

COUNTRYSIDE PLAZA



361 ROUTE 31
FLEMINGTON NJ

www.countrysideplaza.biz



35 Route 31
Flemington, NJ 08822

Craig Proctor 908 782 4151 caproctor@att.net
Robert Schrieber 908 284 5279 bobschrieber@comcast.net



COUNTRY SIDE PLAZA SECTION 2
361 ROUTE 31

***Office Space available for
as little as***

\$9.95/ft² Triple Net

New 3 building office complex on 5 park like acres located between Flemington and Clinton Township. Just a two minute drive from Hunterdon Medical Center.

Units available from 870 ft² to 13,500 ft² Energy Star compliant units for lower utility bills Private kitchen and bath available for each suite

Public water, public sewer, gas heat and central air

Taxes and CAM: \$4.85/f² Tax Year 2009



Award Winning Design

Countryside Plaza Received awards from Hunterdon County for non residential projects

Our units are designed to keep your overhead low. We use 2x6's Low E insulated glass and high efficiency furnaces. Economical natural gas, 3 phase power, sound proofing between all floors, as well as, double layered sheetrock ceilings keep you working in comfort.

Energy Efficiency

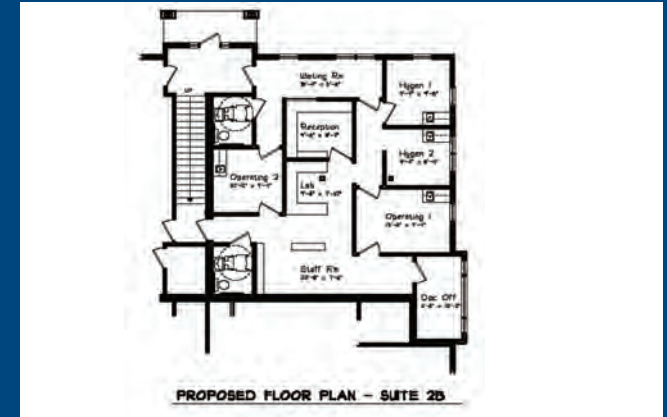


Family Owned and Built

Countryside Plaza has been built and maintained by the Mortara family. Under the direction of Robert and Ren Mortara the facilities are managed and built so the client will get personal service from the owners.

We only use renewable resource products like I joist and Huber sheathing. Our projects include a wetland habitat and solar panels. We always build to maximize energy efficiency.

Environmentally Friendly Building



Custom Fitouts

All our new tenants are involved in a custom designed fit out to their needs. Our fit outs include most wall ,door, kitchen, private tiled bath rough phone and network wiring. Your office is designed to your needs.

Countryside Plaza has designed common areas that include picnic areas and extensive landscaped areas.

