

1170 US Highway 22 - BRIDGEWATER 22 BUSINESS CENTER



Location: **AKA 1170 Route 22 E
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807**

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **3**

RBA: **35,790 SF**

Typical Floor: **12,014 SF**

Total Avail: **5,756 SF**

% Leased: **91.1%**

Developer: **The KRE Group**
Management: **The KRE Group**
Recorded Owner: **Jackson St Assoc**

Expenses: **2021 Tax @ \$2.38/sf**

Parcel Number: **06-00206-0000-00012**

Parking: **137 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Food Service, Monument Signage, Property Manager on Site, Storage Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,723	1,723	1,723	\$18.50/te	Vacant	1 yr	Relet
P 1st	1,455	1,455	1,455	\$18.50/te	Vacant	1 yr	Relet
P 3rd	2,578	2,578	2,578	Withheld	30 Days	Negotiable	Relet

1200 Route 22 E - Greymark @ Bridgewater I



Location: **Greymark @ Bridgewater I**
AKA 1200 US Highway 22
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Developer: **Greycoat Realty Corp.**
 Management: **Foremost Building Services**
 Recorded Owner: **1200 Route 22 Investors LLC**

Building Type: **Class A Office/Medical**

Status: **Built 1985**
 Stories: **3**
 RBA: **110,276 SF**
 Typical Floor: **34,092 SF**

Total Avail: **39,504 SF**
 % Leased: **68.7%**

Expenses: **2021 Tax @ \$1.95/sf**

Parcel Number: **06-00221-0000-00001-03**

Parking: **450 Surface Spaces are available; Ratio of 4.50/1,000 SF**

Amenities: **24 Hour Access, Atrium, Conferencing Facility, Food Service, Property Manager on Site, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,222	6,222	6,222	Withheld	Vacant	Negotiable	Relet
P 1st	4,918	4,918	4,918	Withheld	Vacant	Negotiable	Relet
P 2nd	2,663	2,663	2,663	Withheld	Vacant	Negotiable	Relet
P 2nd	8,371	8,371	8,371	Withheld	Vacant	Negotiable	Relet
P 2nd / Suite 2000	100 - 5,000	5,000	5,000	Withheld	TBD	TBD	Sublet
P 3rd	2,396	2,396	2,396	Withheld	Vacant	Negotiable	Relet
P 3rd	9,934	9,934	9,934	Withheld	Vacant	Negotiable	Relet

1065 Route 22 W - Bridgewater Place



Location: **Bridgewater Place**
AKA 1065 US Highway 22
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Developer: **Pizzo & Pizzo Builders & Developers**
 Management: **Bridgewater Place**
 Recorded Owner: **Bridgewater Place, Llc**

Building Type: **Class B Office**

Status: **Built 1988**
 Stories: **3**
 RBA: **32,304 SF**
 Typical Floor: **10,768 SF**

Total Avail: **16,263 SF**
 % Leased: **58.4%**

Expenses: **2021 Tax @ \$1.82/sf**
 Parcel Number: **06-00558-0000-00002**
 Parking: **100 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1A	1,933	1,933	1,933	\$18.00/te	Vacant	3-5 yrs	Relet
P 2nd / Suite 2D	1,450	2,911	2,911	\$18.00/te	Vacant	3-5 yrs	Relet
P 2nd / Suite 2E	1,461	2,911	2,911	\$18.00/te	Vacant	3-5 yrs	Relet
P 3rd / Suite 3A	8,609	8,609	8,609	\$18.50/te	Vacant	3-5 yrs	Relet
P 3rd / Suite 3D	2,810	2,810	2,810	\$18.50/te	30 Days	3-5 yrs	Relet

440 Route 22 E - Grande Commons at Bridgewater I - Grande Commons



Location: **Grande Commons at Bridgewater I**
AKA 440 US Highway 22
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Developer: **Bellemead Development Corporation**
 Management: -
 Recorded Owner: **Liberty Denver Wood Llc**

Building Type: **Class A Office/Office Building**

Status: **Built 1990, Renov 2019**

Stories: **3**

RBA: **199,310 SF**

Typical Floor: **66,436 SF**

Total Avail: **17,842 SF**

% Leased: **94.6%**

Expenses: **2021 Tax @ \$1.00/sf**

Parcel Number: **06-00400-0000-00005-02**

Parking: **200 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Courtyard, Fitness Center, Food Service, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,892	5,892	5,892	Withheld	Vacant	Negotiable	Relet
P 1st	4,880	4,880	4,880	Withheld	Vacant	Negotiable	Relet
P 1st	7,070	7,070	7,070	Withheld	07/2024	Negotiable	Relet

245 Us Highway 22 - Bridgewater Plaza II



Location: **Bridgewater Plaza II**
AKA 245 Route 22
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Developer: -
 Management: **Bertram Associates Inc.**
 Recorded Owner: **UMAL Properties LLC**

