

FIRST FLOOR MEDICAL OFFICE SUBLEASE

2177 OAK TREE RD. EDISON, NJ



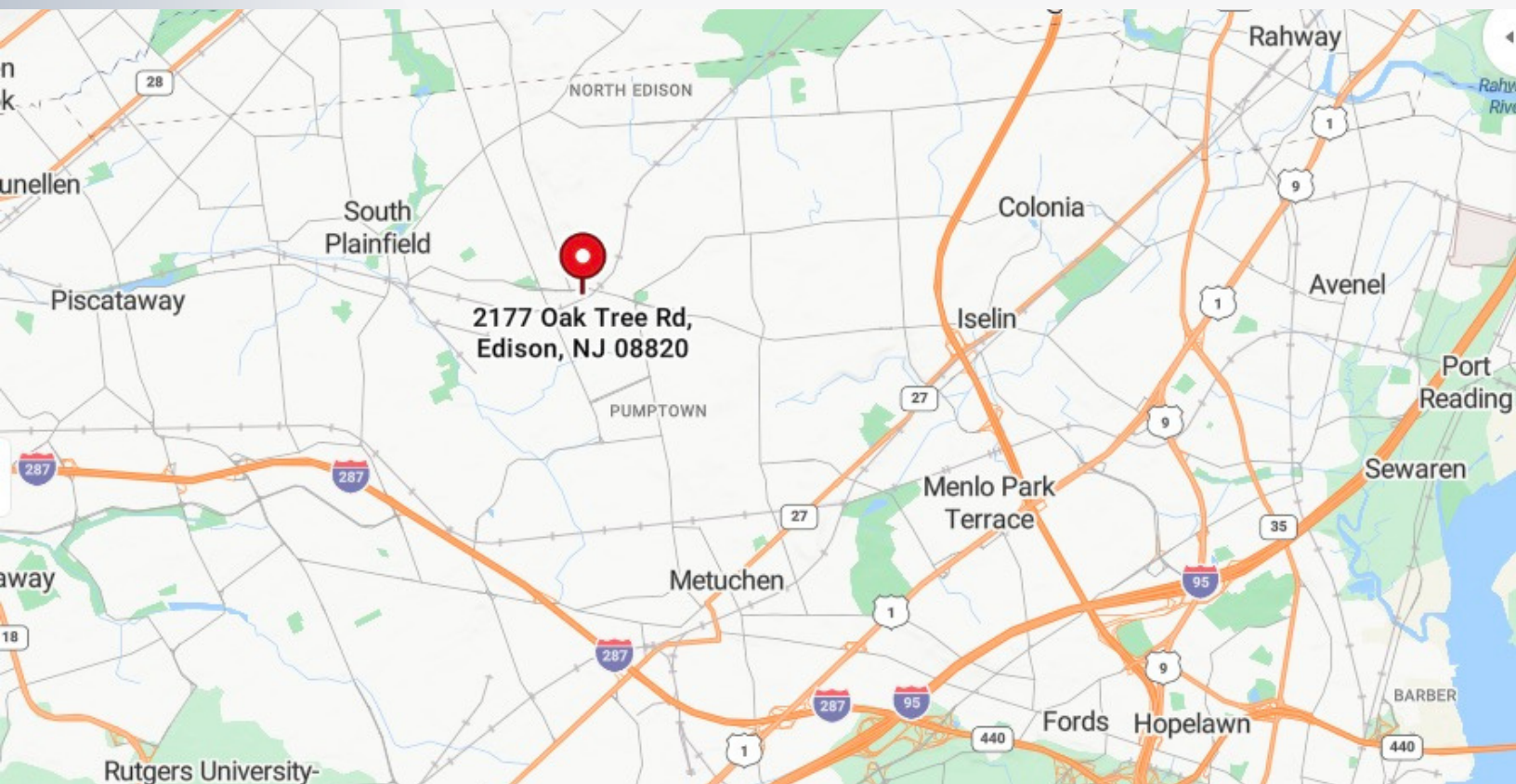
PROPERTY HIGHLIGHTS:

