

# 194

WOOD AVENUE SOUTH  
ISELIN, NEW JERSEY

## COMMUTER CONVENIENCE MEETS CORPORATE EDGE

4,343 - 133,876 SF AVAILABLE FOR LEASE





# CONNECTIVITY & ACCESSIBILITY

Prime Garden State Parkway access, steps from Metropark station

Experience the perfect blend of accessibility and sophistication at 194 Wood Ave South in Middlesex County. This premier office building boasts modern facilities and a strategic Metropark location, making it an ideal choice for companies looking to make their mark in New Jersey's thriving business landscape.

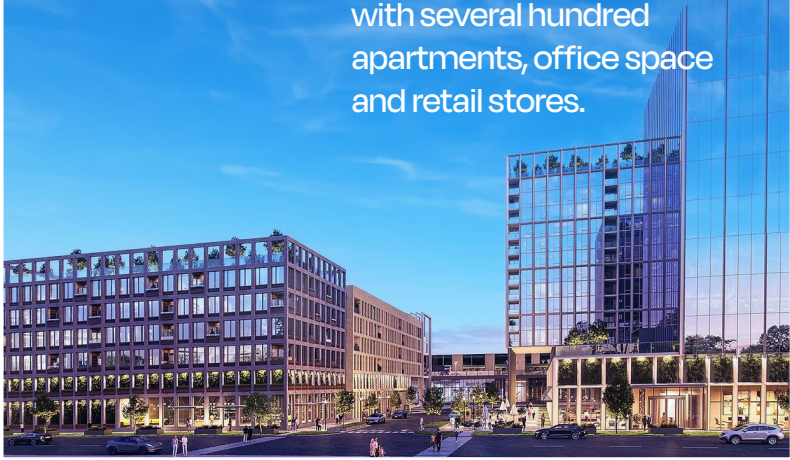
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Wood Avenue South

