



TRINITAS  
Regional Medical Center

**FOR LEASE:**

**Medical / Professional Space**

On the campus of Trinitas Regional Medical Center

**200 Williamson Street | Elizabeth, NJ**

**LEASING BROCHURE**



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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

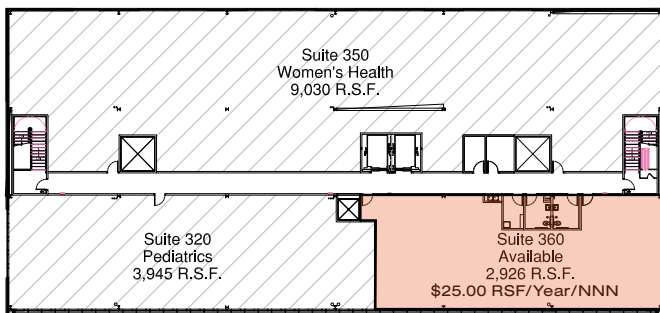
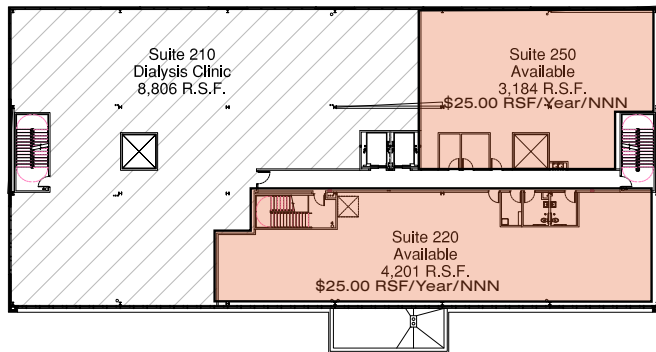
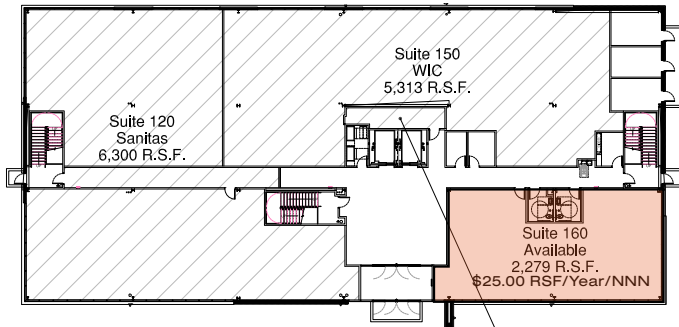
- » **Property Type:** Medical / Professional
- » **Address:** 200 Williamson Street
- » **Building Size:** 46,191 SF
- » **Stories:** 3
- » **Year Built:** 2023
- » **Parking:** 71 Spaces
- » **Building Class:** A
- » **Asking Rent:** \$25.00 RSF / Year NNN



