



**MEDICAL OFFICE
AVAILABLE
*FORMER ASC***

3,380 SF

1-2

**WILLS WAY
*PISCATAWAY, NJ***



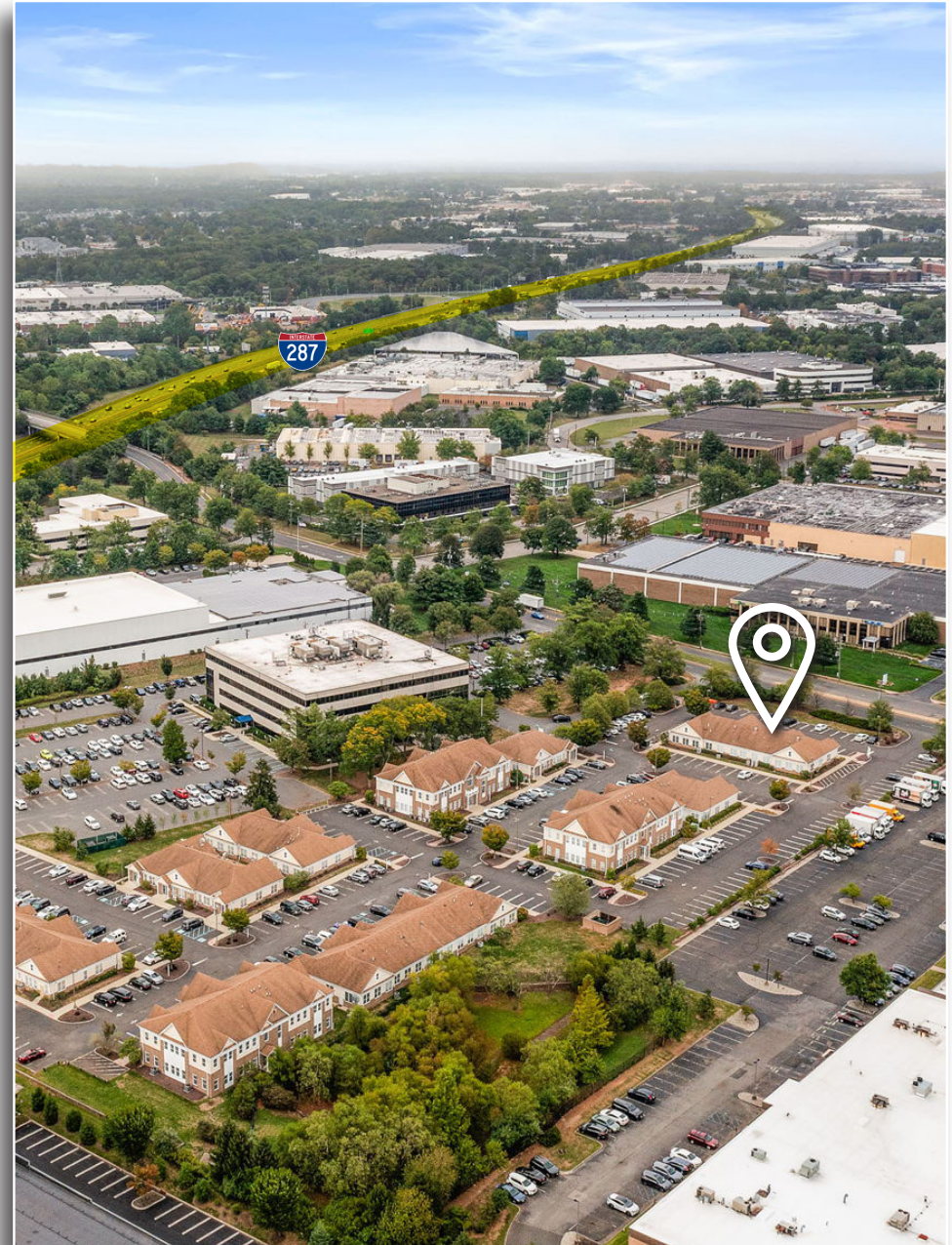
Team
Lizzack-Horning

PROPERTY INFORMATION

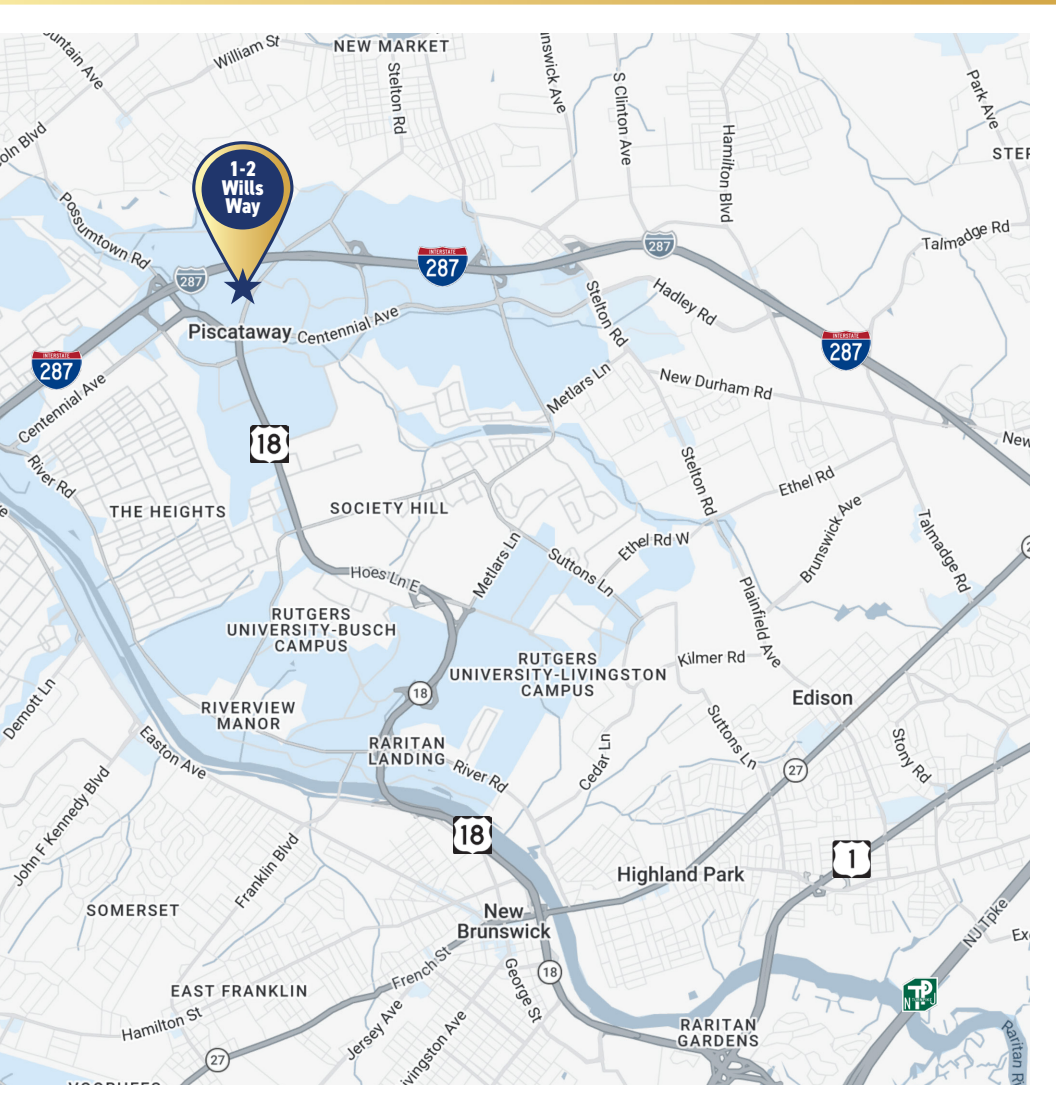
1-2 WILLS WAY, PISCATAWAY, NJ

Rare opportunity to acquire or lease a fully improved 3,380 SF medical office condominium in Piscataway's established Central Jersey Medical & Professional Complex. Formerly operated as an ambulatory surgery center, the space offers a highly functional medical layout with surgical infrastructure already in place, making it ideal for a wide range of specialty and outpatient medical users.

- 3,380 SF fully built-out medical office condominium comprised of Units 1 & 2
- Former Vascular ambulatory surgery center (ASC) featuring a Class C operating room, pre-op and post-op recovery areas, and three exam rooms
- Turnkey opportunity for surgical, specialty, outpatient, or multi-provider medical practices
- Two dedicated entrances providing operational flexibility and patient flow separation
- Located within the established Central Jersey Medical & Professional Complex
- Ample on-site surface parking for patients and staff
- Available for sale or lease
- Space must be leased or purchased as a single combined unit



LOCATION HIGHLIGHTS



 Minutes from I-287, Rt 18 & NJ Tnpk.

Nestled in the Central Jersey Medical & Professional complex in Piscataway Township, this location benefits from excellent access and visibility. Located off major thoroughfares, with easy connections to Interstate 287, Route 18, and proximity to the New Jersey Turnpike.

