

Raritan Center Business Park®

270 Raritan Center Parkway, Edison, New Jersey
3,656 Square Foot Facility Available for Lease



Federal
Business
Centers

We Care, and We Deliver



Office Highlights:

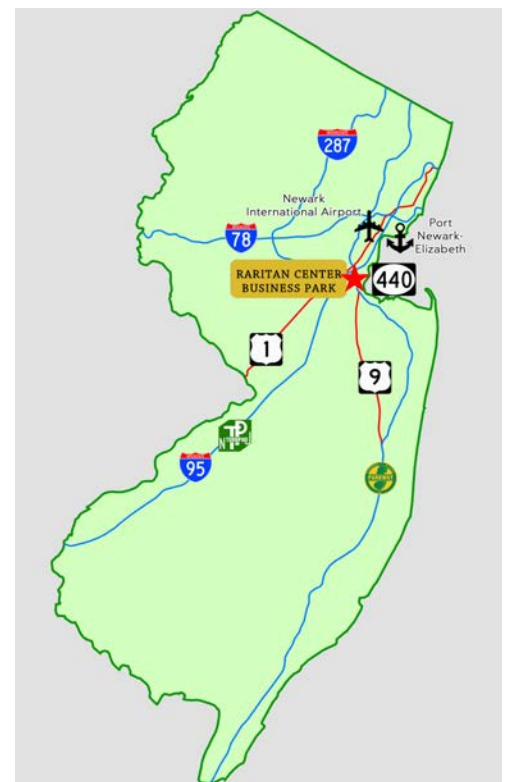
- Door Side Parking
- No Loss Factor
- Walking Distance to Amenities

Superior Location:

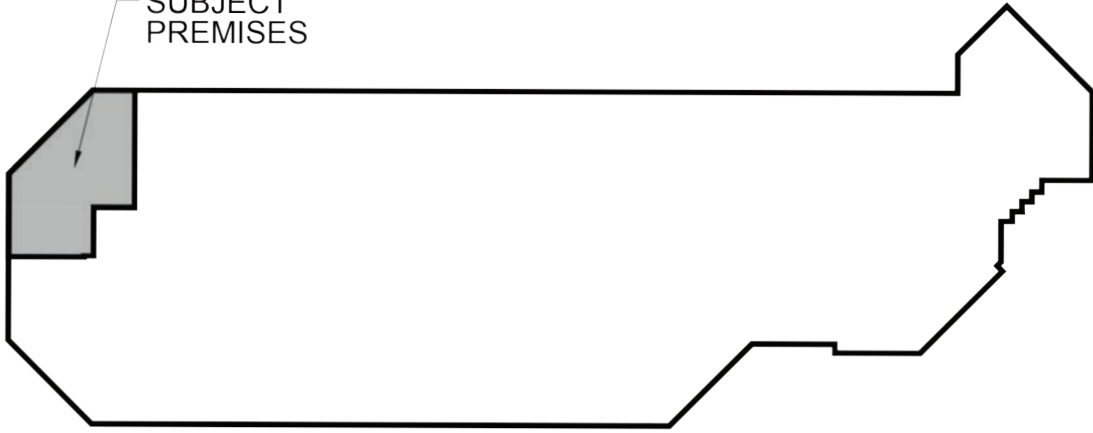
- At the intersection of New Jersey Turnpike, Garden State Parkway, Routes 287, 440, 1 & 9
- 10 minutes to Metropark Train Station
- 20 minutes to Newark Liberty International Airport
- 30 miles to New York City

Park Amenities:

- Restaurants, Hotels, Banks, Child Care, Safety Services, Shipping Centers, Sports Park, NJ Convention & Exposition Center



SUBJECT
PREMISES



BUILDING PLAN

FLOOR PLAN



Location

Raritan Center®'s location provides instant access to the mid-Atlantic marketplace. The Park is located in the heart of central New Jersey—in the townships of Edison and Woodbridge.

- Raritan Center® is located immediately adjacent to Exit 10 of the New Jersey Turnpike (I-95), at the crossroads of Interstates 287 and 440, the Garden State Parkway, US Route 1, and US Route 9.
- Freight rail service to Raritan Center® is provided by CSX, Norfolk Southern, and Raritan Central Railway.
- Port Newark Marine Terminal is within 20 miles of Raritan Center® via the New Jersey Turnpike.
- Newark Liberty International Airport is within 20 miles of Raritan Center® via the New Jersey Turnpike.

Customer Service at Federal Business Centers

Our entire team is in-house including:

- Architects,
- Customer Service Representatives,
- Rapid Response Team,
- HVAC Foreman,
- Roofer, and
- Space Preparation Representatives.

As our customer, you have your own team of dedicated customer service and rapid response professionals available 24 hours a day, 7 days a week.