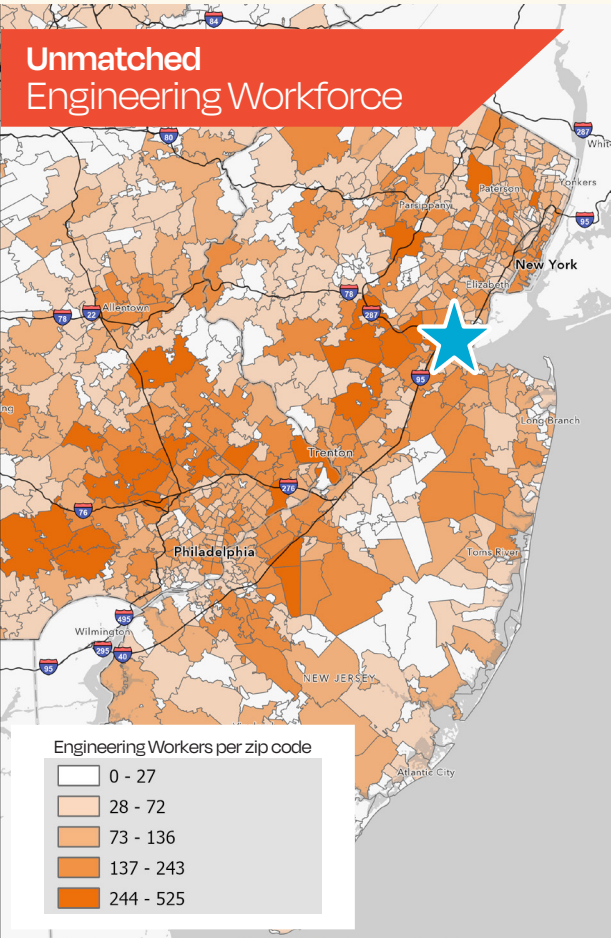
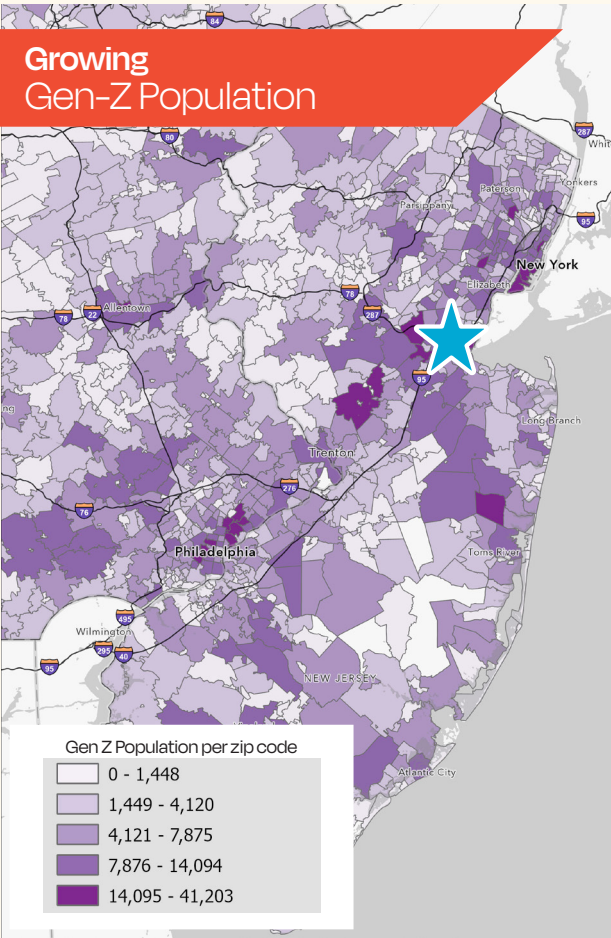
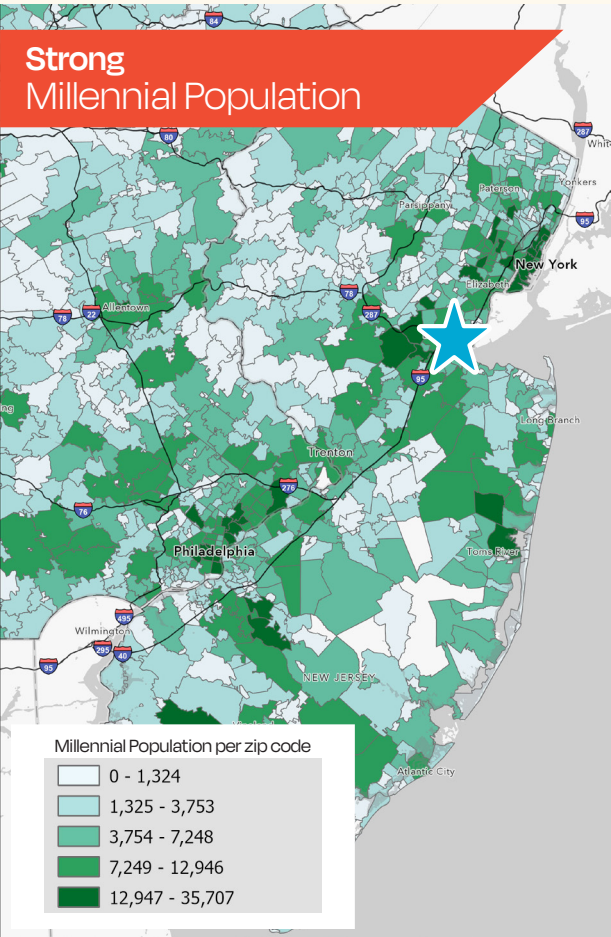