# AVAILABLE MEDICAL OFFICE OPPORTUNITIES

## Available Suites

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

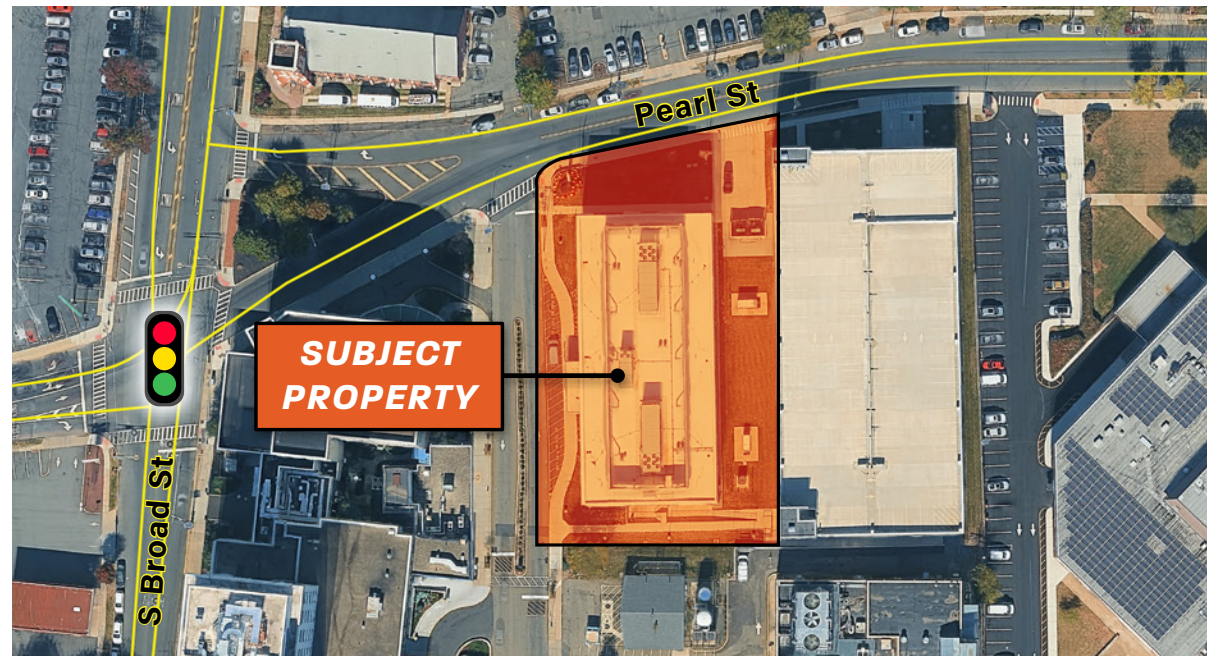


## Leasing Highlights

- » 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:

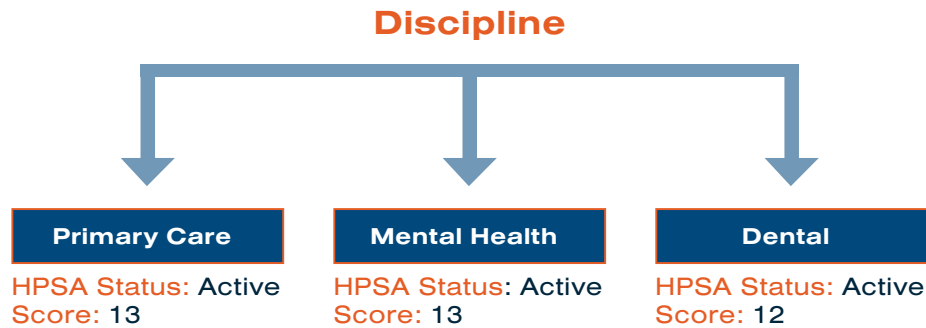
- » Medical Office Buildings
- » Ambulatory Surgery Centers
- » Free-Standing Emergency Departments
- » Imaging Centers
- » Women's and Pediatric Centers
- » Cancer & Cardiac Centers

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

# HEALTHCARE DEMOGRAPHICS

## HRSA SHORTAGE INDICATORS

HRSA and Union County shortage-area records identify Elizabeth as a designated shortage area. Current reported shortage scores include:



## MEDICARE POPULATION

Within a 5-mile trade area:  
Estimated Medicare beneficiaries:

