

3322 Route 22 West
Branchburg, New Jersey
Somerset County



Branchburg Commons

Branchburg Commons, a sprawling fifteen (15) building medical and professional office complex is located on heavily traveled Route 22 West in Branchburg Township.

Nestled within 19 acres of professionally landscaped and managed grounds, Branchburg Commons medical and professional office complex provides 116,881 (+/-) sq. ft. of space.

Situated in Somerset County the complex is also readily accessible from Routes 28, 31, 202 and 206, Interstates 78 and 287, making Branchburg Commons an ideal place for your growing business.

Suite Sizes for Lease from:

632, 1192, 1218, 1381,
1533, 1660, 1854, 2042,
2117 & 6611 (+/-) sq. ft.

- Built-to-suit offices custom designed to fit your individual needs
- Two pre-built medical office suites available immediately
- Private entrance, bathroom, kitchenette and separate utilities for each suite
- High speed internet access / Verizon Fios also available
- High visibility in a large residential area
- Abundant parking (552 spaces) with handicap accessibility
- On-Site storage bins available in compliance with HIPPA requirements
- Furnished Executive Suites available
- On-Site Day Care

Demographics

Radius	1 Mile	3 Miles	5 Miles	10 Miles
Population	1,106	25,074	68,323	224,003
Average Income	\$150,514	\$136,642	\$131,078	\$120,645