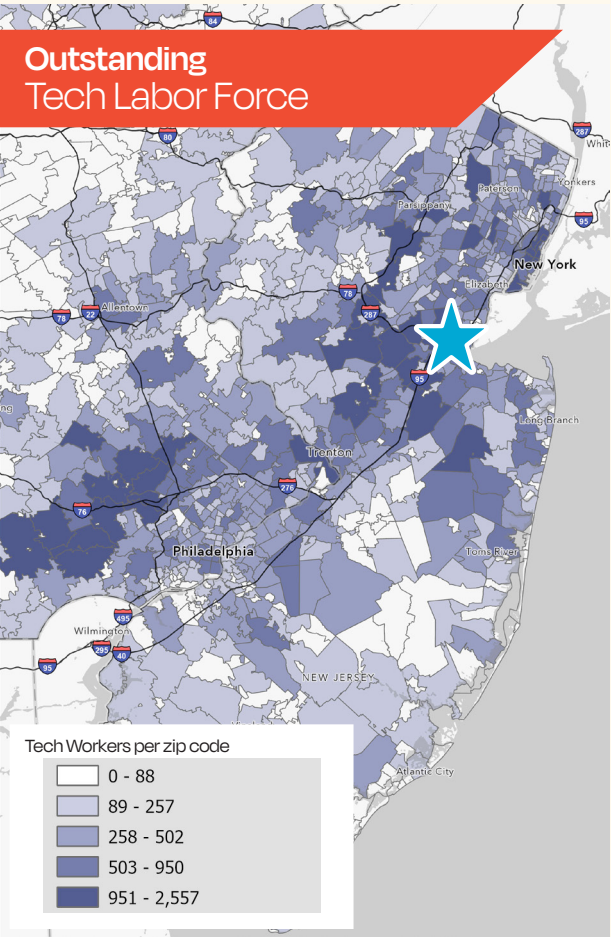
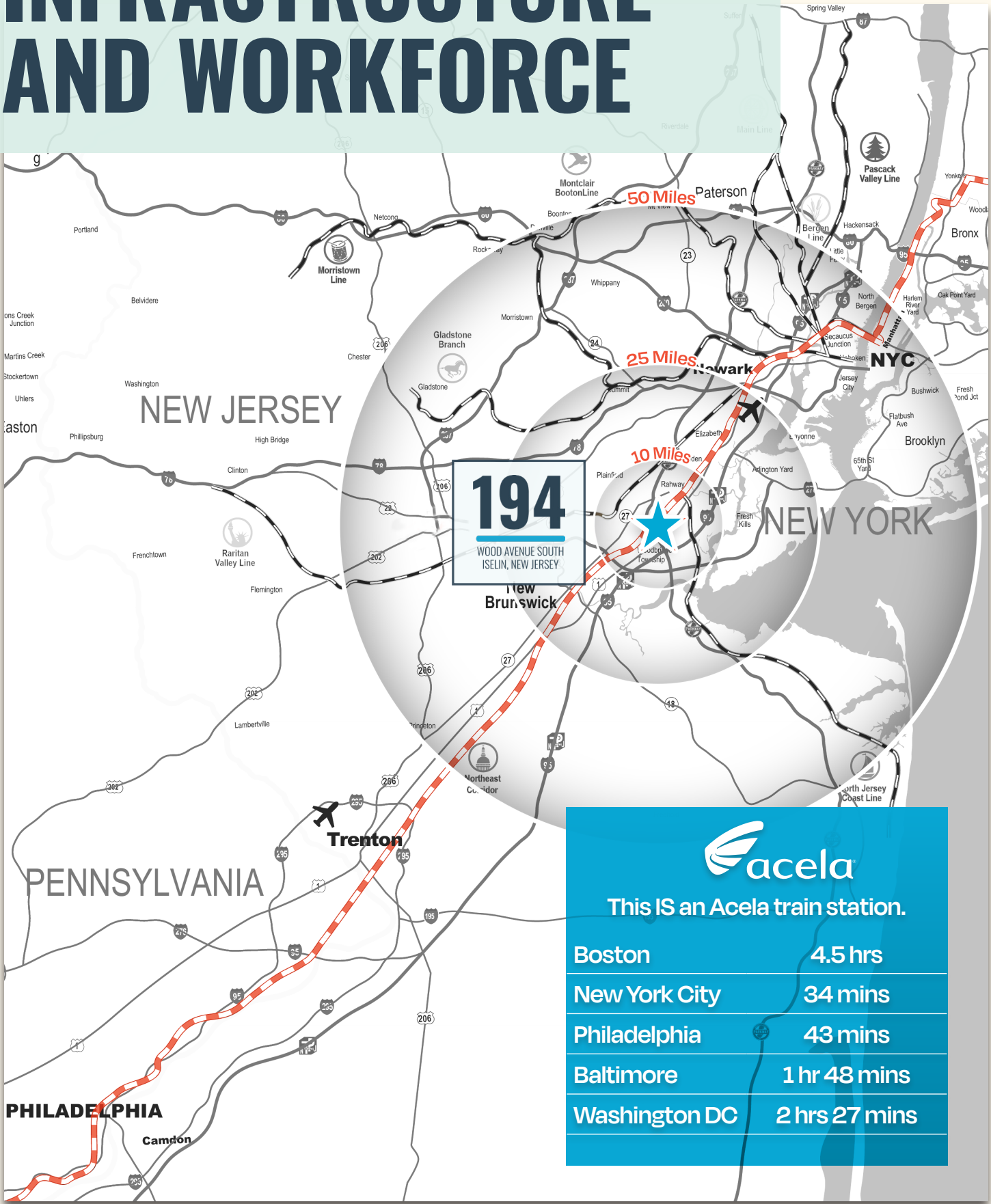
17 mins,  
0.8 miles

