



LARKEN SIGNS SEVEN NEW TENANTS AT HILLSBOROUGH BUSINESS CENTER

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HILLSBOROUGH, N.J. — Larken Associates is reporting strong leasing activity at Hillsborough Business Center, the commercial complex surrounded by Homestead Road, Stryker Lane and Raider Blvd in Somerset County's Hillsborough.

Seven leases have been recently signed totaling nearly 14,000 square feet at the 27-building complex of managed office style/flex warehouse and distribution facilities, according to Raider Realty, the exclusive broker for Larken Associates, developer/owner/manager of Hillsborough Business Center.

The leases range from 1,055 square feet to more than 3,000 square feet. New tenants include Flounder Brewing, BBR Limited Company, Endeavor Auto Associates, LLC, Medical Connexion Corp, Taekwondo Elite Martial Arts, Dr. D's Best Burgers and Unistrut International Corporation.

“With businesses ranging from retail and manufacturing to storage and sales, the recent lease signings typify the type of tenants that are attracted to Hillsborough Business Center,” says Robert Marek, a Vice President of Raider Realty who served as leasing agent for all these transactions. “The complex consists of a mix of small business and corporate users drawn to the state-of-the-art suites, reasonable lease rates and central location offered here.”

The one-story, modern masonry 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.

“Suites in the final four buildings provide some of the campus' most desirable locations situated on a private cul-de-sac street,” says Victor Kelly, 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 from prominent business and residential centers, as well as 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.

For more information about The Hillsborough Business 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>.