

186 wood avenue south
@metropark

more than just a train stop,
a dynamic destination.



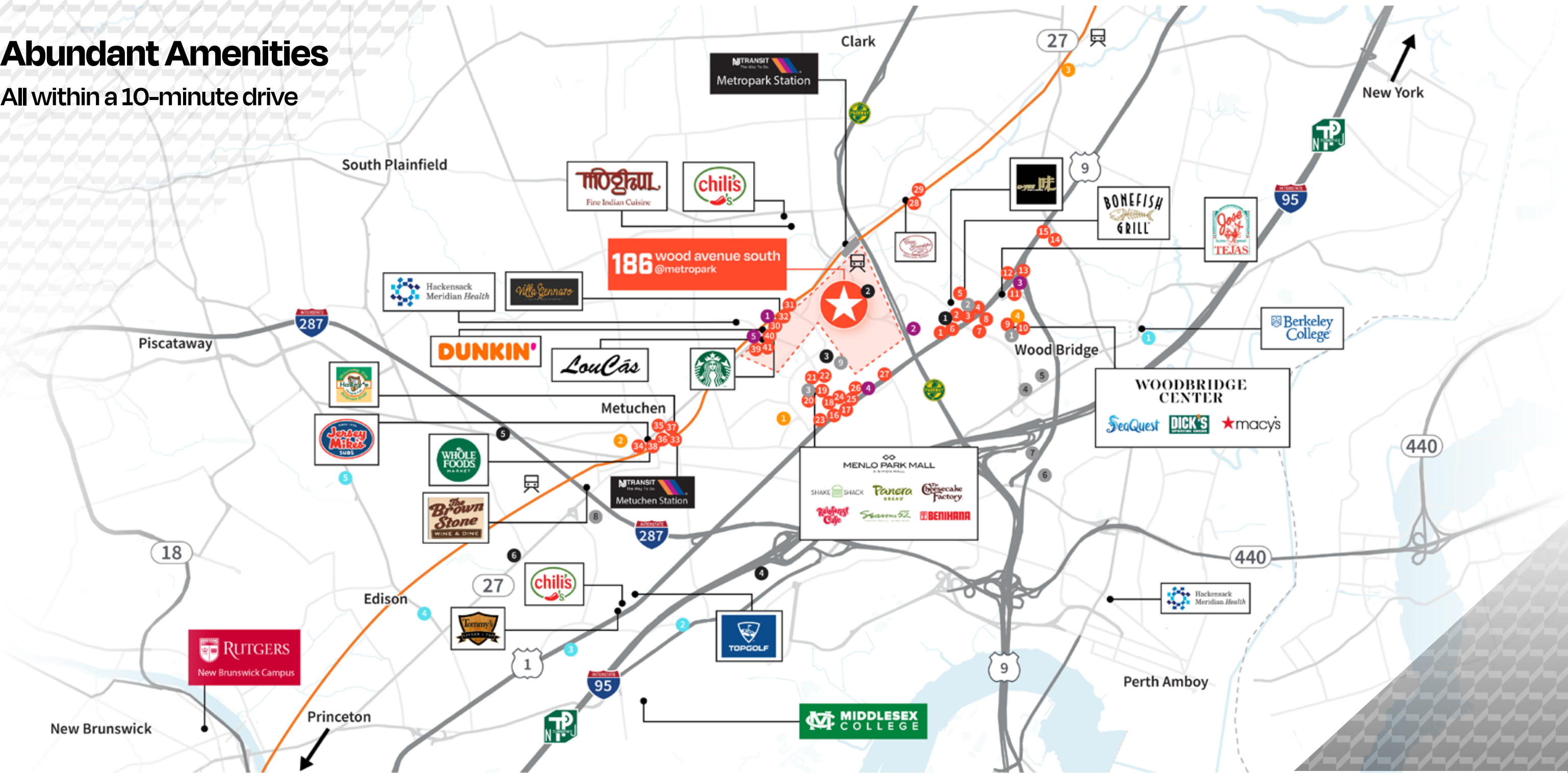
Premiere Class A Office Space

186 Wood Avenue South, Iselin, NJ



Abundant Amenities

All within a 10-minute drive



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

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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