The medical office condos are in close proximity to hospitals, medical offices, and related health infrastructure. Nearby public transportation and amenities such as retail, dining, banks, fitness services, etc., also supports day-to-day business needs.

DEMOGRAPHICS 5 MILE RADIUS



Total Households
95,748

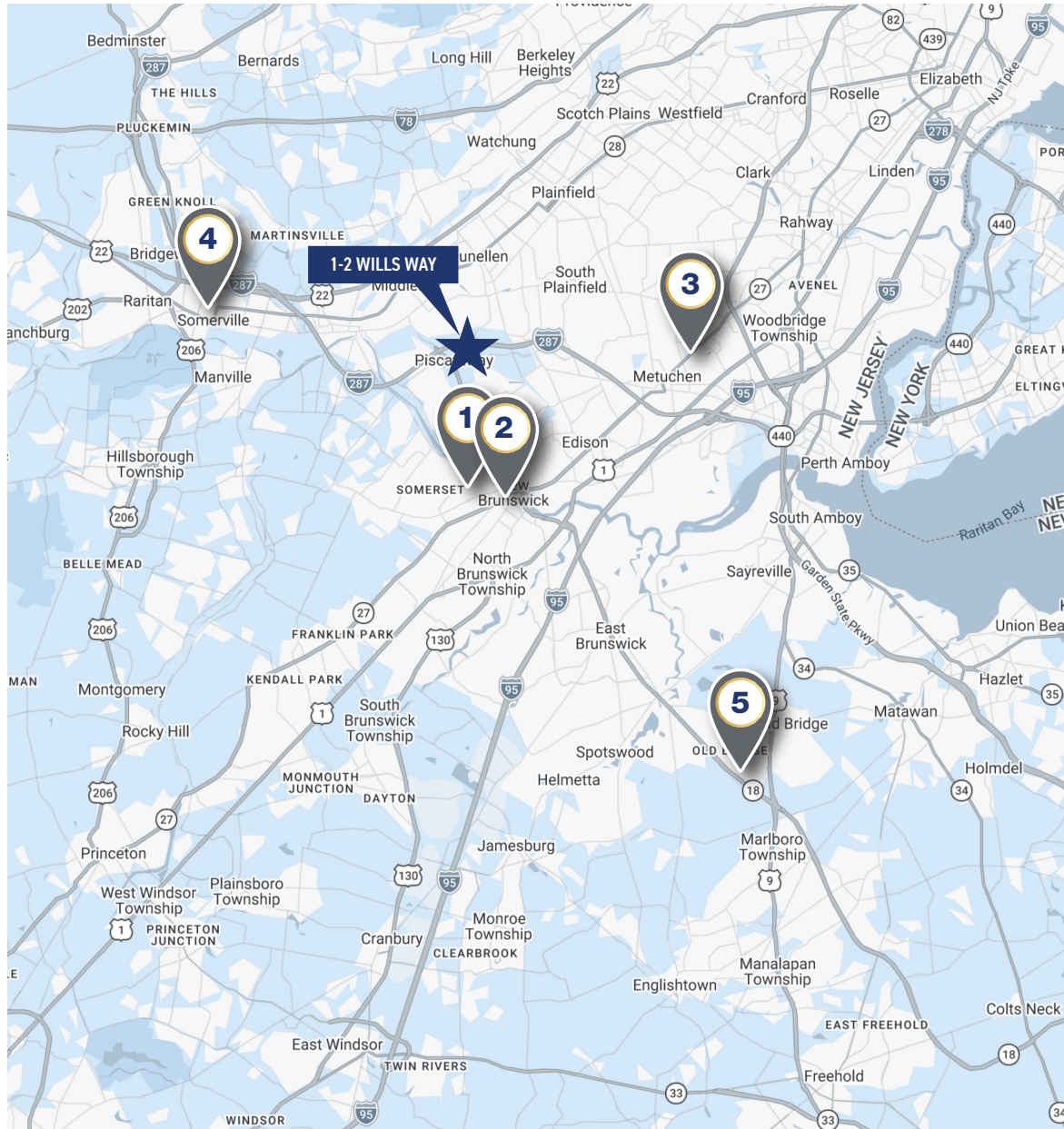


Total Population
293,899



Average HH Income
\$133,745

NEARBY HOSPITALS MAP

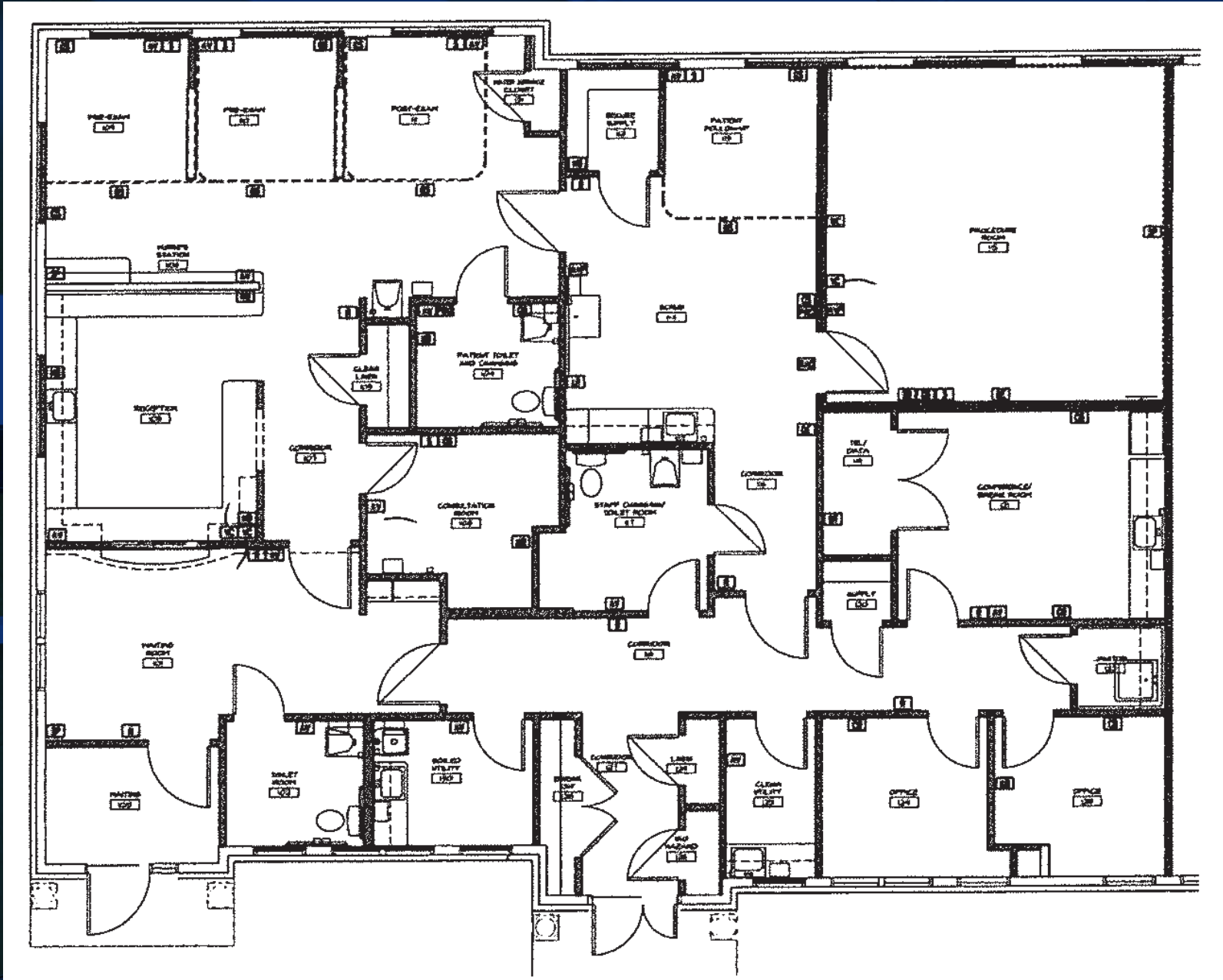


NEW JERSEY HOSPITALS

1. Saint Peter's University Hospital
New Brunswick **2.7** MILES
2. Robert Wood Johnson University Hospital
New Brunswick **3.2** MILES
3. HMM / JFK University Medical Center
Edison **6.6** MILES
4. Robert Wood Johnson University Hospital
Somerville **6.7** MILES
5. HMM Old Bridge Medical Center
Old Bridge **10** MILES



FLOOR PLAN



Co-Pays are expected to be paid at the time of service. Thank you!

PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR





👤 For more information

Darren M. Lizzack, MSRE
Principal

☎ 201 906 4376

✉ dlizzack@theclinicalgroup.com

Randy Horning, MSRE, SIOR
Principal

☎ 201 739 9311

✉ rhorning@theclinicalgroup.com



Team
Lizzack-Horning



in f @ X @TheClinicalGroup

☎ 855-CLINGRP

🌐 TheClinicalGroup.com

✉ info@TheClinicalGroup.com