Governor Phil Murphy announced in October 2022 that 12 acres of land behind the train station are slated for a mixed-use development with several hundred apartments, office space and retail stores.





# ROBUST REGIONAL INFRASTRUCTURE AND WORKFORCE





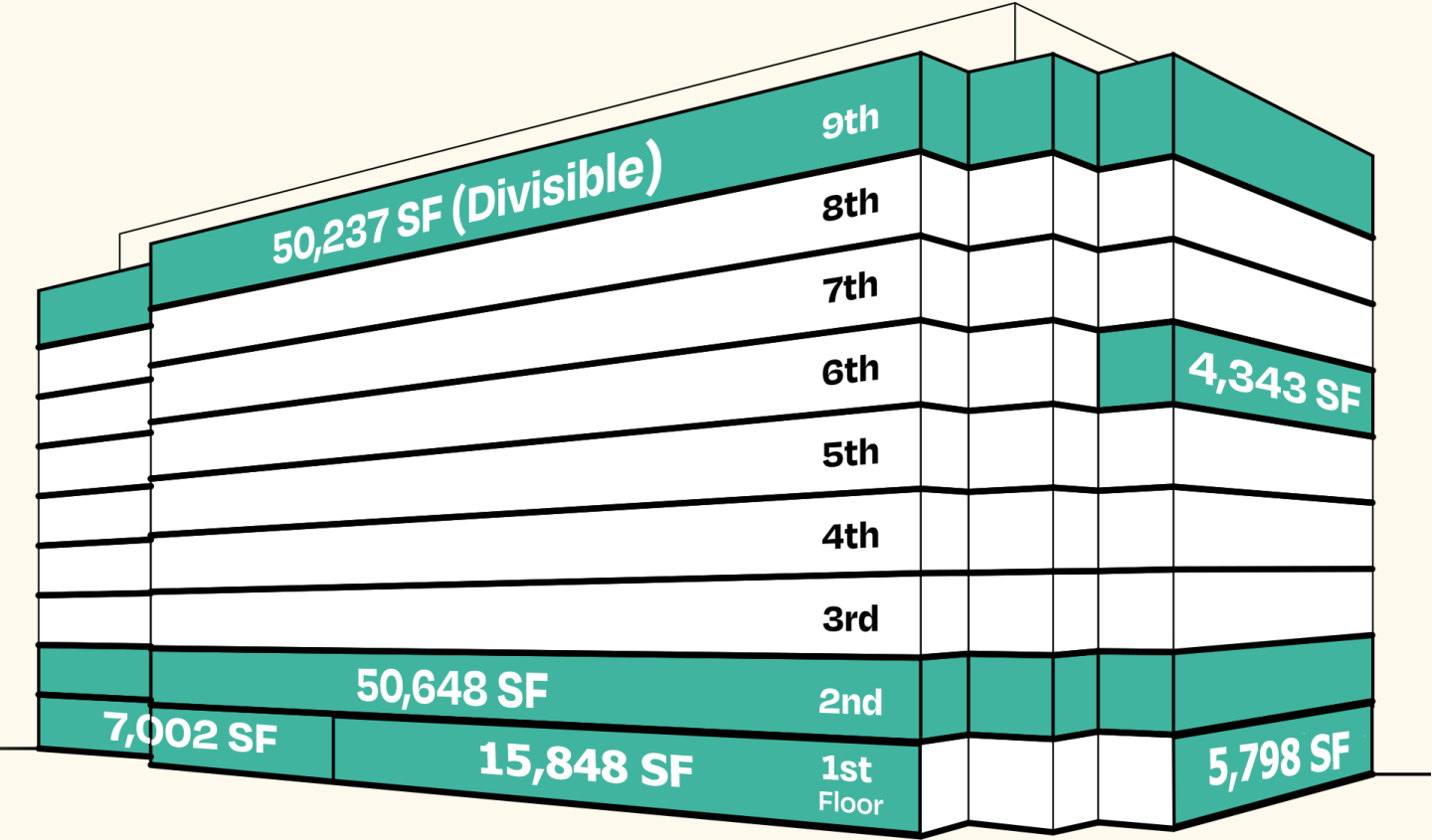
# EXCELLENCE ON EVERY FLOOR

- Built 1999; 9 stories; 470,692 SF
- Column spacing— 30' x 30'
- Ceiling height— 13'6" slab-to-slab; 10' finished
- Parking— 1,570 spaces
- Parking ratio— 4.20/1,000 SF
- Amenities— 24/7 grab-and-go food, manicured outdoor patio with wifi, full service cafe, fitness center with trainer, 8 EV charging stations , conference room with connectivity
- Roof— Single-ply EPDM membrane installed in July 2013 with a warranty through July 2033
- Structure— Steel frame with concrete footings & a floor load of 100 lbs/SF
- Exterior— Granite panel façade with aluminum mullions & glass insulated tinted glass
- Foundation— Concrete footings