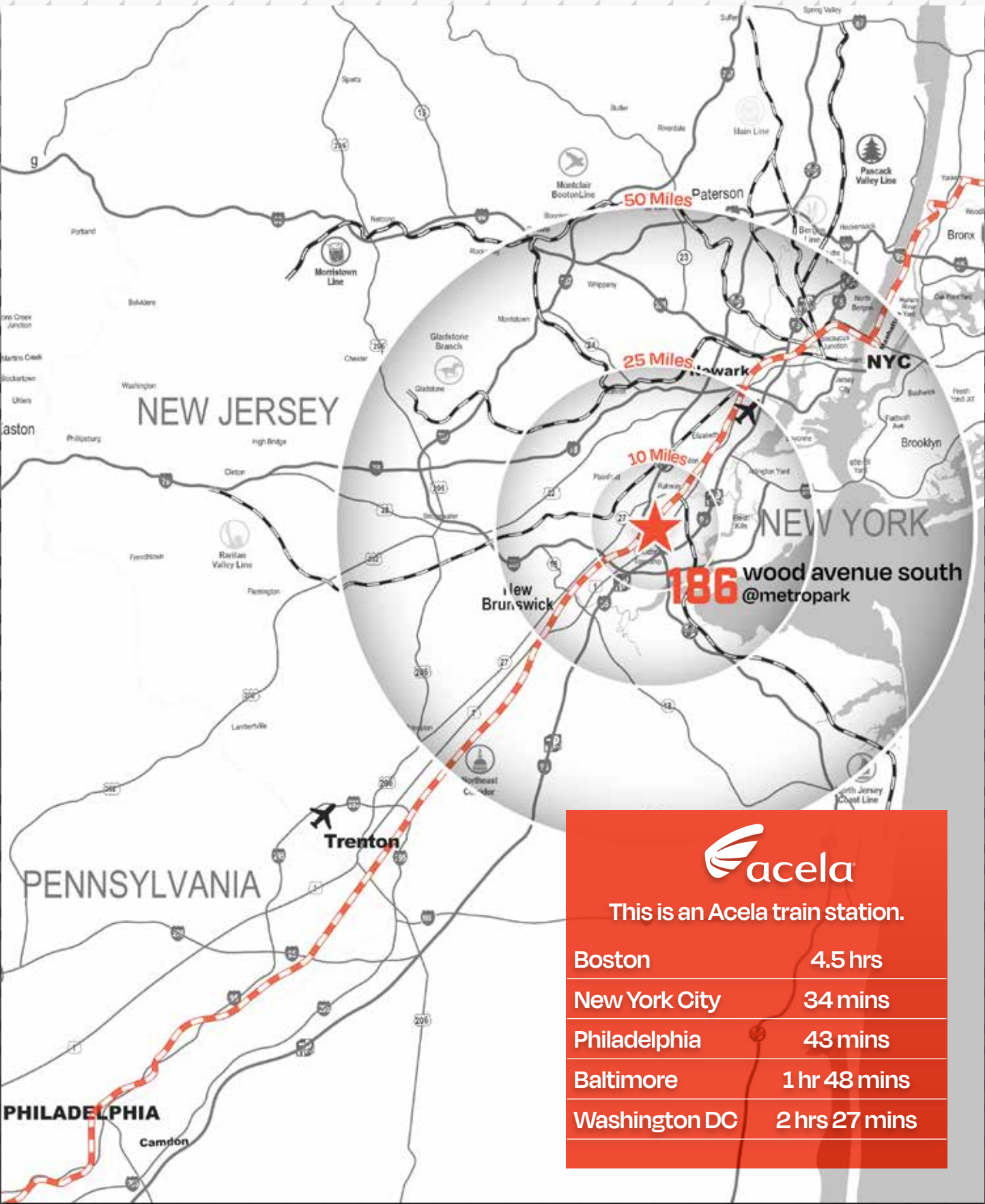
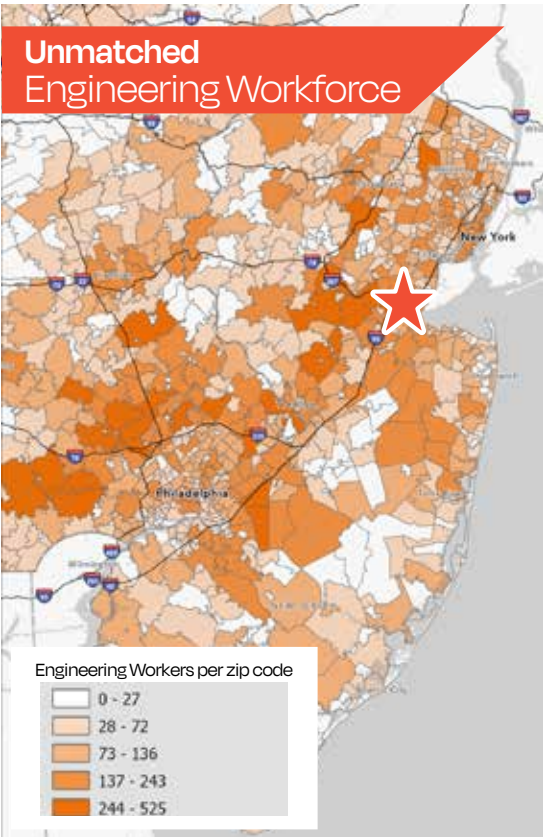
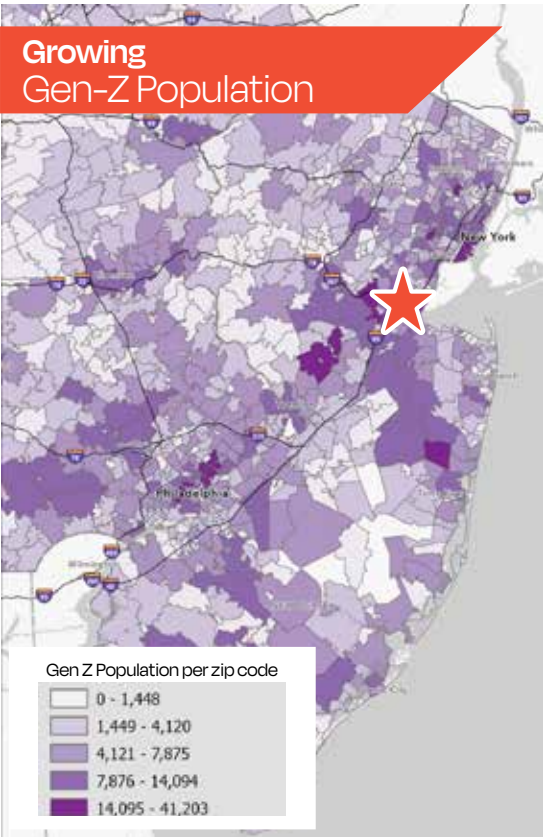