- First-floor medical suite available for sublease (+/- 2,926 SF)
- 3 exam rooms | 3 private offices | 3 bathrooms
- Large waiting room and reception area
- Generous open space ready for additional offices or clinical expansion
- Sublease through February 28, 2030, with potential to extend directly with the landlord
- On-site daycare facility and bank
- Surface parking | High Visibility | Easy highway and train access
- Prime Oak Tree Rd. location in established medical building



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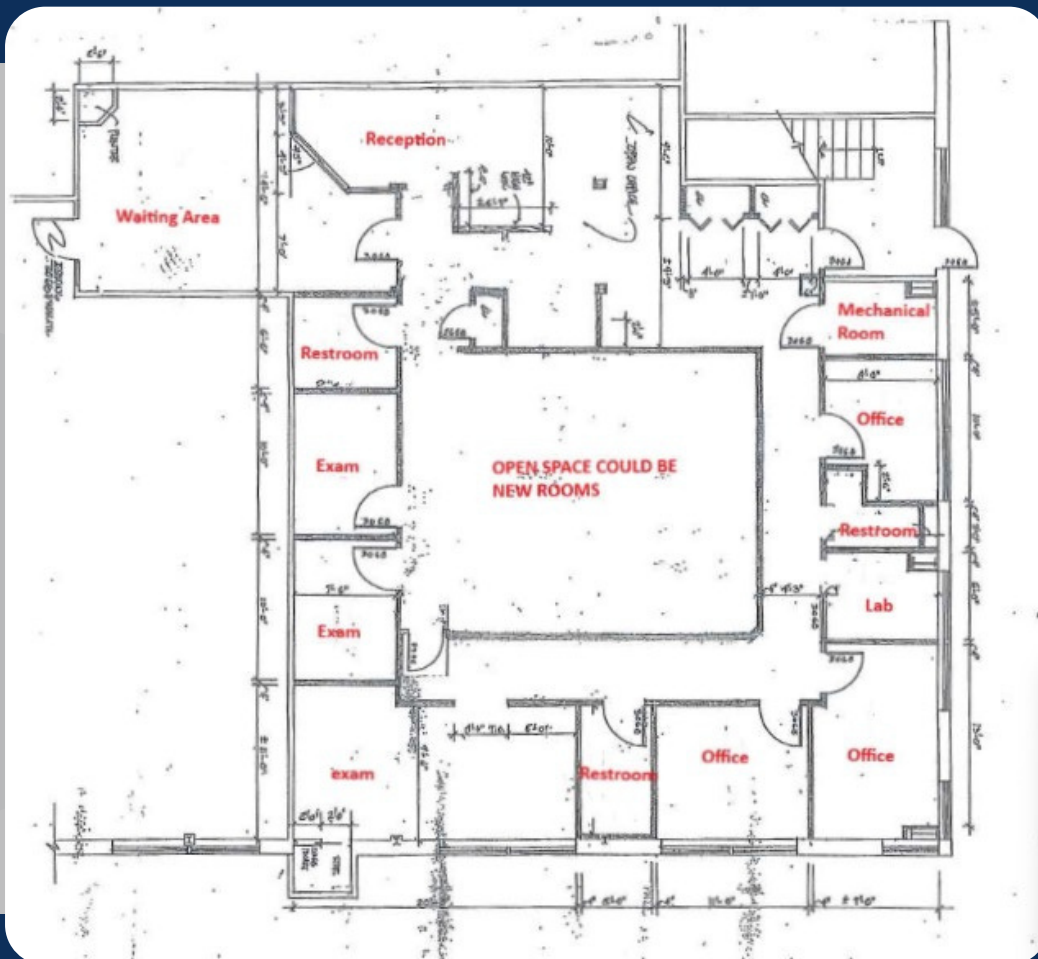


EXCELLENT ACCESS TO THE GARDEN STATE PARKWAY, I-287, AND METROPARK STATION.



FIRST FLOOR MEDICAL OFFICE SUBLEASE

2177 OAK TREE RD. SUITE 101
EDISON, NJ



FOR MORE INFORMATION, PLEASE CONTACT: 732.720.0538

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EXCLUSIVE BROKER

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