



LARKEN ASSOCIATES BEGINS CONSTRUCTION ON 19,000-SQUARE-FOOT PROFESSIONAL AND MEDICAL OFFICE BUILDING FOR LEASE IN BRANCBURG, NJ

Branchburg, NJ, October 27, 2021— [Larken Associates](#), a regional leader in commercial and residential real estate building, development and management, announces the start of construction for a 19,000-square-foot professional and medical office building for lease at [Branchburg Centre](#) located at 3040 US Route 22 West in Branchburg, NJ.

Covering 19,000 square feet, the single-story office building will be meticulously constructed around the demands of today's professional and medical office tenants. In addition to a modern design and flexible built-to-suit office floorplans, each suite at the property will feature private entrances, private bathrooms and individual HVAC units. Construction will be overseen by [Core Enterprises](#), Larken Associates' in-house construction team, and is scheduled for completion in Summer 2022.

The start of the construction for the new office building marks the final stage of Larken Associates' value-add strategy at Branchburg Centre. Acquired by Larken Associates in 2017, the property consisted of a 74 percent leased 90,000-square-foot office building rental space and a large surface parking lot. Larken Associates recognized that Branchburg Centre's tremendous location along Route 22 with easy access to Routes 28, 31, 202 and 206 and Interstates 78 and 287 made the professional rental property uniquely suited to attract growing businesses looking for office space in Somerset County.

Immediately following Larken Associates' acquisition, the company began a substantial capital improvement plan to reinvent the existing office building as a modern corporate destination. The renovations included the addition of LED circular pendant lights, contemporary glass walls throughout, an updated lobby and a café with a main eating area and separate lounge. In addition, Larken Associates installed new carpeting, paint, wallpaper and flooring, as well as a new recessed ceiling and a modern wood tile accent wall in the main conference room. The restrooms throughout the building were also updated in addition to the custom exterior signage, a new monument sign and new front canopy glass vestibule were installed by Larken Associated to further accent the interior renovations.

During the capital improvement process, Larken Associates executed an aggressive marketing and leasing strategy for the building that resulted in 100 percent occupancy shortly after the firm's acquisition. The strong leasing activity at the existing building at the site further reinforced Larken Associates' plans to realize the full value from the property through the construction of a second 19,000-square-foot office building on a vacant piece of land.

"Consistently ranked among one of the top places to live in the nation and already home to a wide range of businesses, Somerset County exemplifies the types of suburban office markets poised to emerge with strength out of the COVID-19 pandemic," said Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates. "Through the construction of this building, we aim to tap into the highly favorable long-term growth demographics of the market and create a space tailor-made for the dynamic and growing companies hoping to call Somerset County home."



To learn more about pre-leasing, please visit <https://www.larkenassociates.com/commercial-leasing/branchburg-centre> or contact Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates at (908) 874-8686.

About Larken Associates

Larken Associates is a regional leader in real estate building, development and management. Leveraging over 50 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial portfolio consisting of nearly three million square feet and 800 tenants across office, industrial, retail and mixed-use and approximately 2,000 owned and/or managed residential units across 22 unique communities, Larken Associates' is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home.

To learn more about Larken Associates, please visit us at www.larkenassociates.com and follow us on LinkedIn (www.linkedin.com/company/larken-associates), Facebook (www.facebook.com/LarkenAssociates), Twitter (www.twitter.com/LarkenAssociate), and Instagram (www.instagram.com/larkenassociates).