- Emergency generator— Two spectrum Detroit Diesel generators, 1st— 1,250 KW, 2nd 1,500 KW. Powered by no. 2 diesel fuel
- HVAC— Two Mammoth self-contained DX with VAV's and fan powered boxes HVAC units per floor (18 total) with an average tonnage of 70 per unit. Siemens controls with electric reheat coils
- Electric— PSE&G has two feeds from separate substations. Two transformers at 13,200/480 volts. 6 watts/rentable square foot.
- Fire protection— Two standpipes in stairwells 1 & 2. Simplex 4100 fire panel. Smoke detectors located throughout the building. Building is fully sprinklered and each floor is monitored by the fire alarm system.
- Utilities
  - Electric— PSE&G
  - Sewer— Woodbridge Township
  - Water— Middlesex Water Company
  - Gas— Elizabethtown Gas Company
  - Telephone— Verizon
- Providers— Verizon, AT&T, MCI, Lighttower, Zayo & Century Link



## Availability

6 Suites Available  
4,343 - 133,876 SF  
50,648 Max. Contiguous SF



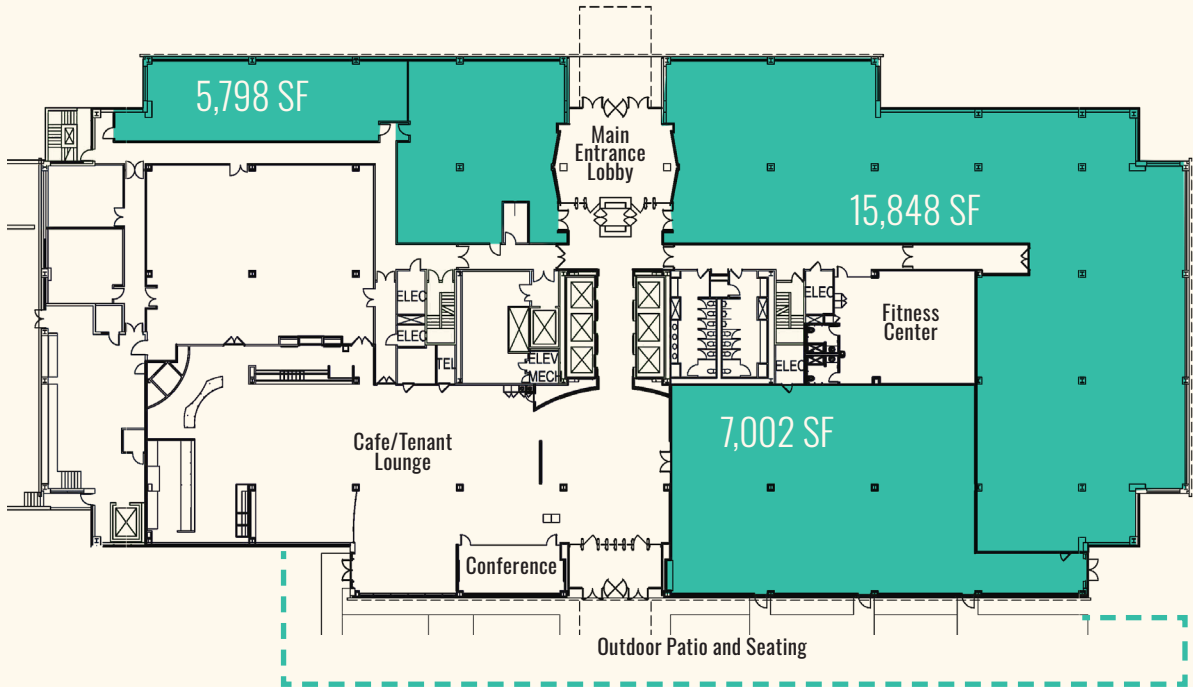
Lower level: 27,016 SF Available  
*Floor plan available upon request*



