

Wellness Plaza

100 Kirkpatrick Street, New Brunswick, New Jersey



NEW BRUNSWICK
NBPA
Parking Authority

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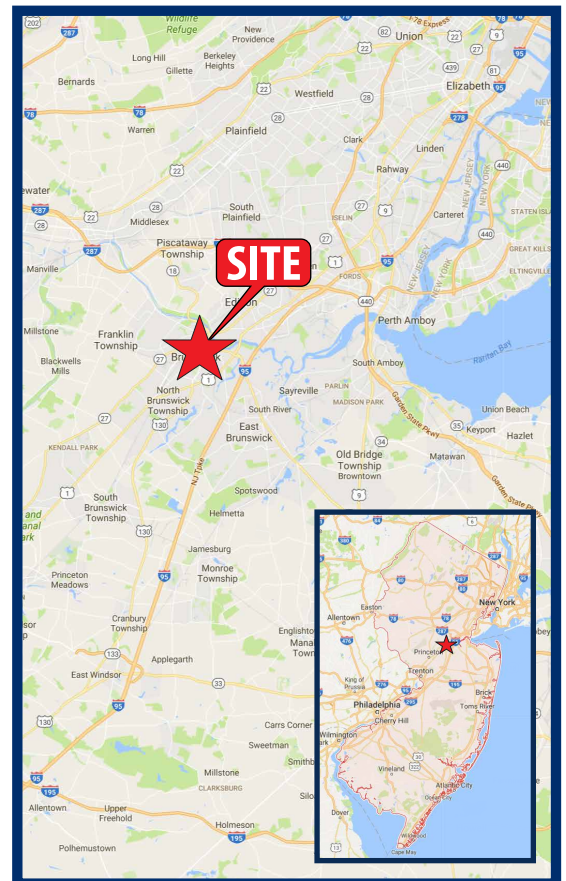
79 Route 520, Suite 202 • Englishtown, NJ 07726 • www.piersonre.com • Licensed Real Estate Broker

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Market Aerial & Site Description

- Located on the ground floor of a mixed-use building, which includes a 60,000 square foot Robert Wood Johnson Fitness & Wellness Center, which has approximately 5,800 members, 1,300 daily check-ins and a 7-level public parking garage for 1,275 cars.
- Ability to lease +/- 19,000 or entire +/- 49,000 square foot space adjacent to planned The HUB development.
- Strategically situated in the heart of New Brunswick's main commercial downtown as well as being adjacent to the New Brunswick Train Station, with over 4,900 daily riders on average. Future pedestrian bridge connecting building to New Brunswick Train Station platform.
- Borders the Rutgers-College Avenue campus, with the largest college student enrollment in the state at over 50,000 students.
- New Brunswick is the county seat and the largest "downtown" market in Middlesex County – it is known as the healthcare city with its pharmaceutical companies and hospitals. Robert Wood Johnson University Hospital has 4,800 employees and 610-beds with 7,900 students, faculty and staff at the medical school.
- Includes a dedicated loading dock which can accommodate a 53' truck (with a 15' sleeper for a total overall length of 73.5').
- Three generators connected to natural gas which together provide sufficient back up power for the entire store.



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Availability & Delivery

Availability

- +/- 19,000-49,000 SF

Market Generators

Robert Wood Johnson University Hospital | RWJBarnabas HEALTH

- Over 50,000 full-time Rutgers students, Faculty and staff
- Students spend an average of \$9,000 per year in New Brunswick
- 1,000,000 annual visitors to Rutgers



RUTGERS

UNIVERSITY | NEW BRUNSWICK

Within a Five-Block Area:

- Robert Wood Johnson University Hospital - 4,800 employees, 610 beds and 1,000,000 visitors per year
- Rutgers Biomedical & Health Sciences (formerly Robert Wood Johnson Medical School) - 7,900 students, faculty and staff
- Saint Peter's University Hospital - 3,700 employees, 478 beds and 230,000 annual patients
- Middlesex County Government offices - 2,000 employees and 500 jurors per week
- Johnson & Johnson World Headquarters - 2,500 employees



SAINT PETER'S
UNIVERSITY HOSPITAL

Treating you better...for life.