Customer Service Department

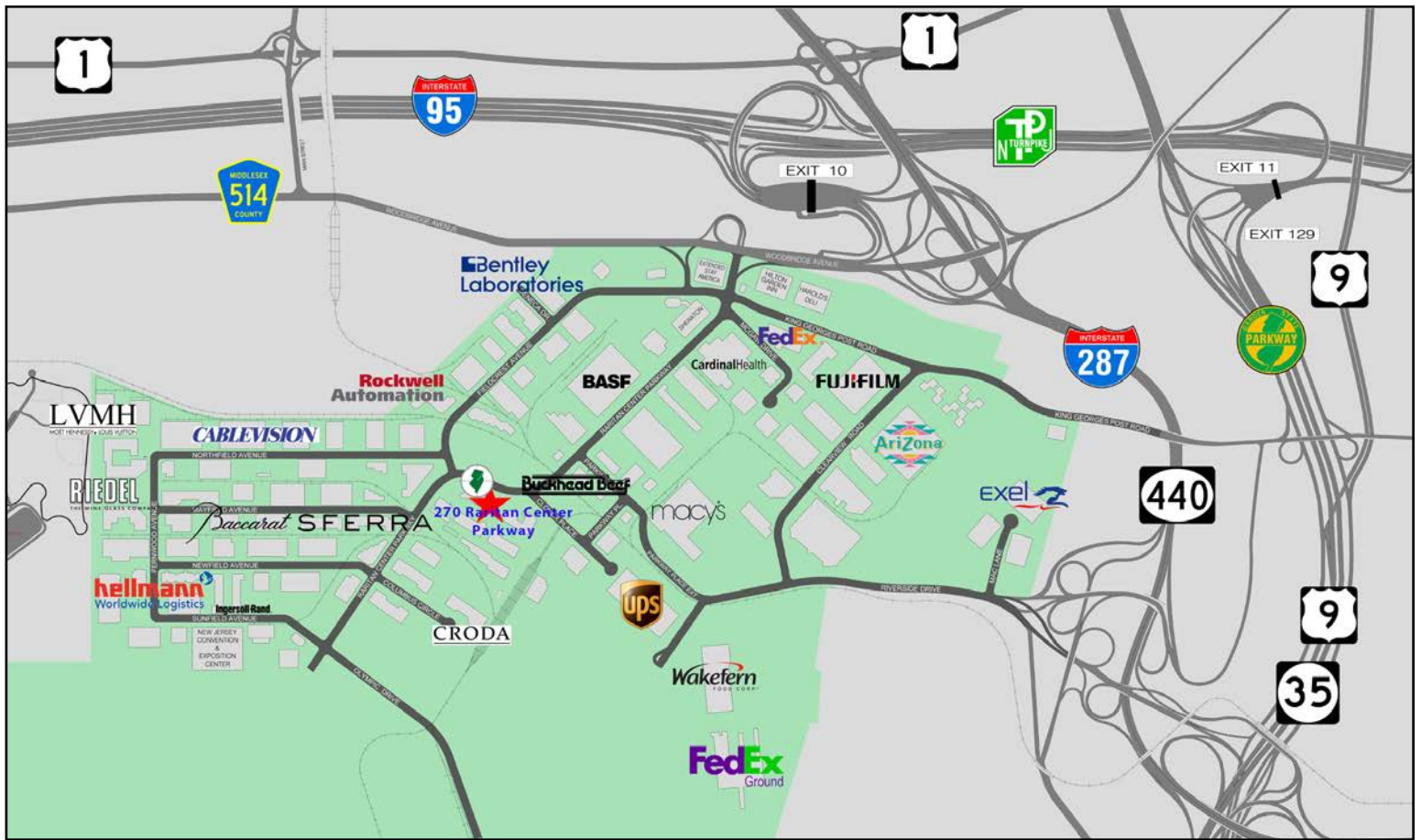


Building Maintenance Department

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
- Chairman's Grill & Lounge
- Deserio's Trattoria
- Great Americian Grill
- Harold's New York Deli
- King Georges Cafe
- Starbucks
- Xtreme Healthy Cafe
- Chase
- Columbia Bank
- Pinnacle Credit Union
- Edison Hotel
- Extended Stay Hotel
- Sheraton Edison Hotel
- Palace Hotel
- FedEx Express
- FedEx Ground
- United Parcel Service
- Peppermint Tree Child Care Center
- Securitas
- Edison Public Safety Center
- Thomas A. Edison County Park
- Concentra Medical Center
- Raritan Physical Therapy
- Napco Copy/Graphics Center
- New Jersey 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. It's no wonder that Raritan Center® received the 2014 BOMA TOBY AWARD in 3 divisions of the Industrial Office Building category—New Jersey, Regional, and International.

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 third 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."



**Federal
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We Care, and We Deliver

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