For Info Call (908) 874-8686 or visit www.larkenassociates.com



Immediate Occupancy | Brokers Protected

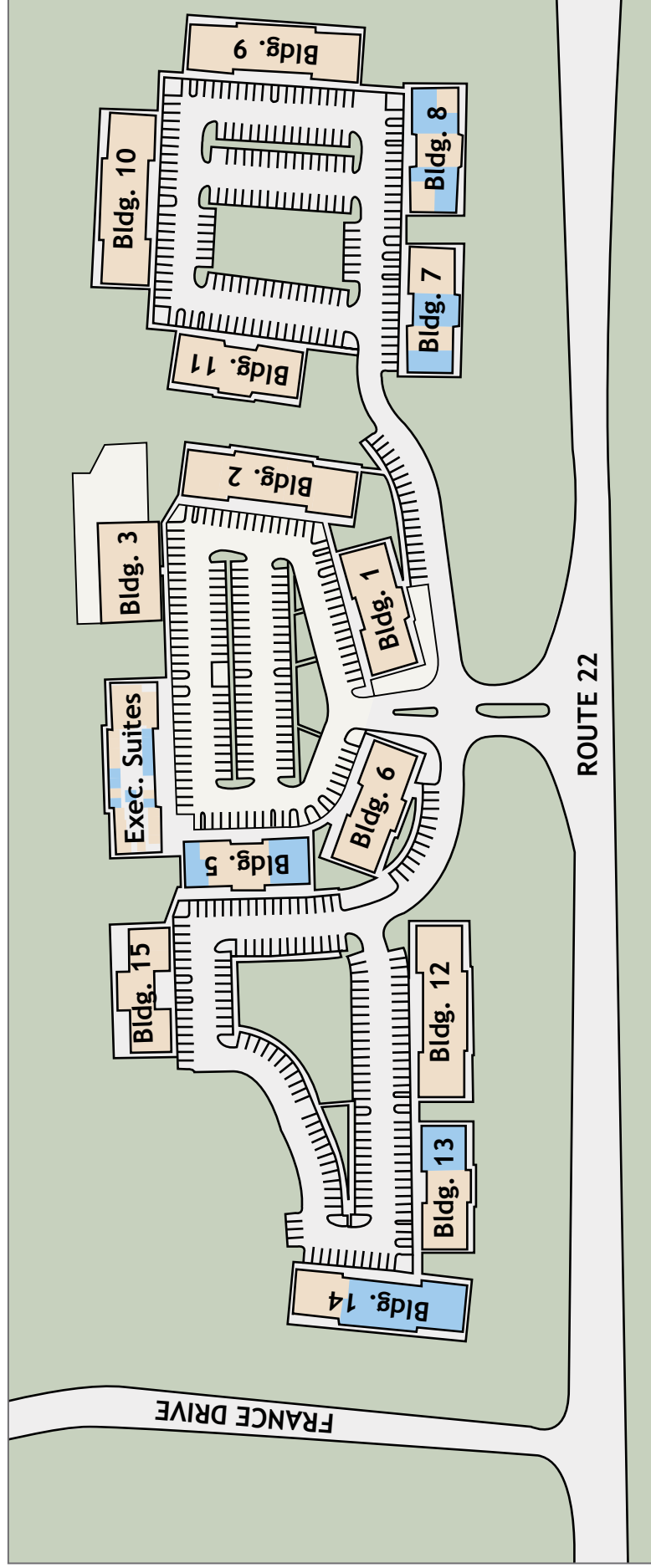
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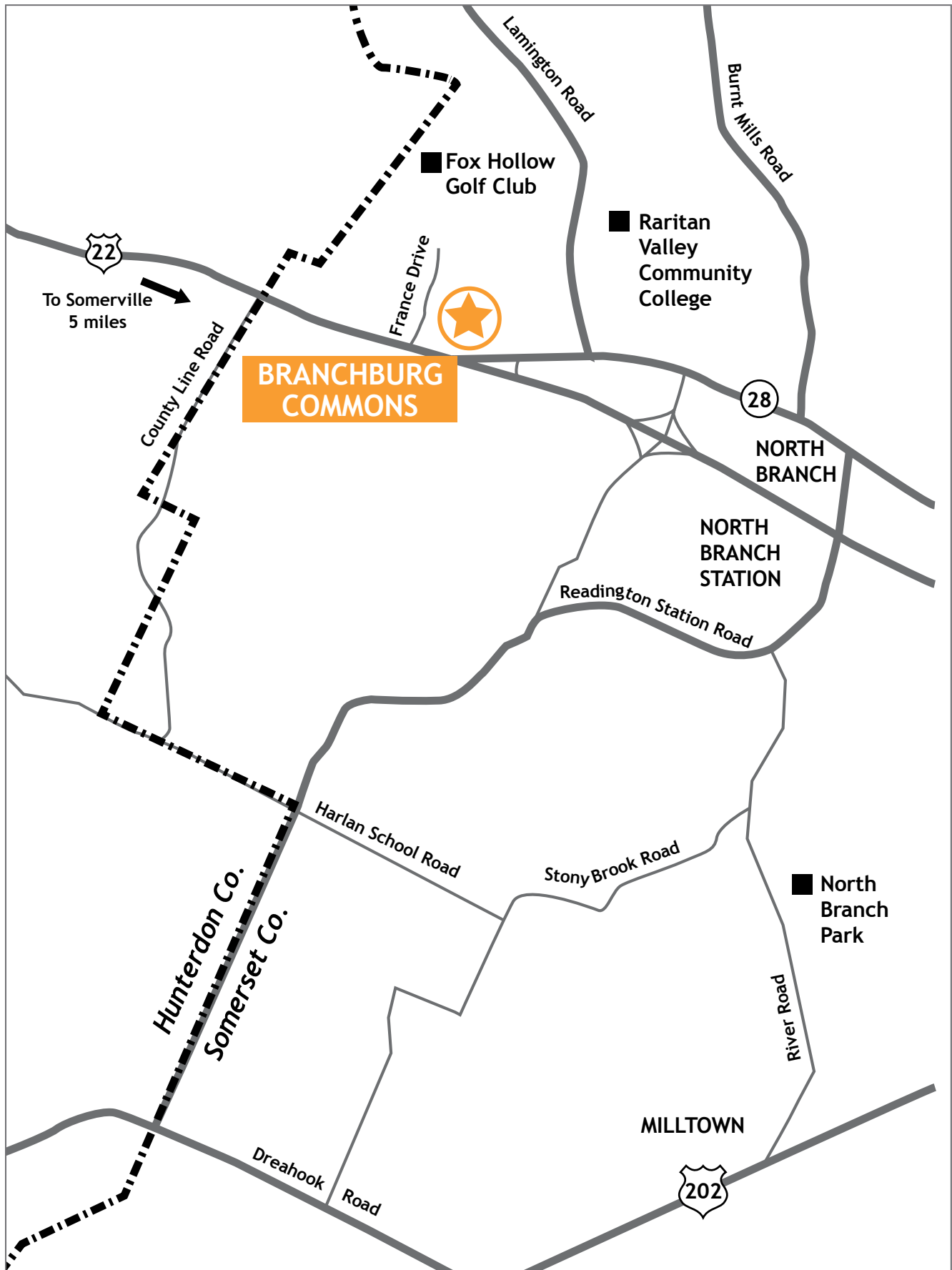
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 LEASE OUT  LEASED  AVAILABLE