Johnson & Johnson

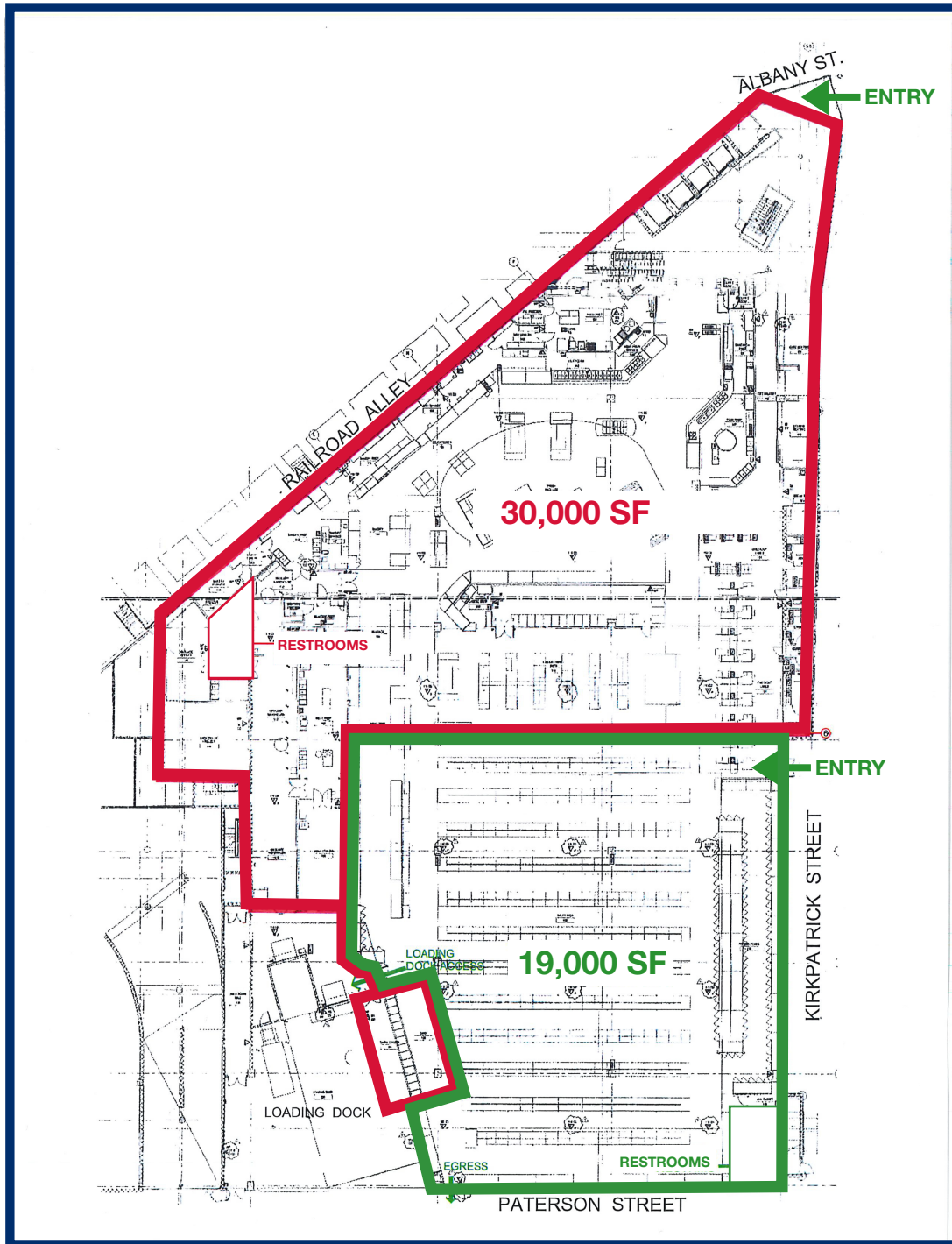
Demographics

Radius	Population	Total Daytime Population	Average Age
.5 Mile	12,365	26,439	24.5
1 Mile	44,425	57,115	24.7
2 Mile	93,405	97,381	26.5

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Site Plan



For Lease - Contact

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