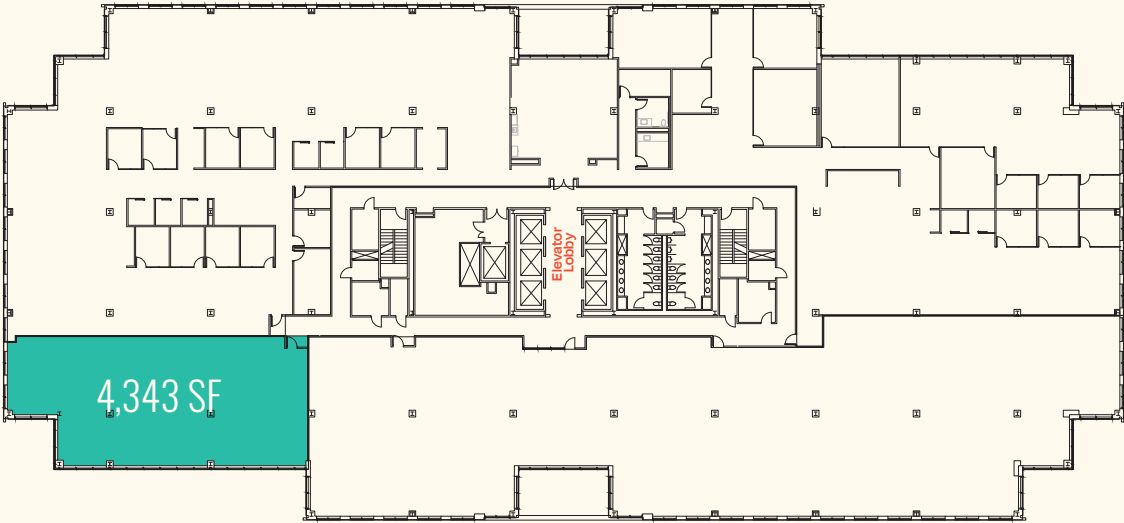


# DISCOVER YOUR IDEAL WORKSPACE

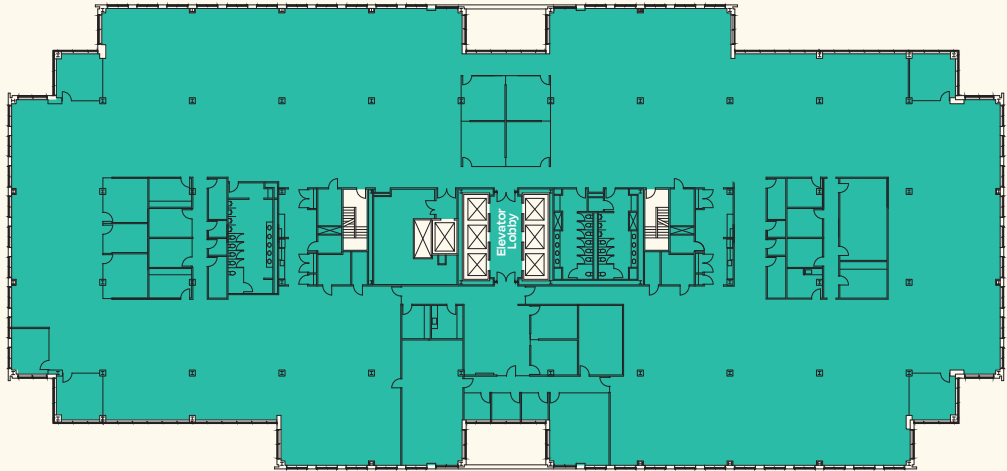
Discover local favorites and flavors



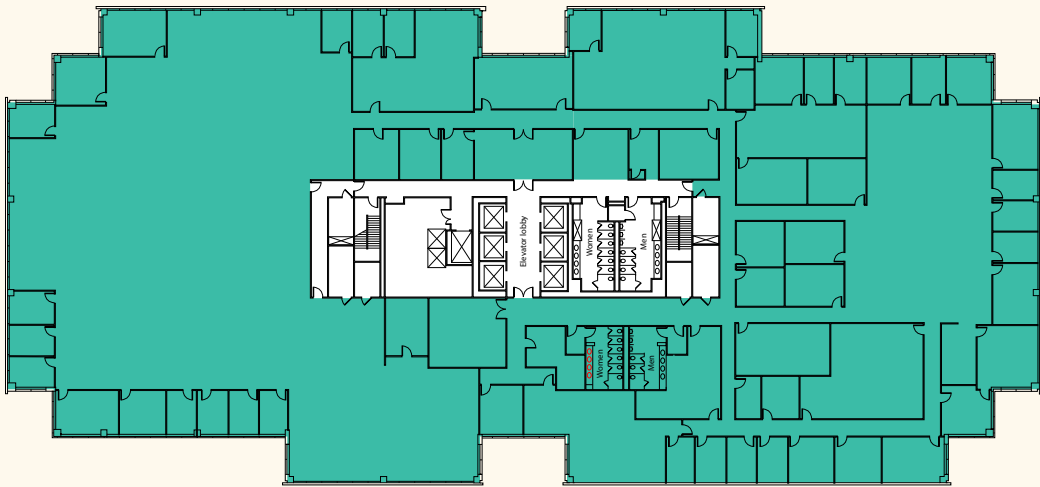
