



FOR LEASE:

Medical / Professional Space

On the campus of Trinitas Regional Medical Center

200 Williamson Street | Elizabeth, New Jersey

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC

LANDMARK
Healthcare Facilities, LLC



Medical / Professional Space On The Campus Of Trinitas Regional Medical Center

200 WILLIAMSON STREET | ELIZABETH, NEW JERSEY

EXECUTIVE SUMMARY

Property Overview

- » Newly constructed Class A medical office building
- » Located on the campus of Trinitas Regional Medical Center
- » Available suites from 2,279 RSF to 4,201 RSF
- » Suites designed and constructed to physician specifications
- » Generous tenant improvement allowance
- » Ownership participation available without equity investment requirement
- » Professional ownership and management
- » Modern infrastructure supporting today's healthcare practices
- » Excellent visibility and patient accessibility

Key Advantages

- » On-campus location adjacent to Trinitas Regional Medical Center
- » Strong referral ecosystem through RWJBarnabas Health
- » Existing specialty physician base
- » Covered patient drop-off
- » High parking ratio
- » Convenient patient access
- » Flexible suite configurations
- » Opportunity for future ownership participation
- » Modern, energy-efficient construction
- » Immediate proximity to diagnostic, imaging, and hospital services

Property Facts

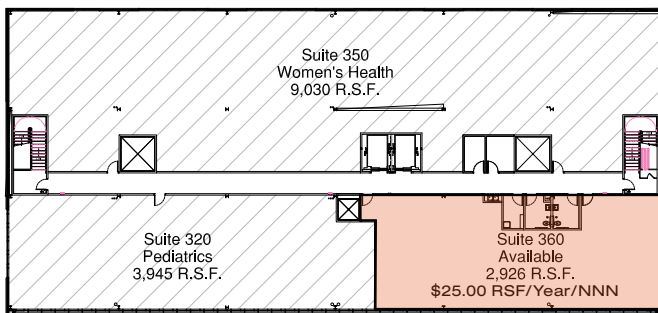
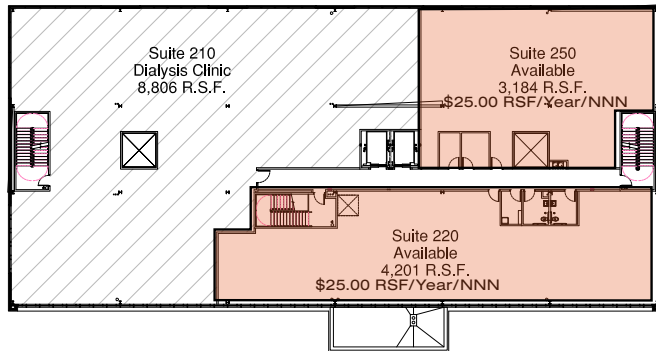
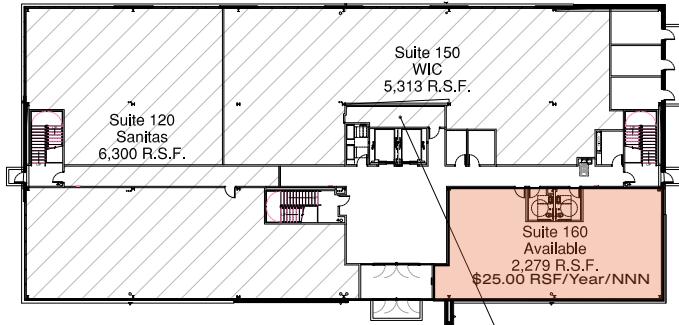
- » **Property Type:** Medical / Professional
- » **Address:** 200 Williamson Street
- » **Building Size:** 46,191 SF
- » **Stories:** 3
- » **Year Built:** 2023
- » **Parking:** 71 Spaces
- » **Building Class:** A
- » **Asking Rent:** \$25.00 RSF / Year NNN



AVAILABLE MEDICAL OFFICE OPPORTUNITIES

Available Suites

Suite 160	First Floor	2,279 RSF
Suite 220	Second Floor	4,201 RSF
Suite 250	Second Floor	3,184 RSF
Suite 360	Third Floor	2,926 RSF

