



LARKEN ASSOCIATES INKS TWO COMMERCIAL LEASES BRINGING RARITAN, NJ OFFICE BUILDING TO FULL OCCUPANCY

Raritan, NJ, January 22, 2020 — Larken Associates, a regional leader in commercial and residential real estate building, development and management, announces it has negotiated commercial leases with Bridgewater Footcare for 1,534 square feet and Foley Prep, Inc. for 1,451 square feet of professional office space at Building 2 in the Raritan Valley Professional Center located at 575 Route 28 in Raritan, NJ. The leases bring the 17,006-square-foot building to full occupancy.

Spread across three buildings, the Raritan Valley Professional Center is an 82,000-square-foot professional and medical office complex for rent conveniently located on Route 28 with easy access to Somerset County and the surrounding areas. Recently undergoing extensive capital improvements, each of the professional office buildings making up the portfolio provides a diverse array of professional and healthcare tenants with up-to-date, modern design and features paired with hands-on, 24/7 property management provided by Larken Associates' highly skilled in-house property management team.

Building 1, the largest of the buildings, offers 50,992 square feet of office space for lease and recently underwent a comprehensive interior renovation including an upgraded main lobby as well as the addition of a new south side lobby for easier access from the parking lot. A fitness center was added for tenant use, as well as new carpeting, lighting and wall coverings in all common areas. Exterior renovations included new landscaping and signage.

Recently rebuilt and redesigned from the ground up, Building 2 is a modern and attractive professional office building with 17,006 square feet of adaptable office space spread across two stories. The redevelopment of the building included all new bathrooms, LED lighting, fixtures and finishes and the installation of new windows, roofing and HVAC systems. New exterior site improvements also included LED lighting, new signage, curbing, a parking lot and sidewalks.

The newest of the buildings, Building 3, was constructed by Larken Associates in 2018 and offers 14,000 square feet of built-to-suit medical space for lease. The building is also currently 100 percent leased to a broad range of professional and healthcare tenants.

"Despite the uncertainty in the broader economy, we have seen consistent demand for our professional and medical office spaces throughout all phases of the pandemic," said Rob Marek, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates. "Much of our success in this challenging market boils down to our ability to consistently position our spaces in line with the needs of modern businesses and deliver tenant service that is unmatched at any other professional office and medical product in the market."

Berkshire Hathaway - Deluccia Commercial Group represented Larken Associates in the transaction.

Building 1 at the Raritan Valley Professional Center currently has professional and medical office suites available for immediate occupancy ranging from 541 square feet to 6,410 square feet. To learn more about available spaces at Raritan Valley Professional Center, please visit <https://www.larkenassociates.com>.



com/commercial-leasing/raritan-valley-professional-center or contact Larken Associates at (908) 874-8686.

About Larken Associates

Larken Associates is a regional leader in commercial and residential 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 <https://www.larkenassociates.com/> and follow us on LinkedIn (<https://www.linkedin.com/company/larken-associates/>), Facebook (<https://www.facebook.com/LarkenAssociates>), Twitter (<https://twitter.com/LarkenAssociate>), and Instagram (<https://www.instagram.com/larkenassociates/>).