

BRANCBURG COMMONS

3322 Route 22 West | Branchburg | Somerset County | New Jersey



Branchburg Commons is a sprawling fifteen building medical and professional office complex 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 116,526 sf (+/-) of space.

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

DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	48,006	97,556	162,321
Households	17,837	36,569	60,551
Average Household Income	\$128,072	\$125,391	\$127,648

11/21

FEATURES

- 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
- On-site Day Care
- Furnished Executive Suites available

SUITE SIZES FOR LEASE FROM:

1091, 1302, 1420, 1927, 2046
and 4146 up to 5448 sf (+/-)

EXECUTIVE SUITES ALSO AVAILABLE

Contact Us:  (908) 874-8686  LarkenAssociates.com

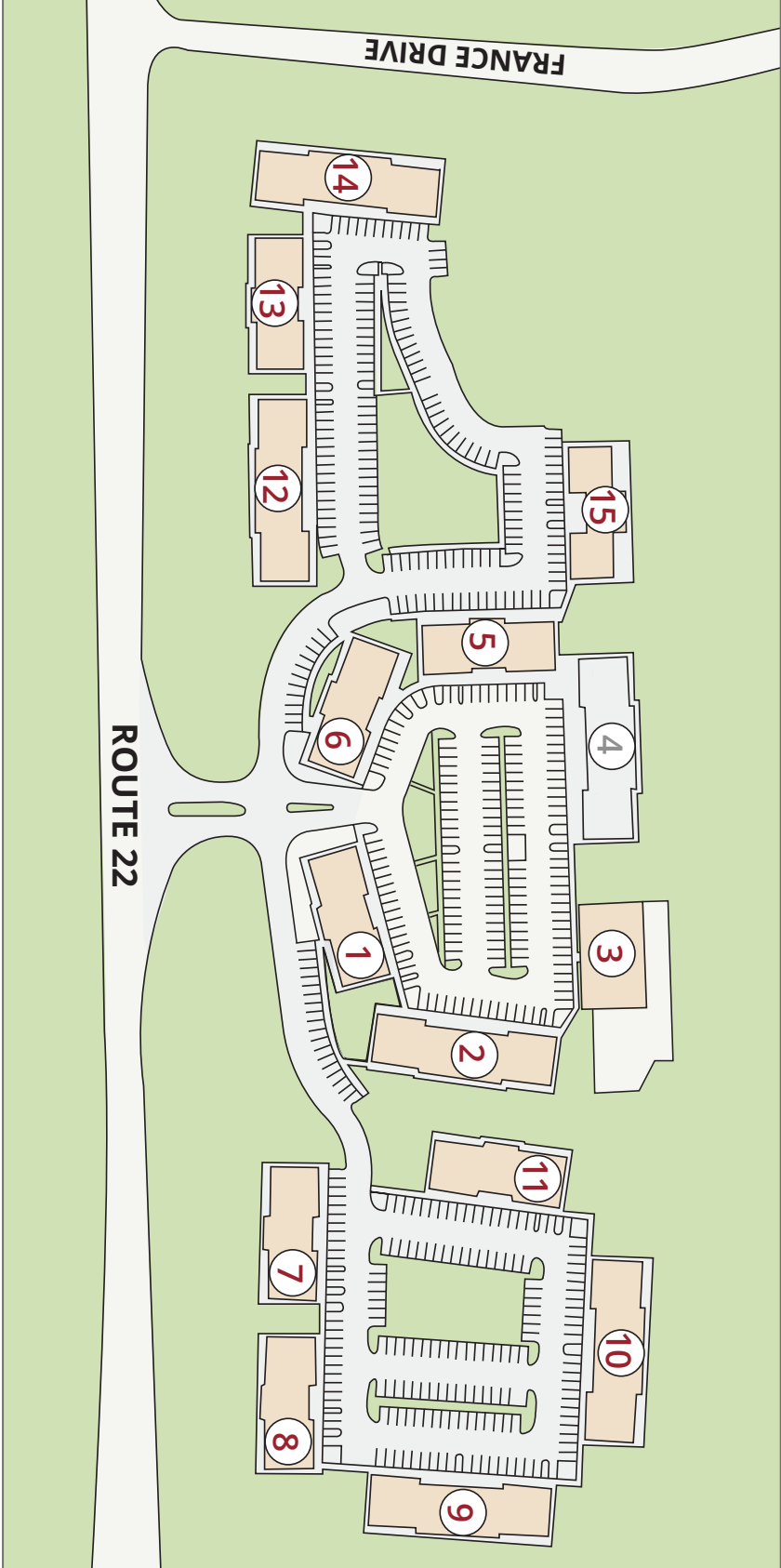
Immediate Occupancy | Brokers Protected

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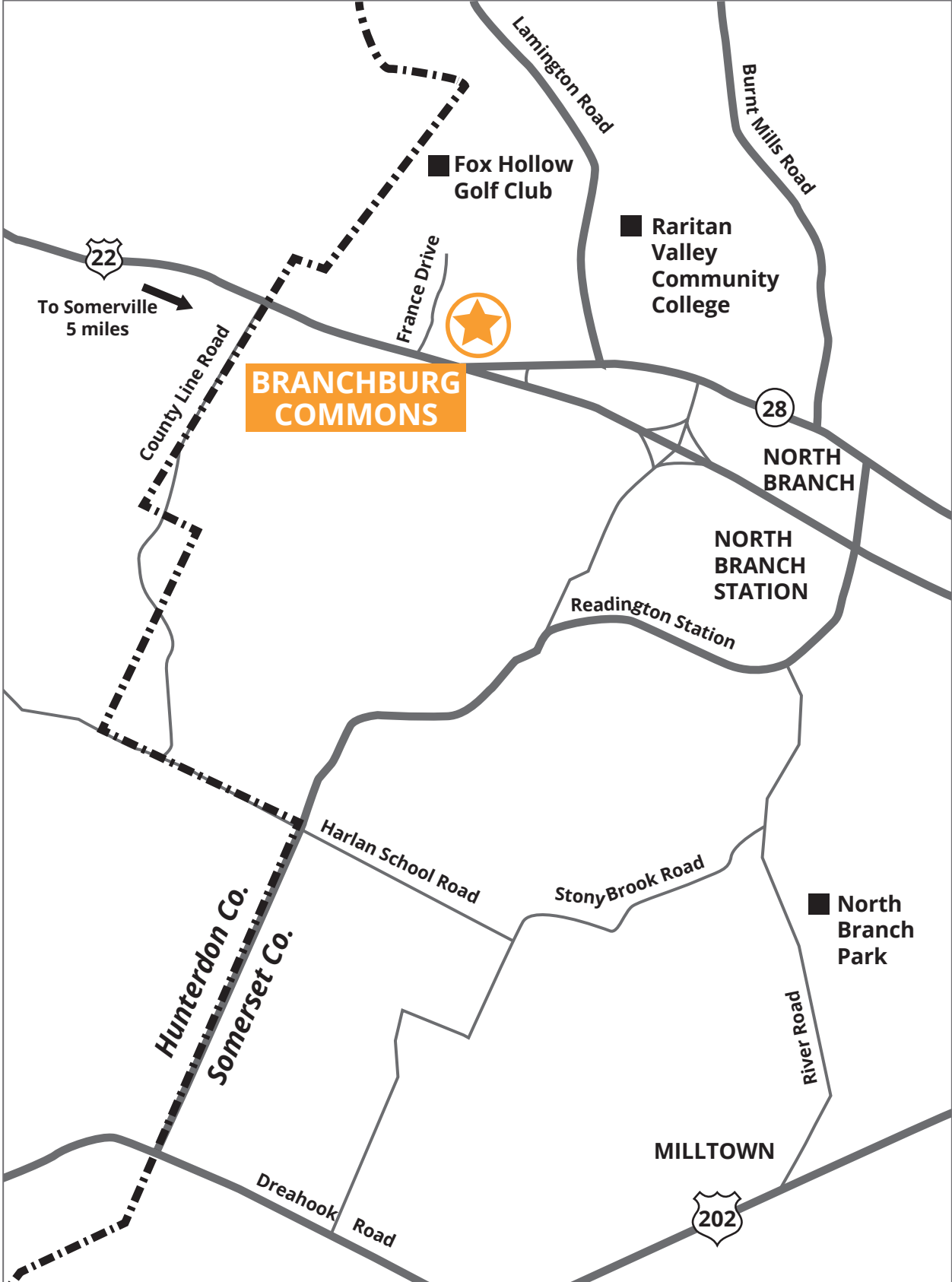
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AREA AMENITIES

