

Raritan Center Business Park[®]

208 Fernwood Avenue, Edison, New Jersey
34,615 Square Foot Office Available for Lease

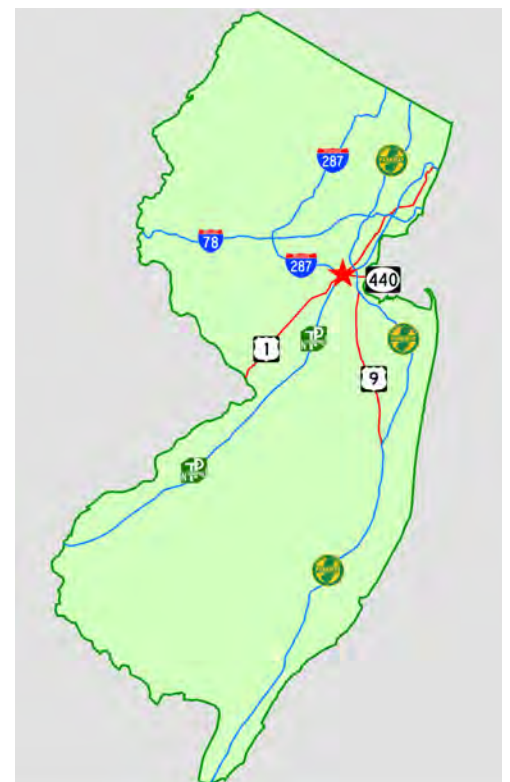


Federal
Business
Centers

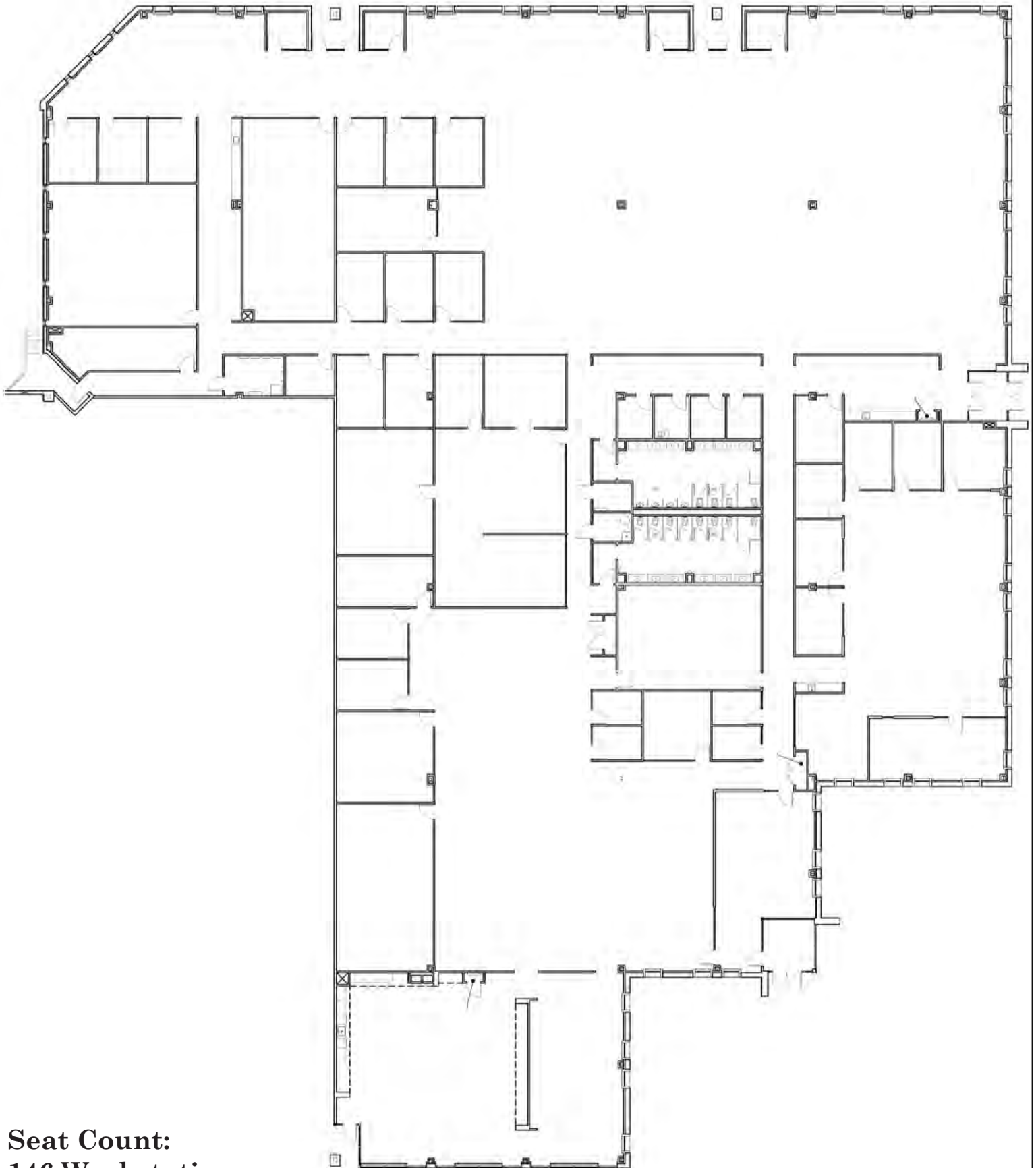
We Care, and We Deliver



- 34,615 SF Available
- Turn-key Opportunity, Furniture Available
- 5 Parking Spaces per 1,000 SF
- Park-like Setting
- Headquarters Quality, Class A Office Buildout
- Modern Kitchen, Breakroom, Coffee Stations and Lockers
- Ample Collaboration Spaces
- Private, Upgraded Restrooms
- No Loss Factor
