

Offering 1 Year of Free Rent

Part of Matrix Centre – Plaza II



# Downtown Office For Sublease

## Availability

- 5<sup>th</sup> Floor – 8,589 SF

## Features

- Lease expires: June 30, 2026
- Fully-furnished plug & play
- Located in downtown New Brunswick directly across from the Helrich Hotel & Conference Center
- 0.3 miles from New Brunswick Train Station
- Fully equipped with an updated Ubiquiti networking and camera security system
- Wired for both Altice Business & Verizon Fios
- Includes an AT&T backed 4G failover in case of an outage
- Wired for fiber terminals throughout the office

**8,589 RSF**

**317 George St.  
New Brunswick, NJ**

Vinny DiMeglio

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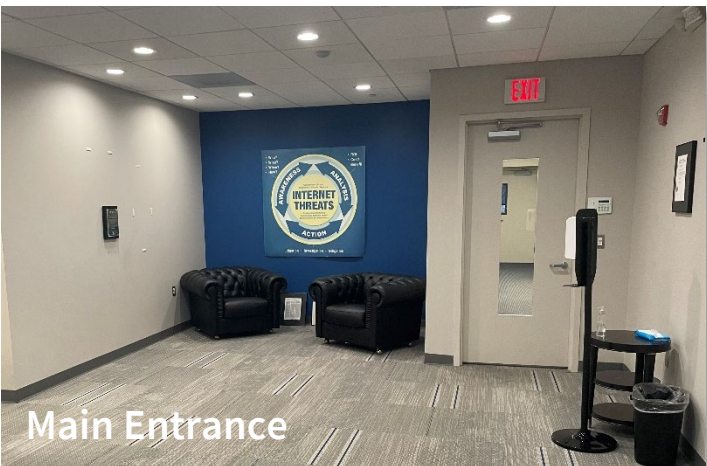


317 George St. | New Brunswick, NJ

Interior:



Conferencing



Main Entrance



Open Office Area



Kitchen

Floor Plan:

5<sup>th</sup> Floor – 8,589 SF