- » Approximately 45,000–65,000 residents

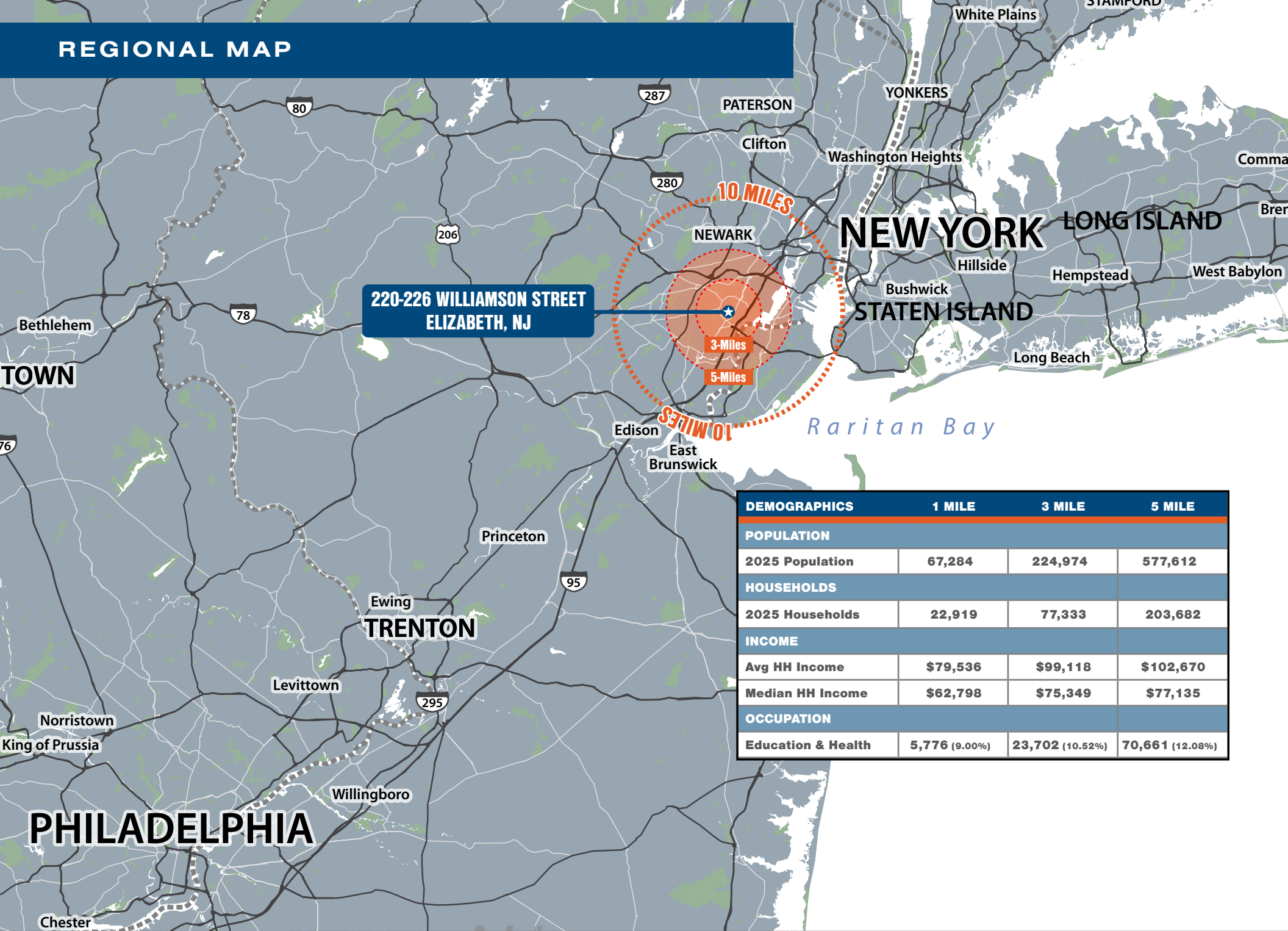
Key Medicare-demand specialties:

Specialty	Medicare Demand
Cardiology	Very High
Endocrinology	High
Ophthalmology	High
Orthopedics	High
Neurology	High
Pulmonology	High
Urology	High
Pain Management	High
Gastroenterology	High

## SPECIALTY SHORTAGE ASSESSMENT

Specialty	Shortage Level	Drivers
Family Medicine	Very High	HPSA designation
Internal Medicine PCP	Very High	Aging population
Psychiatry	Very High	Mental Health HPSA
Child Psychiatry	Extremely High	Limited regional supply
Behavioral Health Therapy	Very High	High Medicaid demand
Dentistry	Very High	Dental HPSA
Endocrinology	High	Diabetes prevalence
Cardiology	High	Medicare growth
Neurology	High	Long wait times
Rheumatology	High	Regional physician scarcity
Gastroenterology	Moderate-High	Large adult population
Pulmonology	Moderate-High	COPD/asthma burden
Orthopedics	Moderate	Strong demand
Dermatology	Moderate	Demand exceeds appointments
Ophthalmology	Moderate-High	Aging Medicare population
Oncology	Moderate	Usually served by regional systems

# REGIONAL MAP



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

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

# AERIAL VIEW



200 WILLIAMSON STREET, ELIZABETH, NJ