- Abundant Natural Light

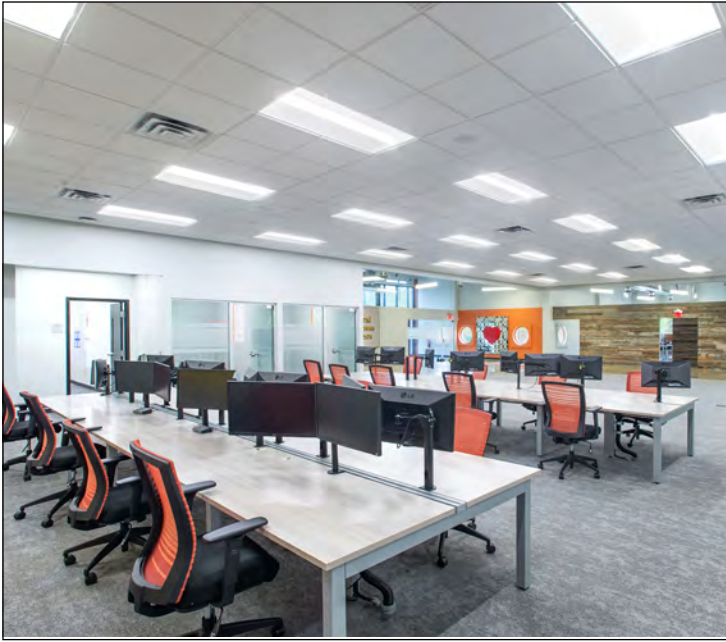


FLOOR PLAN



Seat Count:
146 Workstations
21 Private Offices





Customer Service at Federal Business Centers

Our entire workforce is on-site, and our Rapid Response Service Team is on call 24 hours a day, 7 days a week. We're here for you. Whenever you call, we'll be right over.

Our team of service professionals—electricians, plumbers, and HVAC technicians, to name a few—are here to take care of your premises so that you can focus on running your business.

We care, and we deliver.