1st Floor - 5,798 SF | 7,002 SF | 15,848 SF



6th Floor - 4,343 SF



2nd Floor - 50,648 SF



9th Floor - 50,237 SF (Divisible)

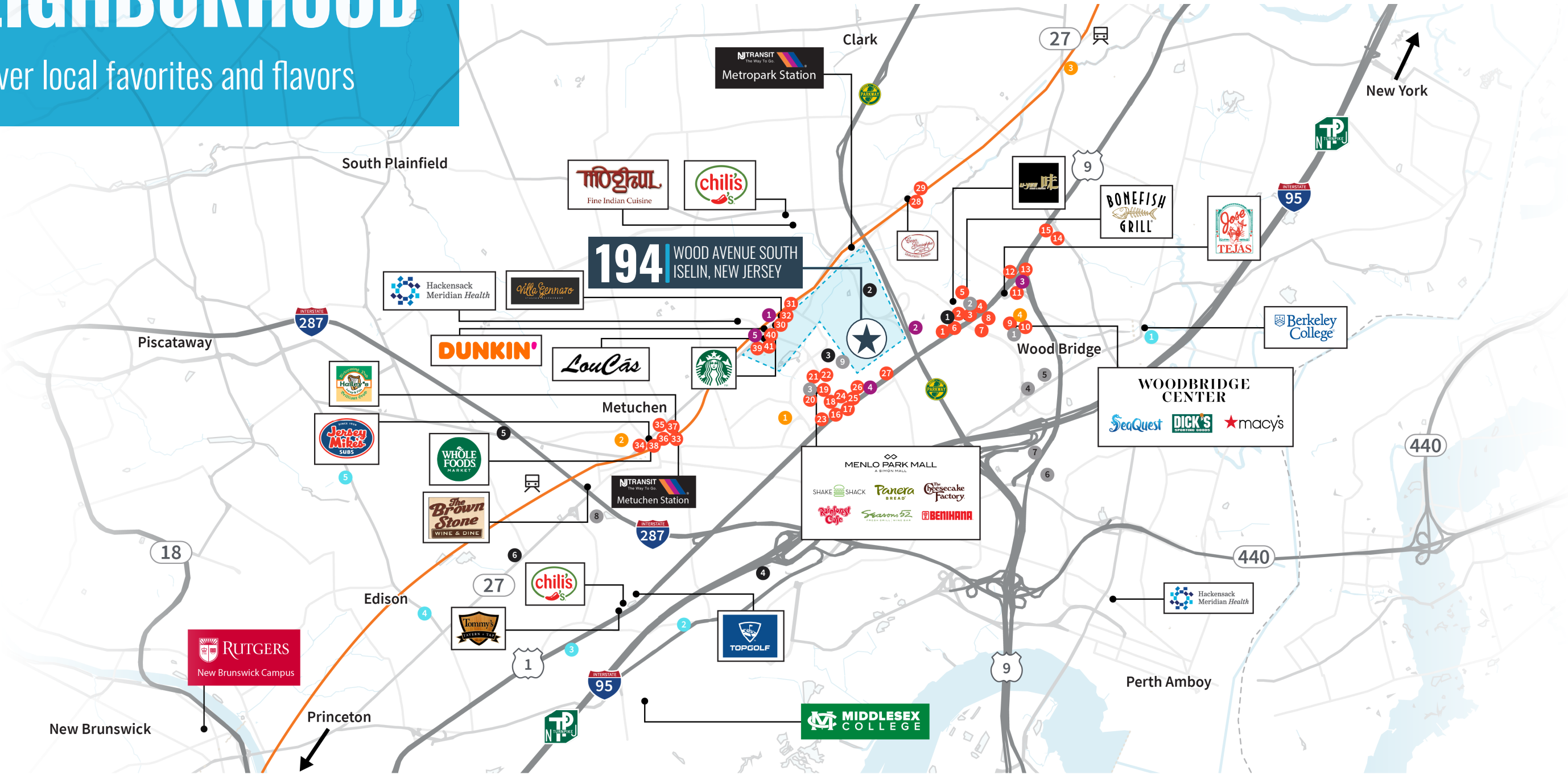
Lower level: 27,016 SF Available Floor plan available upon request