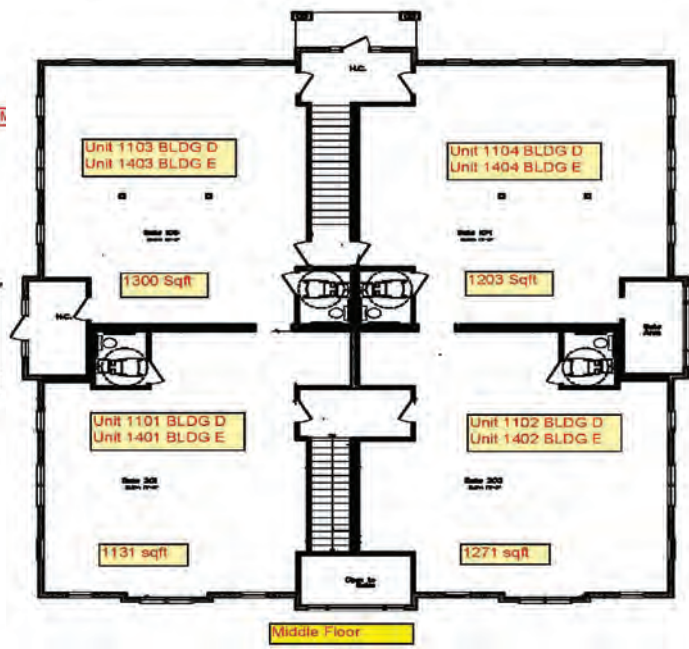
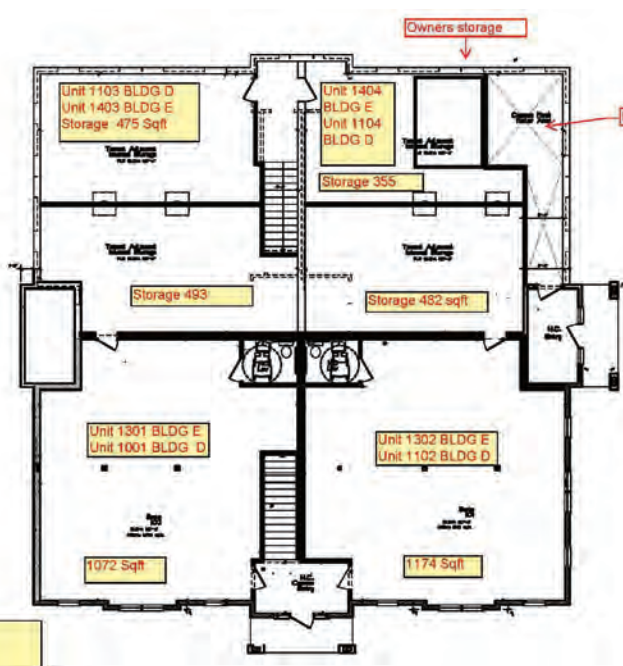
Park Like Setting





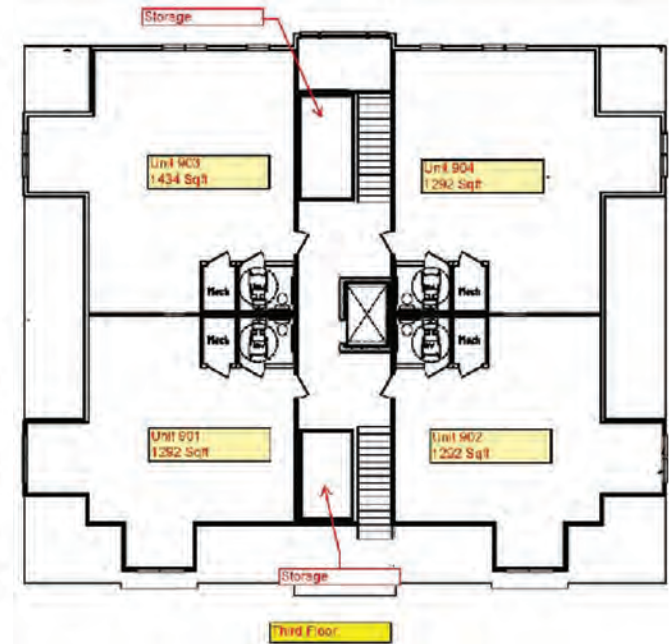
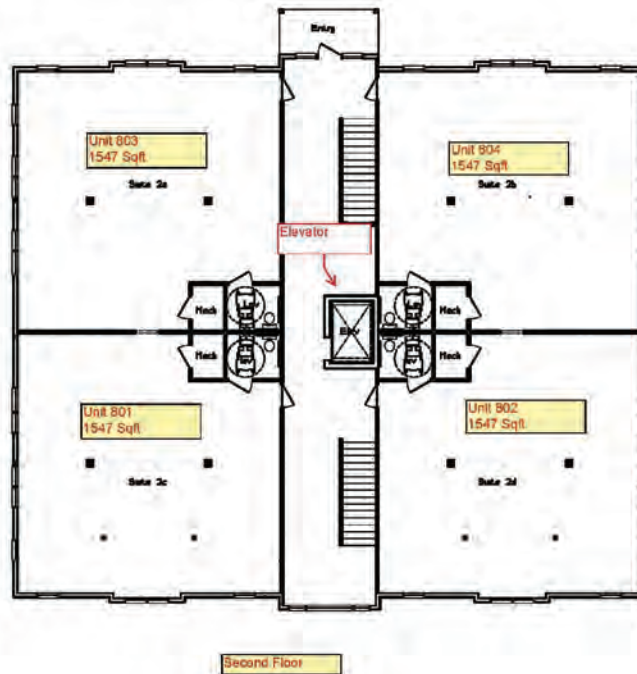
COUNTRY SIDE PLAZA

