



The Arlington Group

745 ROUTE 202/206  
BRIDGEWATER, NJ



## OFFICE & MEDICAL SPACE AVAILABLE

FIRST FLOOR: 3,721 RSF  
SECOND FLOOR: 1,454 RSF

LEASE RATE: \$24.00 PSF  
+TENANT ELECTRIC



## PROPERTY FEATURES

- ✓ RENOVATED LOBBY & COMMON AREAS
- ✓ CONVENIENTLY LOCATED CLOSE TO MAJOR HIGHWAYS (I-287, ROUTE 1-78, ROUTE 22)
- ✓ LESS THAN 2 MILES TO BRIDGEWATER COMMONS MALL, LIFETIME FITNESS, AC HOTEL & BRIDGEWATER MARRIOTT HOTEL
- ✓ 5 MINUTES TO RWJ BARNABAS SOMERSET
- ✓ ONSITE PROPERTY MANAGER
- ✓ FINANCIALLY STABLE OWNERSHIP

**RICK HEILMANN**

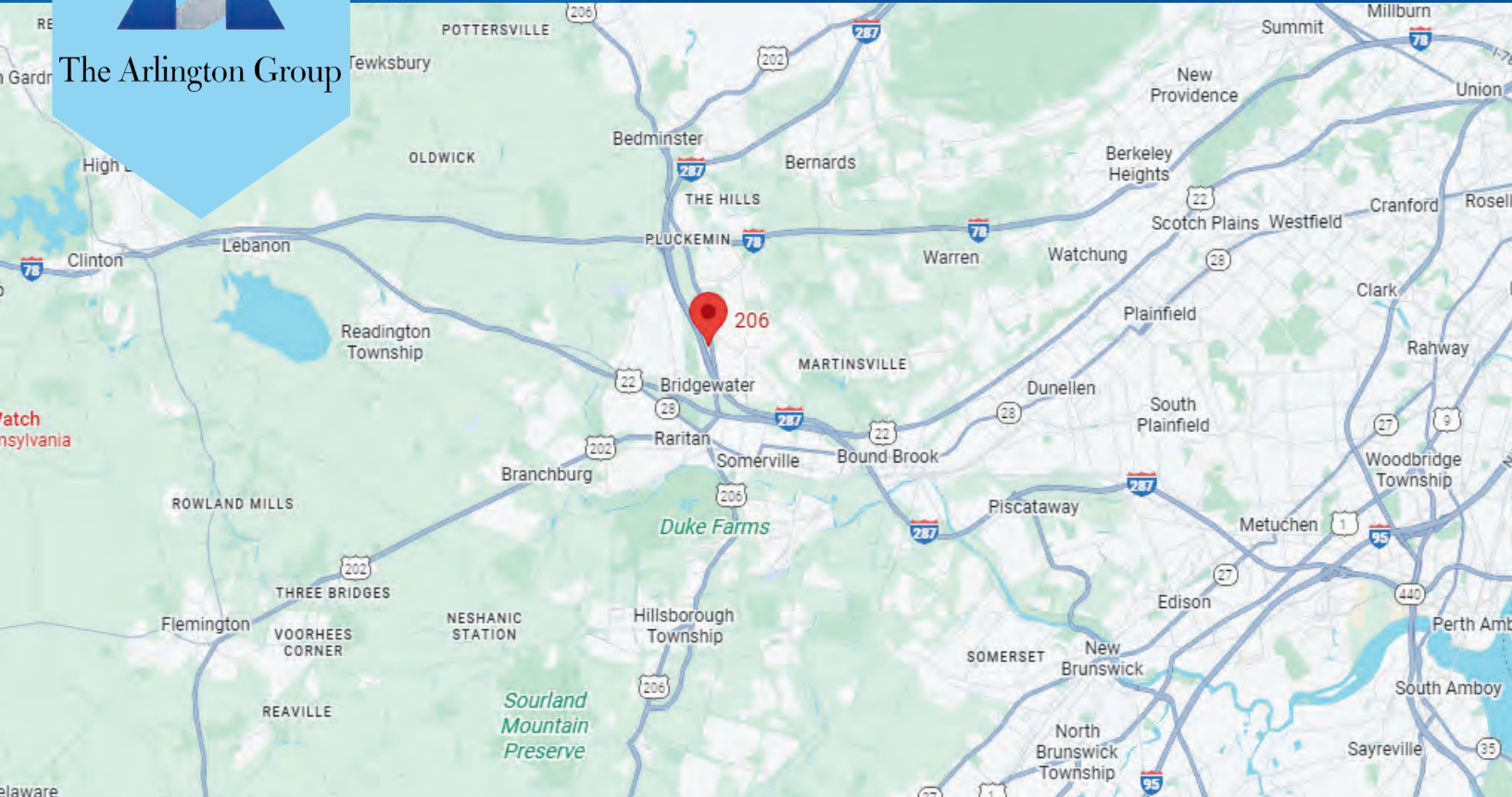
**732-735-7284**

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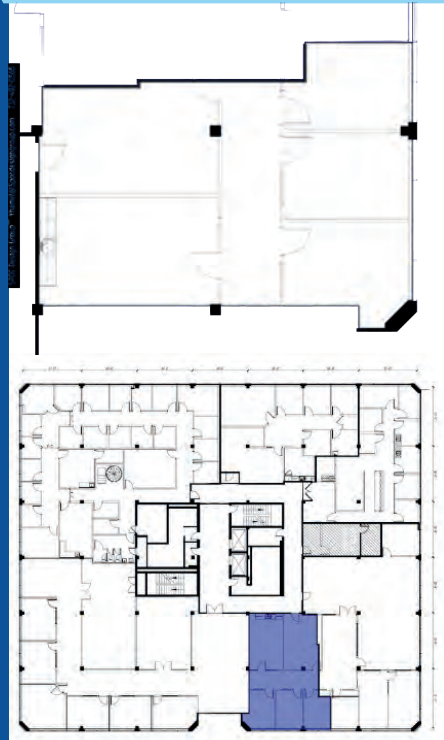
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## 1ST FLOOR 3,721 RSF



## 2ND FLOOR 1,454 RSF



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