RESTAURANTS

Bagel Junction

531 US Hwy. 22
(908) 534-0822

Bensi of Whitehouse

531 US Hwy. 22
(908) 534-8899

Cafe Emilia

705 US Hwy. 202
(908) 429-1410

Domo 7 Japanese Restaurant

547 US Hwy. 22
(908) 534-7773

Dunkin Donuts

3166 US Hwy. 22
(908) 231-9600

Genie's Weenies

3351 US Hwy. 22
(908) 255-4136

Giovanni's Pizza & Pasta

431 US Hwy 22 E.
(908) 534-4410

Hershey's Ice Cream

240 Evans Way
(908) 595-1444

La Casa Bianca

144 Main St.
(908) 534-8384

La Catena

966 US Hwy. 22
(908) 725-9300

La Strada Cafe

419 Olive St.
(908) 369-1370

Liu's Garden Chinese Restaurant

990 US Hwy. 202 S.
(908) 575-1111

Maggiano's Little Italy

600 Commons Way
(908) 547-6045

Mangia Bella Pizza

3568 US Hwy. 22 W.
(908) 691-2080

McCormick & Schmick's

400 Commons Way
(908) 707-9996

McDonald's

US Hwy. 22 E. & Juniper Dr.
(908) 534-0828

944 US Hwy. 202 S.

(908) 595-1381

Moe's Southwest Grill

3150 US Hwy. 22
(908) 218-1000

Panatieri's Pizza

1010 US Hwy. 202 S.
(908) 725-9455

Phil's Pizza & Subs

1173 US Hwy. 202 N.
(908) 526-2388

R & M Chinese Restaurant

547 US Hwy. 22
(908) 534-1388

Readington Diner

452 US Hwy. 22
(908) 534-6777

Ruby Tuesday

754 US Hwy. 202
(908) 231-0555

Sol Mexican Cantina

3366 US Hwy. 22
(908) 526-4765

Starbucks

240 Raritan Valley College Dr.
(908) 575-0268

Stefano's Wood Burning Pizza

3150 US Hwy. 22
(908) 231-0010

Subway

3150 US Hwy. 22
(908) 704-2220

Trattoria Uno

1067 US Hwy. 202 N.
(908) 203-8666

Vinnie's Pizza & Pasta

990 US Hwy. 202 S.
(908) 231-0034

Wendy's

3190 US Hwy. 22
(908) 526-2167

SHOPPING

Bridgewater Commons

400 Commons Way
(908) 218-0001

Liberty Village Premium Outlets

1 Church St.
(908) 782-8550

Promenade at Bridgewater Commons

119 Promenade Blvd.
(732) 560-5076

Somerville Square

US Hwy. 206 & US Hwy. 28

BANKS

Bank of America

396 US Hwy. 22 W.
(908) 534-4037

1090 US Hwy. 202 S.

(908) 685-8493

Investors Bank

3563 US Hwy. 22
(908) 823-3306

Peapack-Gladstone Bank

619 E. Main St.

531 US Hwy. 22 E.

(908) 534-5590

PNC Bank

432 US Hwy. 22 W.
(908) 534-4160

204 Raritan Valley College Dr.

(908) 725-5688

Somerset Savings Bank

410 US Hwy. 22

(908) 534-4167

Sun National Bank

3421 US Hwy. 22

(908) 685-5800

Wells Fargo

3190 US Hwy. 22

(908) 722-4418

SUPERMARKETS/ CONVENIENCE STORES

Kings Food Market

531 US Hwy. 22

(908) 534-6888

Quick Chek

1296 US Hwy. 28

(908) 231-9893

Shop Rite Supermarket

3166 US Hwy. 22

(908) 704-3378

HOTELS

Holiday Inn Express Hotel & Suites

947 US Hwy. 202 N.

(908) 252-1000

Hyatt House

3141 US Hwy. 22

(908) 704-2191

530 US Hwy. 22

(908) 725-0800

Red Mill Inn Motel

3400 US Hwy. 22 W.

(908) 303-9817

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