

FOR LEASE

FLORHAM PARK, NJ

195 COLUMBIA TURNPIKE

OFFICE/MEDICAL SUITES FOR LEASE - IMMEDIATE OCCUPANCY

Suite 115: Approx. 2400 sf

- Four (4) exam rooms
- Three (3) private offices
- Reception/waiting area
- Breakroom
- Private restroom

Rental Rate: \$27.00/sf Plus Electric

Suite 120: Approx. 1800 sf

- Spacious reception area
- Handicapped accessible
- 4 Private windowed offices
- Private restroom
- Large storage room
- Office equipment/copier station

Rental Rate: \$25.00/sf Plus Electric

(Both suites may be combined for up to 4200 sf contiguous)

- 20,024 sf Building
- Easy parking; several building entrances
- 80 Surface parking spaces
- Located adjacent to CVS/Panera neighborhood strip
- Walking distance to Kings, Trader Joe's, restaurants, retail shopping
- Close proximity to Route 24, 124 and 78



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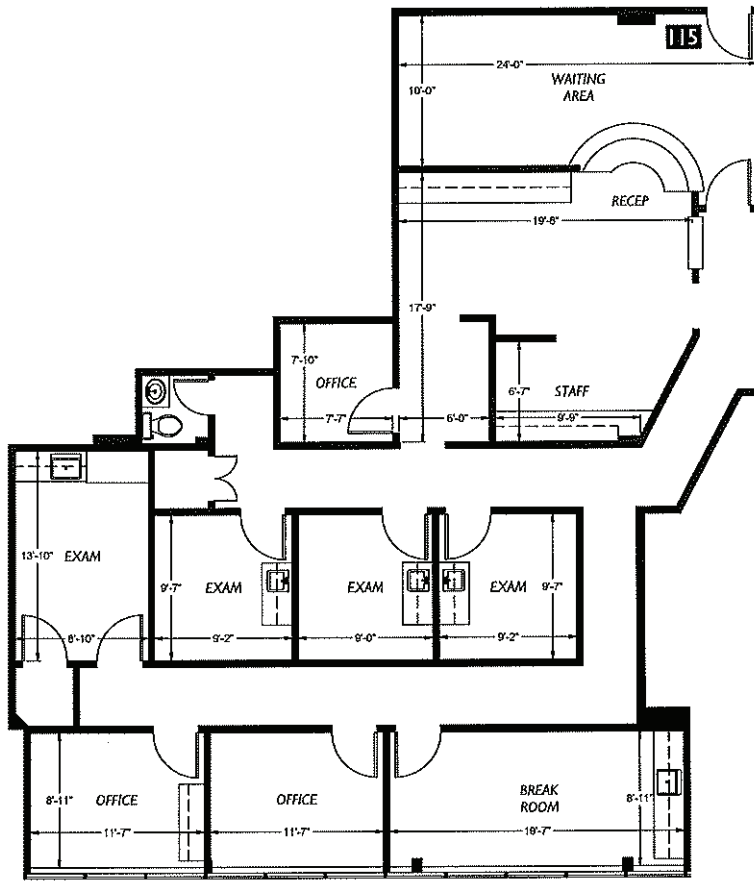
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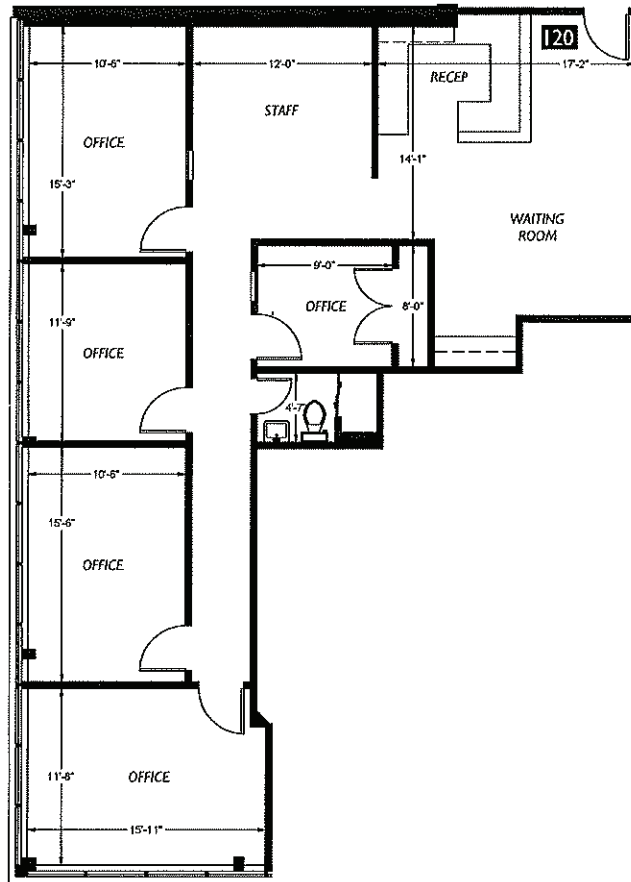
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Suite 115



Floor Plan Not Drawn to Scale.

Suite 120



Floor Plan Not Drawn to Scale.