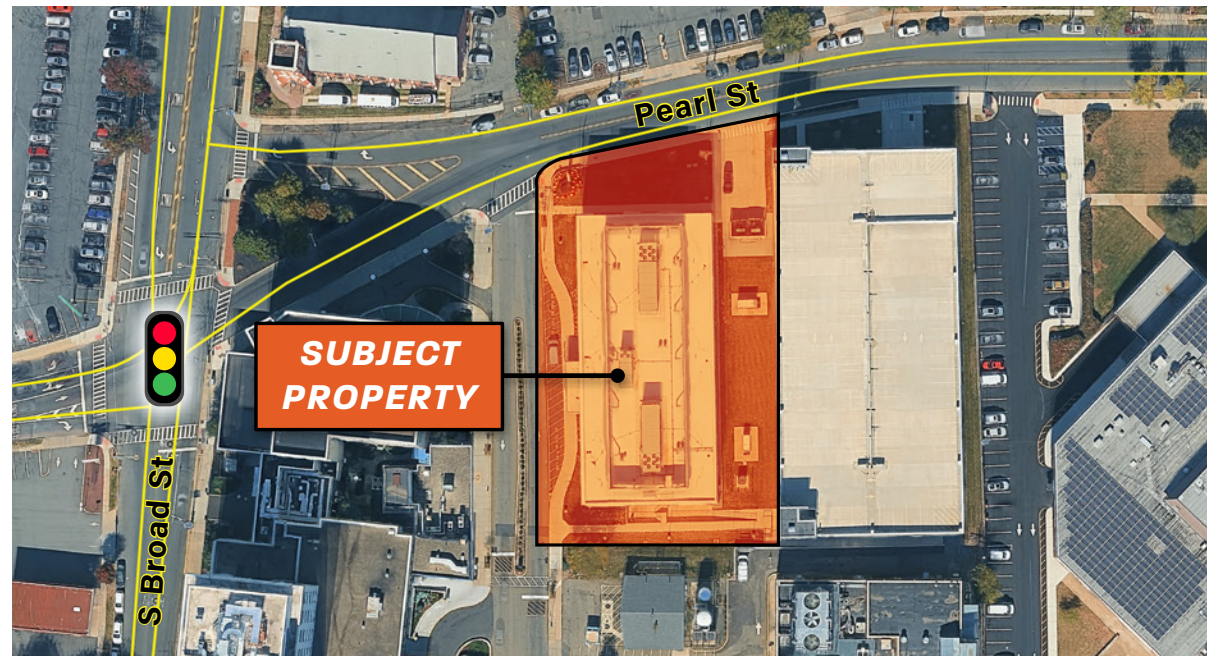


Leasing Highlights

- » Suite sizes from 2,279 RSF to 4,201 RSF
- » Custom layouts designed around physician workflows
- » Efficient patient circulation and clinical operations
- » Opportunity for single providers or group practices
- » Build-to-suit options available
- » Generous tenant improvement packages

Ideal Uses

- » Primary Care
- » Cardiology
- » Orthopedics
- » Gastroenterology
- » Women's Health
- » Pediatrics
- » Oncology
- » Behavioral Health
- » Specialty Physician Practices



Trinitas Regional Medical Center, a member of RWJBarnabas Health, serves as a major healthcare destination for Union County and the surrounding region.

Centers of Excellence

With 12 Centers of Excellence across the continuum of care, Trinitas has distinguished itself in:

- » Cardiology
- » Cancer Care
- » Behavioral Health
- » Breast Health
- » Diabetes Management
- » Renal Care
- » Women's Health
- » Sleep Medicine
- » Senior Services
- » Wound Healing
- » Nursing Education
- » Maternal & Child Health

Physician Benefits

- » Established referral network
- » Access to a large patient base
- » Proximity to hospital-based specialists
- » Collaborative care opportunities
- » Convenient access to imaging and diagnostic services
- » Association with one of New Jersey's leading healthcare systems

Patient Benefits

- » One-campus healthcare experience
- » Convenient physician and hospital access
- » Simplified care coordination
- » Accessible parking and drop-off areas
- » Reduced travel between providers and services