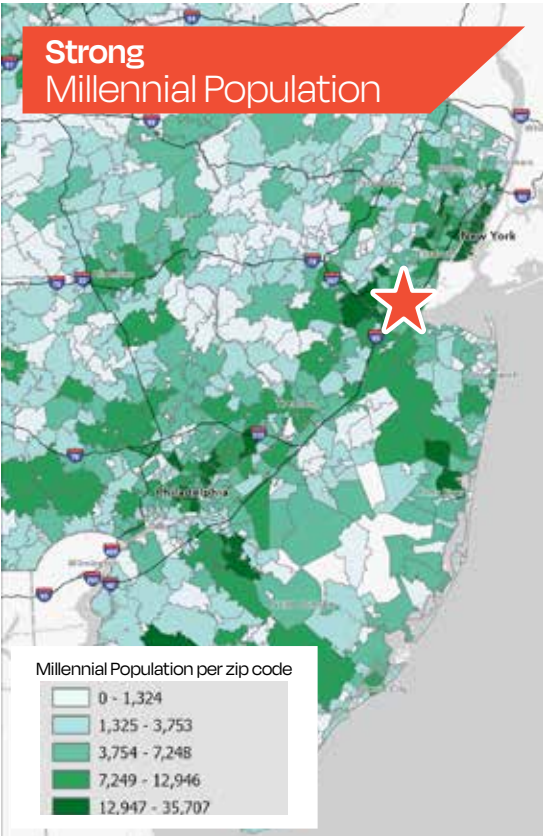
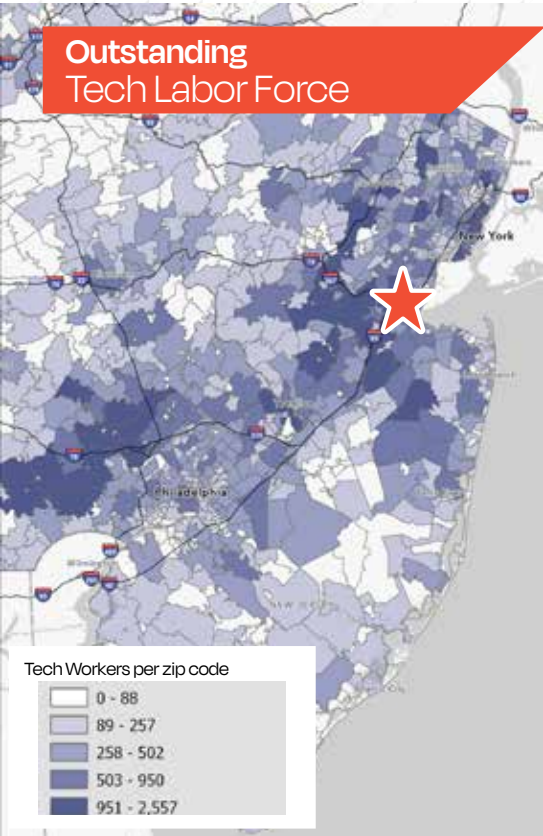
- 1. The Learning Experience - Woodbridge NJ
- 2. Small Blessings Child Care Center
- 3. I Can Kids Child Care
- 4. Little Einstein's Academy - Childcare Learning Center
- 5. The Learning Experience - Piscataway