Customer Relations Department

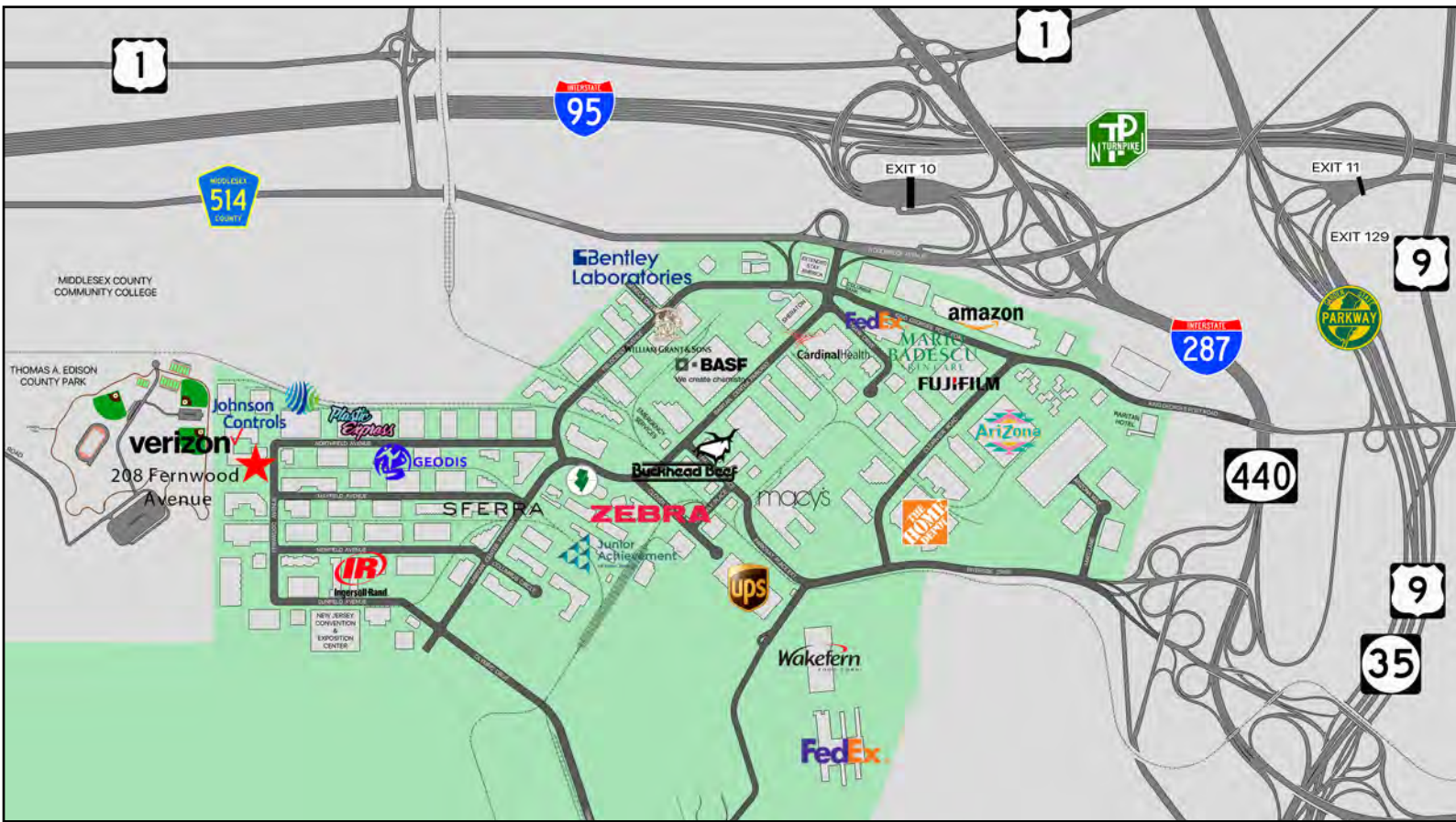


Building Maintenance Department

Amenities in Raritan Center®

Raritan Center® offers a complete complement of business amenities on site including restaurants, banks, hotels, shipping centers, childcare, safety services, health, fitness & sports, and business services.

- Cafe 105
- Jade Bar
- Industry Squares and Bread Co.
- Great American Grill
- Harold's New York Deli
- Chairman's Lounge & Grill
- Columbia Bank
- Pinnacle Credit Union
- Courtyard by Marriott
- Extended Stay Hotel
- Hilton Garden Inn
- Sheraton Edison Hotel
- Raritan Hotel
- FedEx Express
- FedEx Ground
- United Parcel Service
- Kidz Lagoon Child Care
- Securitas
- Farmer's Insurance
- Edison Public Safety Center
- Thomas A. Edison County Park
- Concentra Medical Center
- Radical Physical Therapy
- Napco Copy/Graphics Center
- NJ Convention and Exposition Center



Raritan Center® is one of the most widely selected business parks in New Jersey. It's home to hundreds of companies—Fortune 500 companies, Global 500 companies, and market leaders from every business sector.

As a master-planned, mixed-use business park, Raritan Center® encompasses over 2,350 acres of land and almost 15 million square feet of business space, including office space, flex space, and warehouse/distribution space.

Federal Business Centers is a fourth generation family business started by Frank Visceglia in 1938. We've been serving customers in Raritan Center® since 1965.

Exceptional service is our passion, and our greatest reward is our relationship with each of our customers, some of which have been here with us for decades. As one of our colleagues likes to say, "Our business is really people, people, people."



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