

Metroplex Corporate Center Office Space For Lease



1 Metroplex Drive

Edison, New Jersey

AVAILABLE SPACE: 14,000 SF Free Standing Building

- Ground Floor 7,300 Rsf
- Lower Level 6,700 Rsf

FEATURES:

- Elevator
- Parking - 4/1,000 Rsf
15 Reserved Spaces
- Pylon and Building Signage
- 3 building 265,000 sf office park
- Future Retail Center at site including planned daycare and convenience store/gas station
- Ground Floor - Vaulted ceiling, new LED lighting, abundant windows, individually controlled A/C
- Lower Level - Zoned for use, 9' finished ceiling, fully A/C - sprinklered

RENTAL:

- Ground Floor
\$19.50 Rsf Full Gross + All Electric
- Lower Level
\$9.00 Rsf Full Gross + All Electric
- Landlord Workletter Provided

ZONING:

- ROL (Research, Office, Laboratory)

LOCATION:

- At Edison Train Station
- Route 27, US Route 1, I-287, the Garden State Parkway and the New Jersey Turnpike close by
- Restaurants, banking, shopping malls and hotels nearby



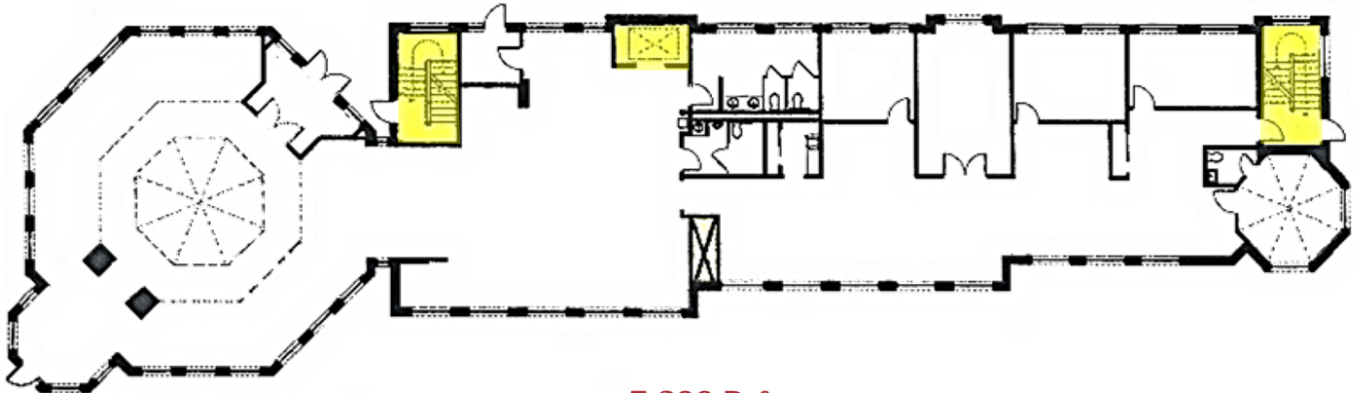
Metroplex Corporate Center

1 Metroplex Drive
Building Photos



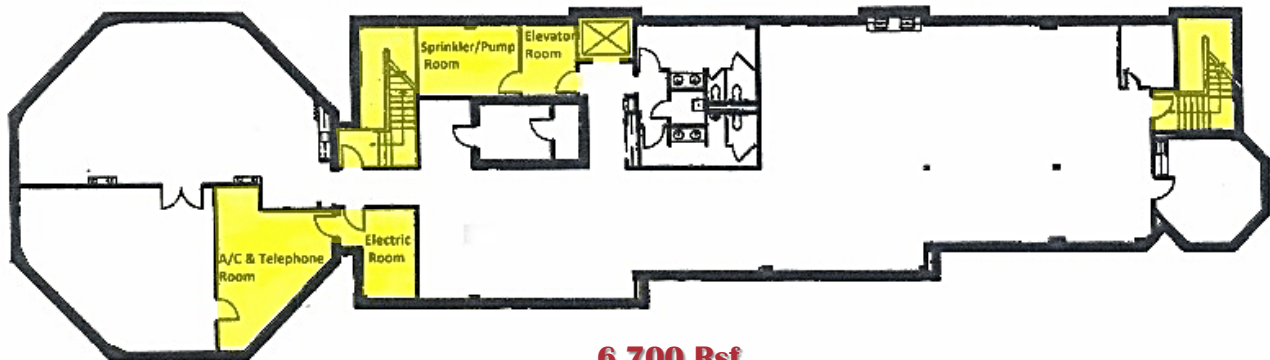
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7,300 Rsf

GROUND FLOOR



6,700 Rsf

LOWER LEVEL



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ATLANTIC REALTY
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