 square foot lease and Boenn Technologies which leased 2,326 sq.-ft.

The leasing activity does not end there. At Kingsbridge Center, the retail, medical & professional office located on South Branch Road, Larken Associates is reporting two new lease signings totaling nearly 4,000 square feet. The new tenants at the five building complex are Grab 'Em Snacks, LLC, a café and catering restaurant which reserved 1,969 square feet, and Wellcare Family Practice, M.D. which signed a 1,839 square foot lease.

“The key to our success even in a challenging market is the ability to provide state-of-the-art commercial spaces that are situated in highly-visible locations and are in close proximity to heavily traveled roadways and major highways,” points out Victor Kelly, executive vice president of Raider Realty, the exclusive broker for Larken Associates. “That’s certainly the case at Hillsborough Business Center and Kingsbridge Center, each which offers modern, built-to-suit spaces in the heart of central New Jersey, minutes from many of the state major residential and business districts.”

The one-story, modern buildings at Hillsborough Business Center are located in a park-like setting on Raider Boulevard, just off Route 206. Tenants enjoy built-to-suit floor designs with offices and private bathrooms, separate utilities, natural gas heating systems and wet-sprinkler fire protection. Available are 18 to 20 foot clear ceiling heights, large overhead drive-in doors and tailgate loading docks and level concrete floors reinforced for heavy loads.

“The final four buildings provide some of the campus’ most desirable space situated on a private cul-de-sac street,” points out Robert Marek, another Raider Realty Vice President. “They can be designed to fit tenants’ specific needs and offer an array of upgraded features and conveniences, such as drive-in doors and loading docks. “

Hillsborough Business Center offers easy access to major thoroughfares such as Routes 287, 206, 78, 22 and 1, providing a short commute to renowned medical facilities such as Somerset Medical Center, Princeton Medical Center and Robert Wood Johnson University Hospital – a definite advantage for health-related companies.

Larken Associates began the property’s first buildings in the 1980s. Continual expansion since then has resulted in a wide array of tenants – from users of office, warehouse, distribution and flex space to a dance center and a gymnastics school.



Kingsbridge Center boasts retail, medical & professional office space in a convenient location across from the Hillsborough Municipal Complex and just 2 miles East of Route 206 at the intersection of Amwell Road and Beekman Lane. The complex boasts built-to-suit spaces with private entrance, bathroom and kitchenette.

The tenant roster at Kingsbridge Center represents the local neighborhood center's ability to satisfy the needs of a diverse mix of shops and services – whether its restaurants, doctors, lawyers, a dry cleaner, day care or a convenience store – and includes Divine Curry, CC Nails Salon & Spa, Alliance Martial Arts, Goddard School, Edward Jones Investments, Quick Stop Food Store, Kingsbridge Cleaners, Star Glow Salon and Milan Rose Photography.

For more information about The Hillsborough Business Center, The Kingsbridge Center and other Larken professional and commercial buildings, call Robert Marek or Victor Kelly at (908) 874-8686. Also, be sure to visit Larken's web site at <http://www.larkenassociates.com>.