

# BRANCHBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



PROPOSED RENDERINGS



## UNDER CONSTRUCTION - OCCUPANCY 2ND QUARTER 2022

Building 2 will be a brand new, ground-up building offering 19,000 sf (+/-) of built to suit professional office and medical space for lease.

### BUILDING 2 SUITE SIZES FOR LEASE FROM:

Up to 19,000 sf (+/-)

### BUILDING 2 FEATURES

- One-story professional office and medical building
- Built to suit tenant offices designed to fit your individual needs
- High-speed internet access available
- 477 Parking spaces available on-site with handicap accessibility
- Easily accessible from Routes 22, 28, 31, 202 and 206 and Interstates 78 and 287
- Close proximity to hotels, restaurants, banking, shopping, associated retail services, entertainment and area hospitals including Robert Wood Johnson University Hospital Somerset and Hunterdon Medical Center

Contact Us:  (908) 874-8686  [LarkenAssociates.com](https://www.LarkenAssociates.com)

Immediate Occupancy | Brokers Protected

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## AREA AMENITIES

### RESTAURANTS

**Bagel Junction**

531 US Hwy. 22  
(908) 534-0822

**Bensi of Whitehouse**

531 US Hwy. 22  
(908) 534-8899

**Cafe Emilia**

705 US Hwy. 202  
(908) 429-1410

**Domo 7 Japanese Restaurant**

547 US Hwy. 22  
(908) 534-7773

**Dunkin Donuts**

3166 US Hwy. 22  
(908) 231-9600

**Genie's Weenies**

3351 US Hwy. 22  
(908) 255-4136

**Giovanni's Pizza & Pasta**

431 US Hwy 22 E.  
(908) 534-4410

**Hershey's Ice Cream**

240 Evans Way  
(908) 595-1444

**La Casa Bianca**

144 Main St.  
(908) 534-8384

**La Catena**

966 US Hwy. 22  
(908) 725-9300

**La Strada Cafe**

419 Olive St.  
(908) 369-1370

**Liu's Garden Chinese Restaurant**

990 US Hwy. 202 S.  
(908) 575-1111

**Maggiano's Little Italy**

600 Commons Way  
(908) 547-6045

**Mangia Bella Pizza**

3568 US Hwy. 22 W.  
(908) 691-2080

**McCormick & Schmick's**

400 Commons Way  
(908) 707-9996

**McDonald's**

US Hwy. 22 E. & Juniper Dr.  
(908) 534-0828

944 US Hwy. 202 S.

(908) 595-1381

**Moe's Southwest Grill**

3150 US Hwy. 22  
(908) 218-1000

**Panatieri's Pizza**

1010 US Hwy. 202 S.  
(908) 725-9455

**Phil's Pizza & Subs**

1173 US Hwy. 202 N.  
(908) 526-2388

**R & M Chinese Restaurant**

547 US Hwy. 22  
(908) 534-1388

**Readington Diner**

452 US Hwy. 22  
(908) 534-6777

**Ruby Tuesday**

754 US Hwy. 202  
(908) 231-0555

**Sol Mexican Cantina**

3366 US Hwy. 22  
(908) 526-4765

**Starbucks**

240 Raritan Valley College Dr.  
(908) 575-0268

**Stefano's Wood Burning Pizza**

3150 US Hwy. 22  
(908) 231-0010

**Subway**

3150 US Hwy. 22  
(908) 704-2220

**Trattoria Uno**

1067 US Hwy. 202 N.  
(908) 203-8666

**Vinnie's Pizza & Pasta**

990 US Hwy. 202 S.  
(908) 231-0034

**Wendy's**

3190 US Hwy. 22  
(908) 526-2167

### SHOPPING

**Bridgewater Commons**

400 Commons Way  
(908) 218-0001

**Liberty Village Premium Outlets**

1 Church St.  
(908) 782-8550

**Promenade at Bridgewater Commons**

119 Promenade Blvd.  
(732) 560-5076

**Somerville Square**

US Hwy. 206 & US Hwy. 28

### BANKS

**Bank of America**

396 US Hwy. 22 W.  
(908) 534-4037

1090 US Hwy. 202 S.

(908) 685-8493

**Investors Bank**

3563 US Hwy. 22  
(908) 823-3306

**Peapack-Gladstone Bank**

619 E. Main St.

531 US Hwy. 22 E.

(908) 534-5590

**PNC Bank**

432 US Hwy. 22 W.  
(908) 534-4160

204 Raritan Valley College Dr.

(908) 725-5688

**Somerset Savings Bank**

410 US Hwy. 22

(908) 534-4167

**Sun National Bank**

3421 US Hwy. 22

(908) 685-5800

**Wells Fargo**

3190 US Hwy. 22

(908) 722-4418

### SUPERMARKETS/ CONVENIENCE STORES

**Kings Food Market**

531 US Hwy. 22

(908) 534-6888

**Quick Chek**

1296 US Hwy. 28

(908) 231-9893

**Shop Rite Supermarket**

3166 US Hwy. 22

(908) 704-3378

### HOTELS

**Holiday Inn Express Hotel & Suites**

947 US Hwy. 202 N.

(908) 252-1000

**Hyatt House**

3141 US Hwy. 22

(908) 704-2191

530 US Hwy. 22

(908) 725-0800

**Red Mill Inn Motel**

3400 US Hwy. 22 W.

(908) 303-9817

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