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Area Amenities

Restaurants:

Branchburg Pizza
1010 US Highway 202 S.
Branchburg, NJ
(908) 725-9455

Cafe Emilia
705 US Highway 202
Bridgewater, NJ
(908) 429-1410

Cafe Cucina
3366 US Highway 22
Branchburg, NJ
(908) 526-4907

Dunkin Donuts
3166 US Highway 22
Branchburg, NJ
(908) 231-9600

Hershey's Ice Cream
240 Evans Way
Branchburg, NJ
(908) 595-1444

Fiama Restaurant
959 US Highway 202 N.
Branchburg, NJ
(908) 526-1677

La Strada Cafe
419 Olive St.
Branchburg, NJ
(908) 369-1370

**Liu's Garden
Chinese Restaurant**
990 US Highway 202 S.
Branchburg, NJ
(908) 575-1111

**Loukas Last
American Diner**
3205 US Highway 22
Branchburg, NJ
(908) 253-6700

Mangiabella Pizza
3568 US Highway 22 W.
Branchburg, NJ
(908) 823-1873

McDonald's
944 US Highway 202 S.
Branchburg, NJ
(908) 595-1381

Moe's Southwest Grill
3150 Route 22
Branchburg, NJ
(908) 218-1000

Panatieri's Pizza
1010 US Highway 202 S.
Branchburg, NJ
(908) 725-9455

Phil's Pizza & Subs
1173 US Highway 202 N.
Branchburg, NJ
(908) 526-2388

Starbucks
240 Raritan Valley College Dr.
Branchburg, NJ
(908) 575-0268

Subway
1053 US Highway 202 N.
Branchburg, NJ
(908) 595-9990

3150 US Highway 22
Branchburg, NJ
(908) 704-3444

Trattoria Uno
1067 US Highway 202 N.
Branchburg, NJ
(908) 203-8666

Turtle's Grill
3351 US Highway 22
Branchburg, NJ
(908) 707-0977

Vinnies Pizza & Pasta
990 US Highway 202 S.
Branchburg, NJ
(908) 231-0034

Wendy's
3190 Us Highway 22
Branchburg, NJ
(908) 526-2167

Shopping:

**Bridgewater
Commons**
400 Commons Way
Bridgewater, NJ
(908) 707-9115

**Liberty Village
Premium Outlets**
1 Church St.
Flemington, NJ
(908) 782-8550

**Promenade At
Bridgewater Commons**
119 Promenade Blvd.
Bridgewater, NJ
(732) 560-5076

Somerville Square
Route 206 & Route 28
Somerville, NJ

Banks:

Bank of America
1090 US Highway 202 S.
Branchburg, NJ
(800) 841-4000

Investors Savings Bank
3563 US Highway 22
Branchburg, NJ
(908) 823-3306

PNC Bank
204 Raritan Valley College Dr.
Branchburg, NJ
(908) 725-5688

Sun National Bank
3421 US Highway 22
Branchburg, NJ
(908) 685-5800

1018 US Highway 202 S.
Branchburg, NJ
(908) 595-0005

Wachovia Bank
3190 Us Highway 22
Branchburg, NJ
(908) 722-1982

Supermarkets/ Convenience Stores:

Quick Chek
3272 US Highway 22
Branchburg, NJ
(908) 231-9810

Shop Rite Supermarket
3166 US Highway 22
Branchburg, NJ
(908) 704-3378

Hotels:

**Holiday Inn Express
Hotel & Suites**
947 Route 202 N.
Branchburg, NJ
(877) 863-4780

Hotel Sierra
3141 Us Highway 22
Branchburg, NJ
(908) 704-2191

Red Mill Inn Motel
3400 US Highway 22 W.
Branchburg, NJ
(908) 722-5130

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