Building Type: **Class B Office**

Status: **Built 1982**
 Stories: **3**
 RBA: **40,000 SF**
 Typical Floor: **13,000 SF**

Total Avail: **16,040 SF**
 % Leased: **59.9%**

Expenses: **2011 Tax @ \$0.81/sf**
 Parcel Number: **06-00170-0000-00004-02**
 Parking: **100 Surface Spaces are available; Ratio of 6.00/1,000 SF**
 Amenities: **Atrium**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,050	1,050	1,050	\$18.50/mg	Vacant	Negotiable	Relet
P 1st	1,280 - 9,500	9,500	9,500	\$18.50/mg	Vacant	Negotiable	Relet
P 2nd	1,870	1,870	1,870	\$18.50/mg	Vacant	Negotiable	Relet
P 3rd	1,870	1,870	1,870	\$18.50/mg	Vacant	Negotiable	Relet
P 3rd	1,750	1,750	1,750	\$18.50/mg	Vacant	Negotiable	Relet

200 Crossing Blvd - Bridgewater Crossing



Location: **Bridgewater Crossing**
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Building Type: **Class A Office/Office Building**

Status: **Built 2002**

Stories: **8**

RBA: **309,350 SF**

Typical Floor: **34,922 SF**

Total Avail: **28,300 SF**

% Leased: **96.6%**

Developer: **Hines**

Management: **-**

Recorded Owner: **200 Crossing Properties LLC**

Expenses: **2021 Tax @ \$2.59/sf**

Parcel Number: **06-00552-0000-00004-01**

Parking: **541 Surface Spaces are available; Ratio of 1.82/1,000 SF**

Amenities: **Conferencing Facility, Fitness Center, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	17,800	17,800	17,800	Withheld	Vacant	Thru Jul 2029	Sublet
P 1st	10,500	10,500	10,500	Withheld	Vacant	Negotiable	Relet

100 Somerset Corporate Blvd - Somerset Corporate Center I - Somerset Cor



Location: **Somerset Corporate Center I**
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Building Type: **Class A Office**

Status: **Built 1997**

Stories: **8**

RBA: **686,000 SF**

Typical Floor: **32,000 SF**

Total Avail: **36,500 SF**

% Leased: **99.3%**

Developer: **SJP Properties/Foster Wheeler R.E.**
 Management: **SJP Properties**
 Recorded Owner: **Somerset Corporate Center I LLC**

Expenses: **2021 Tax @ \$1.10/sf, 2010 Est Tax @ \$1.19/sf; 2010 Est Ops @ \$2.82/sf**

Parcel Number: **06-00411-0000-00039-10**

Parking: **200 Covered Spaces are available; 100 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Banking, Central Heating, Conferencing Facility, Controlled Access, Day Care, Direct Elevator Exposure, Dry Cleaner, Fitness Center, Food Service, Fully Carpeted, Hardwood Floors, Kitchen, Natural Light, Partitioned Offices, Plug & Play, Pond, Property Manager on Site, Reception, Restaurant, Secure Storage, Security System, Signage, Storage Space, Wi-Fi**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd	1 - 32,000	32,000	32,000	Withheld	TBD	TBD	Sublet
P 3rd	4,500	4,500	4,500	Withheld	Vacant	Negotiable	Relet

58-86 E Main St - Hamon Building



Location: **Hamon Building**
AKA 72 E Main St
Somerville Boro
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Somerville, NJ 08876

Developer: -
 Management: **De Sapio Managment**
 Recorded Owner: **De Sapio Properties Seven LLC**

Building Type: **Class A Office**

Status: **Built Feb 1999**
 Stories: **4**
 RBA: **68,928 SF**
 Typical Floor: **17,000 SF**

Total Avail: **6,595 SF**
 % Leased: **90.4%**

Expenses: **2021 Tax @ \$3.22/sf, 2012 Est Tax @ \$7.89/sf; 2011 Ops @ \$11.84/sf, 2012 Est Ops @ \$11.84/sf**
 Parcel Number: **18-00063-0000-00032-03**
 Parking: **100 Surface Spaces are available; Ratio of 1.47/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,853	1,853	1,853	\$22.00/mg	Vacant	3-5 yrs	Relet
P 3rd	750	750	750	\$22.00/te	Vacant	3 yrs	Relet
P 4th	3,992	3,992	3,992	\$22.00/te	Vacant	3 yrs	Relet

50 Division St - Post Office Plaza



Location: **Post Office Plaza**
Somerville Boro
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Somerville, NJ 08876

Developer: **Richard Ripps**
 Management: **Marquee Sterling Management**
 Recorded Owner: **Somerville 50 Div Street Llc**

Building Type: **Class A Office**

Status: **Built 1986, Renov 2004**
 Stories: **5**
 RBA: **73,068 SF**
 Typical Floor: **14,614 SF**
 Total Avail: **4,888 SF**
 % Leased: **96.3%**