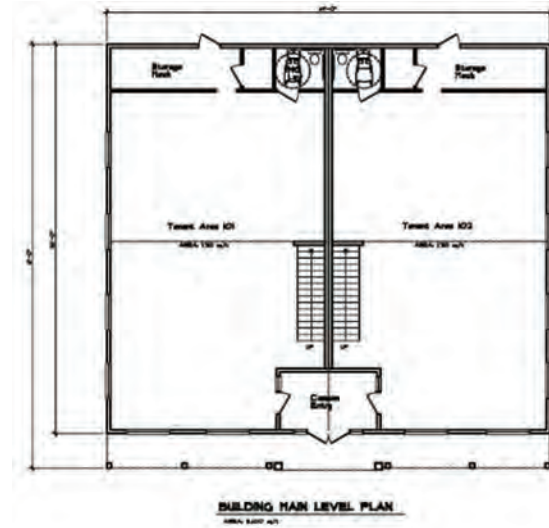
BUILDINGS D AND E



COUNTRY SIDE PLAZA

BUILDING C

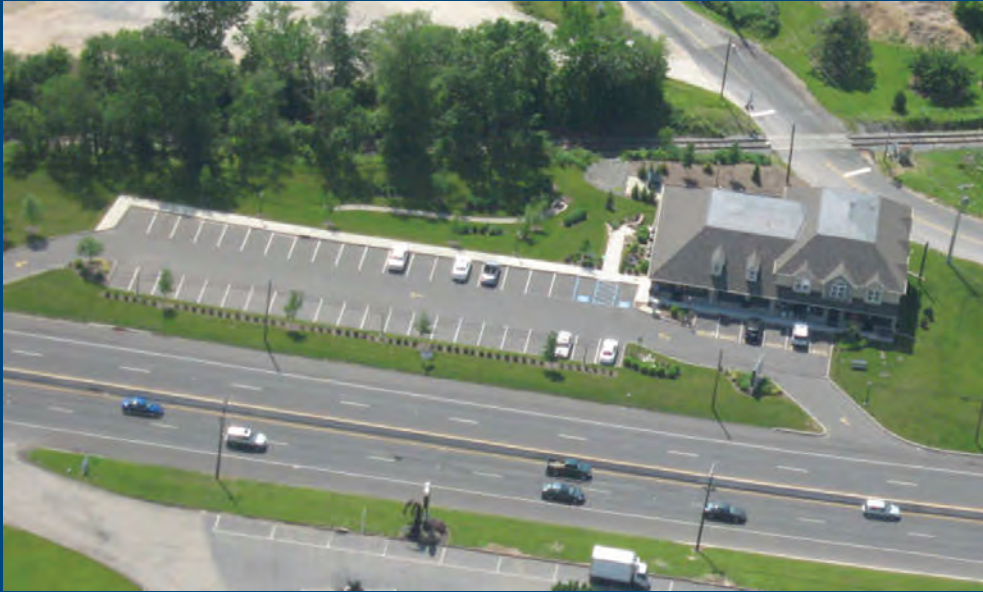




COUNTRY SIDE PLAZA

Project Summary

Description	5500 sqft Retail
Location	Liberty Village which is owned by the country's largest Commercial Developer
Job Status	Approved and ready to start
Rental status	Accepting leases
Rent Rate	\$17.50 NNN



COUNTRY SIDE PLAZA SECTION 3

EVERITTS PLAZA

Description	8800 ft² Office and Retail 3000 ft² Storage
Location	Rt 202 South at Everetts Rd
Job Status	Completed 2006
Rental status	100% occupied

Description	20,000 ft² Office
Location	Rt 31 north of Health Quest
Job Status	Completed 2005
Rental status	100% Occupied