# EXPLORE THE NEIGHBORHOOD

Discover local favorites and flavors



## Retail

1. Woodbridge Center
2. The Plaza at Woodbridge
3. Menlo Park Mall
4. Wegmans
5. Lowe's Home Improvement
6. Walmart
7. The Home Depot
8. Costco Wholesale
9. Target

Metropark

## Coffee

1. Starbucks
2. Lokal Coffee & Co.
3. Starbucks
4. Dunkin'
5. Frappe Joe Coffee

## Hotels

1. Delta Hotels by Marriott Woodbridge
2. APA Hotel Woodbridge
3. Homewood Suites by Hilton Edison Woodbridge
4. Courtyard by Marriott Edison Woodbridge
5. Home2 Suites by Hilton Edison
6. Crowne Plaza Edison, an IHG Hotel

## Parks & Entertainment

1. Roosevelt Park Grove 2C
2. SportsPlex at Metuchen
3. Urban Air Trampoline and Adventure Park
4. SeaQuest Woodbridge

## Child Care

1. The Learning Experience - Woodbridge NJ
2. Small Blessings Child Care Center
3. I Can Kids Child Care
4. Little Einstein's Academy - Childcare Learning Center
5. The Learning Experience - Piscataway

## Food

- |   |  |                                    |                                  |
|---|--|------------------------------------|----------------------------------|
| 1. KFC                                    | 13. Big Shots Restaurant & Lounge      | 25. White Castle                   | 37. Hatch44 Cafe                 |
| 2. NOCHES DE COLOMBIA WOODBRIDGE          | 14. Taco Bell                          | 26. Margaritas Mexican Restaurant  | 38. La Rosa's Pizza Metuchen     |
| 3. Buffalo Wild Wings                     | 15. Chick-fil-A                        | 27. Pho One Vietnamese Restaurant  | 39. LouCás                       |
| 4. Red Lobster                            | 16. Shake Shack Menlo Park             | 28. Rotikaa Foods                  | 40. Brooklyn Boys Pizza & Deli   |
| 5. Nunzio's Pizzeria                      | 17. Sonic Drive-In                     | 29. Maglione's Italian Ices        | 41. J&Q Sushi (Edo Sushi Edison) |
| 6. Kona Grill - Woodbridge                | 18. Seasons 52                         | 30. McDonald's                     |                                  |
| 7. Olive Garden Italian Restaurant        | 19. Havana Central Menlo Park Mall     | 31. Bombay Spice II                |                                  |
| 8. Bahama Breeze                          | 20. Rainforest Cafe                    | 32. Villa Gennaro                  |                                  |
| 9. Dave & Buster's Woodbridge - Middlesex | 21. The Cheesecake Factory             | 33. Hailey's Harp & Pub            |                                  |
| 10. Chick-fil-A                           | 22. Anthony's Coal Fired Pizza & Wings | 34. Pita Grill & Creperie Metuchen |                                  |
| 11. QDOBA Mexican Eats                    | 23. McDonald's                         | 35. Bagel Pantry                   |                                  |
| 12. Wendy's                               | 24. Panera Bread                       | 36. Nauti Cajun Crab               |                                  |





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For more information and to arrange a private tour:

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