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. LouCas |
| 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 | |

The Garden State is Rich in Talent Growth

Exceptional Regional Connectivity



186 Wood Avenue South

Building Specifications

- Built in 2010; designed by Kohn Pederson Fox
- 4-stories plus garden level; 105,956 SF total size
- Column spacing— 24' & 28'
- Ceiling height— 9' to 10'
- Parking ratio— 3.66/1,000 SF
- Amenities— fitness center, conference center
- Roof— Smooth white PVC KEE 60 mil adhered membrane installed in January 2011; 20-year warranty through January 2031
- Steel frame, aluminum & glass curtain wall façade
- Electric— base service is 480/277 VAC; each floor can distribute up to 6 watts/SF for lighting and power
- HVAC— 400-ton central condenser water plan & 24/7 cooling for server warm rooms
- Floor load— 50/SF live load capacity on floors 1-3; 75/SF live load capacity on 4th floor; 100/SF live load capacity on lobby bridge
- Fire protection— Central addressable fire alarm system; 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
 - Broadband/fiber— Verizon

2nd Floor: 5,272 SF



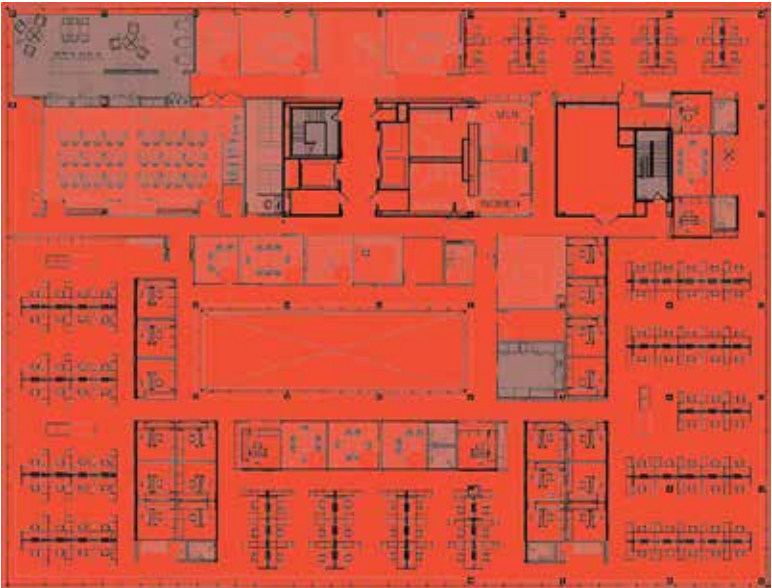
■ Available

Availability

4th Floor: 31,278 SF (divisible)

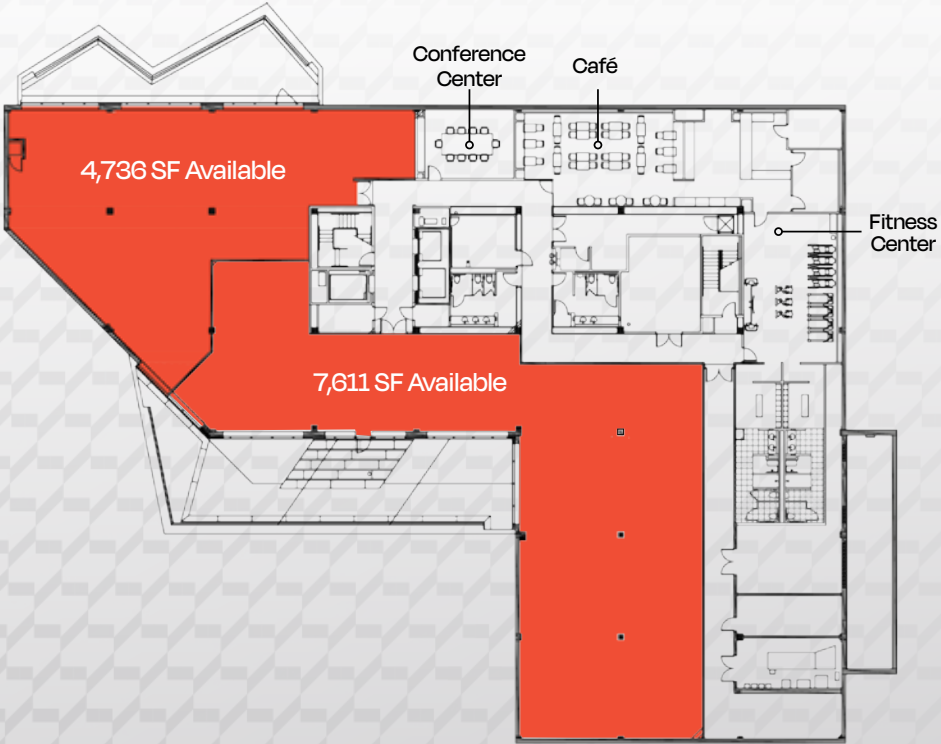


- 118 Workstations
- 23 Offices
- 11 Conference rooms
- 1 Large kitchen with seating & servery



Ground Floor: 4,736 SF & 7,611 SF

- Dedicated outdoor space
- Mix of private offices, workstations, conference center & storage





For more information and to arrange a private tour:

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