

# Building E

3461 Route 22, Branchburg, NJ 08876



Situated directly on US 22, offering excellent visibility and high traffic counts  
Part of a professional office park with ample parking for staff and visitors  
Convenient access to major highways, making it an ideal location for clients and employees alike



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**Central Commercial**

349 Applegarth Rd  
Monroe Township, NJ 08831



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Building Photo

## Listing space

### 1st Floor Ste E1

Space Available	2,230 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

This turnkey 2,230 SF medical/office space is perfectly suited for a medical practice, professional office, or similar use. Located directly on US 206 within a professional office park, this highly visible space offers convenience, functionality, and accessibility. The layout includes four exam rooms with existing cabinetry and sinks, two private offices, a large reception area with built-in cabinetry, a spacious waiting room, a kitchenette, a lab room, and a storage room, making it ideal for immediate use. Dual entrances enhance flexibility, with a main exterior entrance providing direct access and a secondary entrance connecting to the interior of the building. The lease terms include a minimum one-year agreement under NNN terms. Gas is separately metered, electric is billed at a fixed rate of \$1.50 per square foot, and water/sewer charges are included in the rent. Situated in a prime highway location, the property offers excellent visibility and high traffic counts, ensuring easy access for clients and employees alike. Ample parking and proximity to major highways make this an exceptional opportunity for businesses looking to establish or expand their presence in the area.

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## Location