Expenses: **2021 Tax @ \$4.35/sf; 2006 Combined Est Tax/Ops @ \$11.61/sf**
 Parcel Number: **18-00117-0000-00001-01, 18-00117-0000-00002**
 Parking: **292 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **Commuter Rail, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,200	1,200	1,200	\$22.00/mg	09/2024	3 yrs	Relet
P 3rd	2,688	2,688	2,688	\$22.00/te	Vacant	3-5 yrs	Relet
P 5th / Suite 501	65 - 1,000	1,000	1,000	Withheld	TBD	TBD	Sublet

92 E Main St - Courthouse Square II



Location: **Courthouse Square II**
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Somerville, NJ 08876

Building Type: **Class A Office/Medical**

Status: **Built 2004**

Stories: **4**

RBA: **104,000 SF**

Typical Floor: **25,500 SF**

Total Avail: **2,754 SF**

% Leased: **97.4%**

Developer: -
 Management: **Desapio Properties**
 Recorded Owner: **Somerville 50 Division Street Llc**

Expenses: **2021 Tax @ \$3.23/sf; 2004 Combined Est Tax/Ops @ \$7.51/sf**

Parcel Number: **18-00063-0000-00027-01**

Parking: **500 Covered Spaces are available; 100 Surface Spaces are available; Ratio of 0.48/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,609	1,609	1,609	\$22.00/mg	Vacant	3 yrs	Relet
P 4th	1,145	1,145	1,145	\$22.00/mg	Vacant	3 yrs	Relet

750 US Highway 202



Location: **AKA 750 Route 202**
Bridgewater Twp
Somerset/I-78 Cluster
Route 22 West Submarket
Somerset County
Bridgewater, NJ 08807

Building Type: **Class A Office**

Status: **Built 2001**

Stories: **6**

RBA: **126,900 SF**

Typical Floor: **21,000 SF**

Total Avail: **56,409 SF**

% Leased: **55.6%**

Developer: **Steiner Equities Group, LLC**
 Management: **Steiner Equities Group, LLC**
 Recorded Owner: **Steiner Equities Group, LLC**

Expenses: **2021 Tax @ \$1.82/sf**

Parcel Number: **06-00164-0000-00006-06**

Parking: **420 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Banking, Central Heating, Controlled Access, Direct Elevator Exposure, Natural Light, Property Manager on Site, Reception, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	1,445	1,445	1,445	Withheld	Vacant	Negotiable	Relet
P 1st / Suite 120	1,985	1,985	1,985	Withheld	Vacant	Negotiable	Relet
P 2nd	10,300	10,300	10,300	Withheld	Vacant	Negotiable	Relet
P 3rd / Suite `	20,000	20,000	20,000	Withheld	Vacant	Negotiable	Relet
P 4th / Suite 420	1,679	1,679	1,679	Withheld	Vacant	Negotiable	Relet
P 6th	3,500 - 21,000	21,000	21,000	Withheld	Vacant	Negotiable	Relet

2 Crossroads Dr - 2 Crossroads Dr - Crossroads Business Center



Location: **2 Crossroads Dr**
AKA Pluckemin Walk @ US Highway 206 S
Bedminster Twp
Somerset/I-78 Cluster
Route 78 East Submarket
Somerset County
Bedminster, NJ 07921

Building Type: **Class A Office**

Status: **Built 1991**

Stories: **2**

RBA: **64,953 SF**

Typical Floor: **32,477 SF**

Developer: **Lincoln Prpty Co/Foster Wheeler R/E**

Total Avail: **64,953 SF**

Management: **Avison Young**

% Leased: **0%**

Recorded Owner: **Crossroads Business Center LLC**

Expenses: **2021 Tax @ \$3.79/sf**

Parcel Number: **01-00057-0000-00006**

Parking: **226 Surface Spaces are available; Ratio of 3.48/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	30,679	30,679	64,953	Withheld	Vacant	Negotiable	Relet
E 2nd	34,274	34,274	64,953	Withheld	Vacant	Negotiable	Relet

1 Pluckemin Way - Crossroads III - Crossroads Business Center



Location: Crossroads III
AKA 1 Pluckemin Walk
 Bedminster Twp
 Somerset/I-78 Cluster
 Route 78 East Submarket
 Somerset County
 Bedminster, NJ 07921
Developer: Lincoln Prpty Co/Foster Wheeler R/E
Management: -
Recorded Owner: SUNFLOWER REALTY INVESTORS LLC

Building Type: Class B Office
Status: Built 1996
Stories: 3
RBA: 36,000 SF
Typical Floor: 12,000 SF
Total Avail: 9,262 SF
% Leased: 79.7%

Expenses: 2021 Tax @ \$1.91/sf
Parcel Number: 01-00057-0000-00007
Parking: Ratio of 4.00/1,000 SF
Amenities: Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,962	1,962	1,962	\$24.50/te	30 Days	5-10 yrs	Relet
P 3rd	1,500 - 7,300	7,300	7,300	\$24.50/te	Vacant	3-5 yrs	Relet