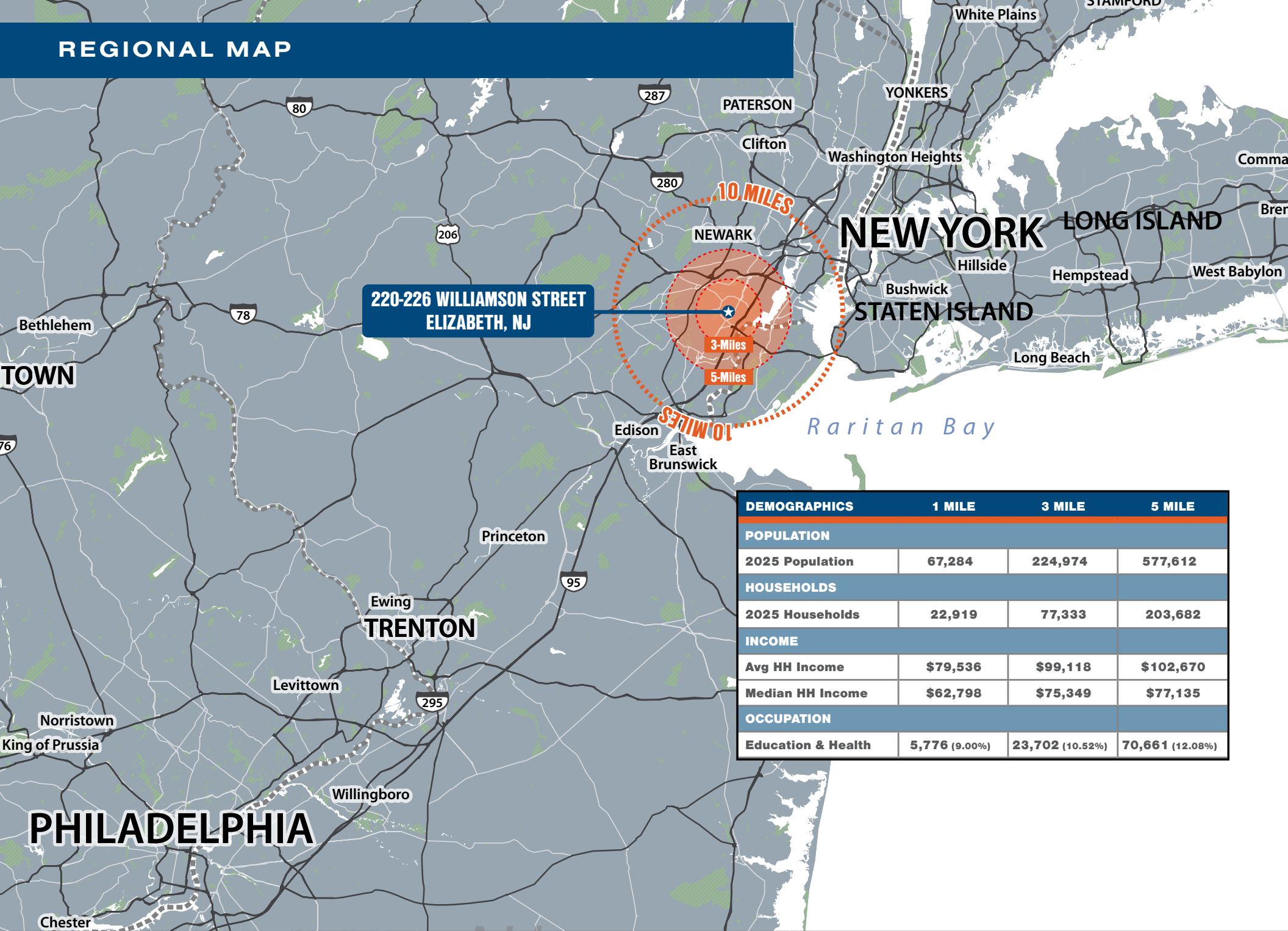
LANDMARK HEALTHCARE FACILITIES

Landmark Healthcare Facilities is a national developer, owner and manager of outpatient medical facilities specializing in:

- » Medical Office Buildings
- » Ambulatory Surgery Centers
- » Free-Standing Emergency Departments
- » Imaging Centers
- » Women's and Pediatric Centers
- » Cancer & Cardiac Centers

Founded in 1996, Landmark has designed, developed, and constructed more than 250 healthcare projects for hospitals, health systems, and academic medical centers.

REGIONAL MAP



**220-226 WILLIAMSON STREET
ELIZABETH, NJ**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	67,284	224,974	577,612
HOUSEHOLDS			
2025 Households	22,919	77,333	203,682
INCOME			
Avg HH Income	\$79,536	\$99,118	\$102,670
Median HH Income	\$62,798	\$75,349	\$77,135
OCCUPATION			
Education & Health	5,776 (9.00%)	23,702 (10.52%)	70,661 (12.08%)

AERIAL VIEW



200 WILLIAMSON STREET, ELIZABETH, NJ