

# WELLNESS — PLAZA —

100 Kirkpatrick Street, New Brunswick



## For Lease - Contact

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# Wellness Plaza

100 Kirkpatrick Street, New Brunswick

## Availability

- +/- 49,000 SF (Can be Demised)

## Delivery

- Immediate

## Market Generators

- Over 65,959 full-time Rutgers students, faculty and staff
- Students spend an average of \$9,008 per year in New Brunswick
- 2,800,000 annual visitors to Rutgers within a five-block area
- Robert Wood Johnson University Hospital - 2,351 employees, 639 beds and 3,000,000 visitors per year
- Rutgers Biomedical & Health Sciences (formerly Robert Wood Johnson Medical School) - 8,287 students and faculty
- Saint Peter's University Hospital - 3,600 employees, 478 beds and 245,000 annual patients
- Middlesex County Government offices - 2,000 employees and 500 jurors per week
- Johnson & Johnson World Headquarters - approximately 10,000 employees

**Robert Wood Johnson University Hospital** | **RWJ Barnabas HEALTH**

 **RUTGERS**  
UNIVERSITY | NEW BRUNSWICK


 **PRINCETON UNIVERSITY**

  
**NJ TRANSIT**  
The Way To Go.

**Johnson & Johnson**

 **SAINT PETER'S UNIVERSITY HOSPITAL**  
*Treating you better...for life.*

 **HELIX**

 Hackensack Meridian Health | **HEALTH U**

## Demographics

Radius	Population	Total Daytime Population	Average Age
.5 Mile	16,432	33,109	24.2
1 Mile	46,008	61,700	24.9
2 Mile	95,587	104,903	26.5

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## Market Aerial



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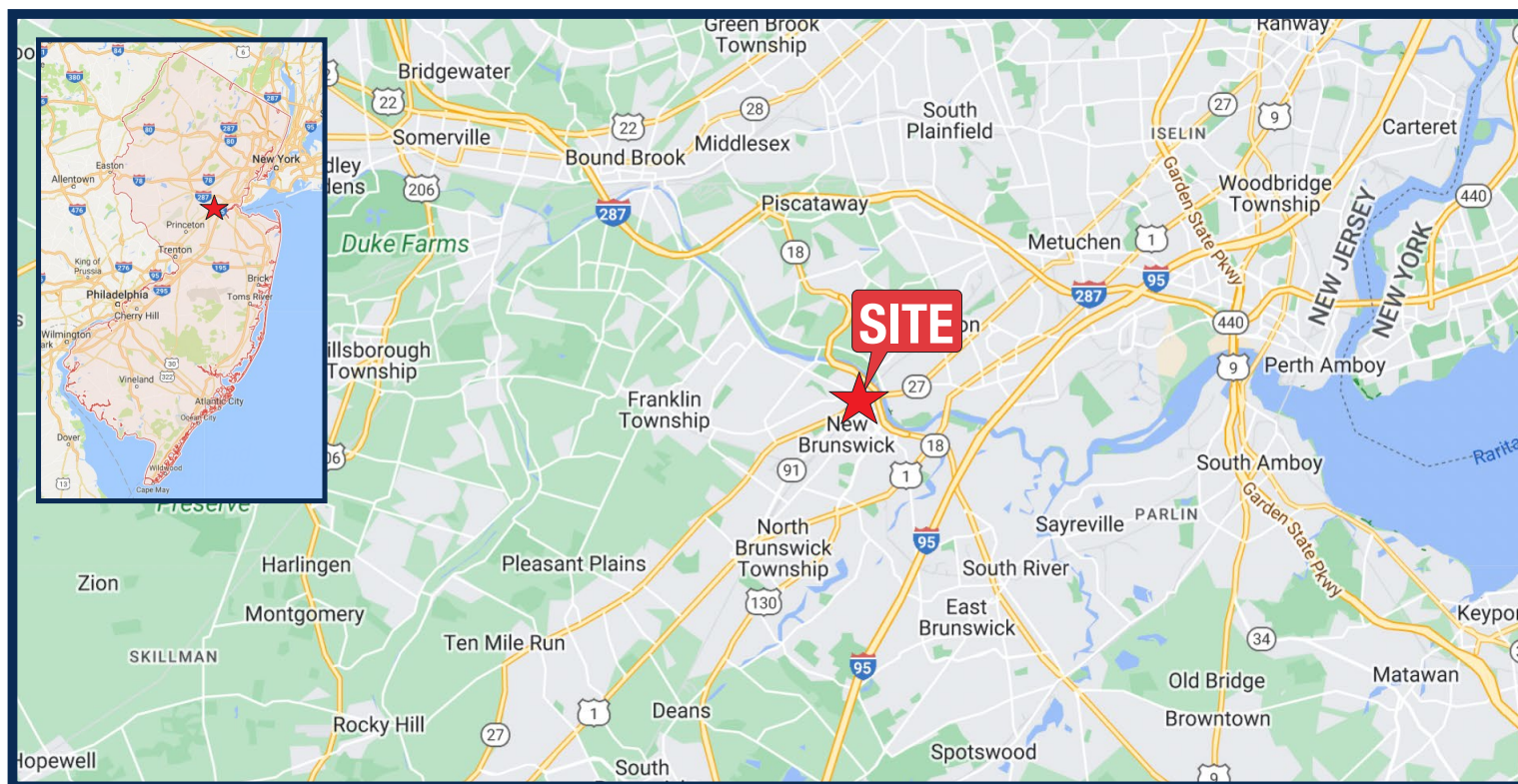
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## Site Description

- Located on the ground floor of a mixed-use building, which includes a 60,000 square foot Robert Wood Johnson Fitness & Wellness Center, servicing approximately 7,000 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 The Helix development, currently under construction
- 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 11,289 annual 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 43,859 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 2,351 employees and 639-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')

## State Map



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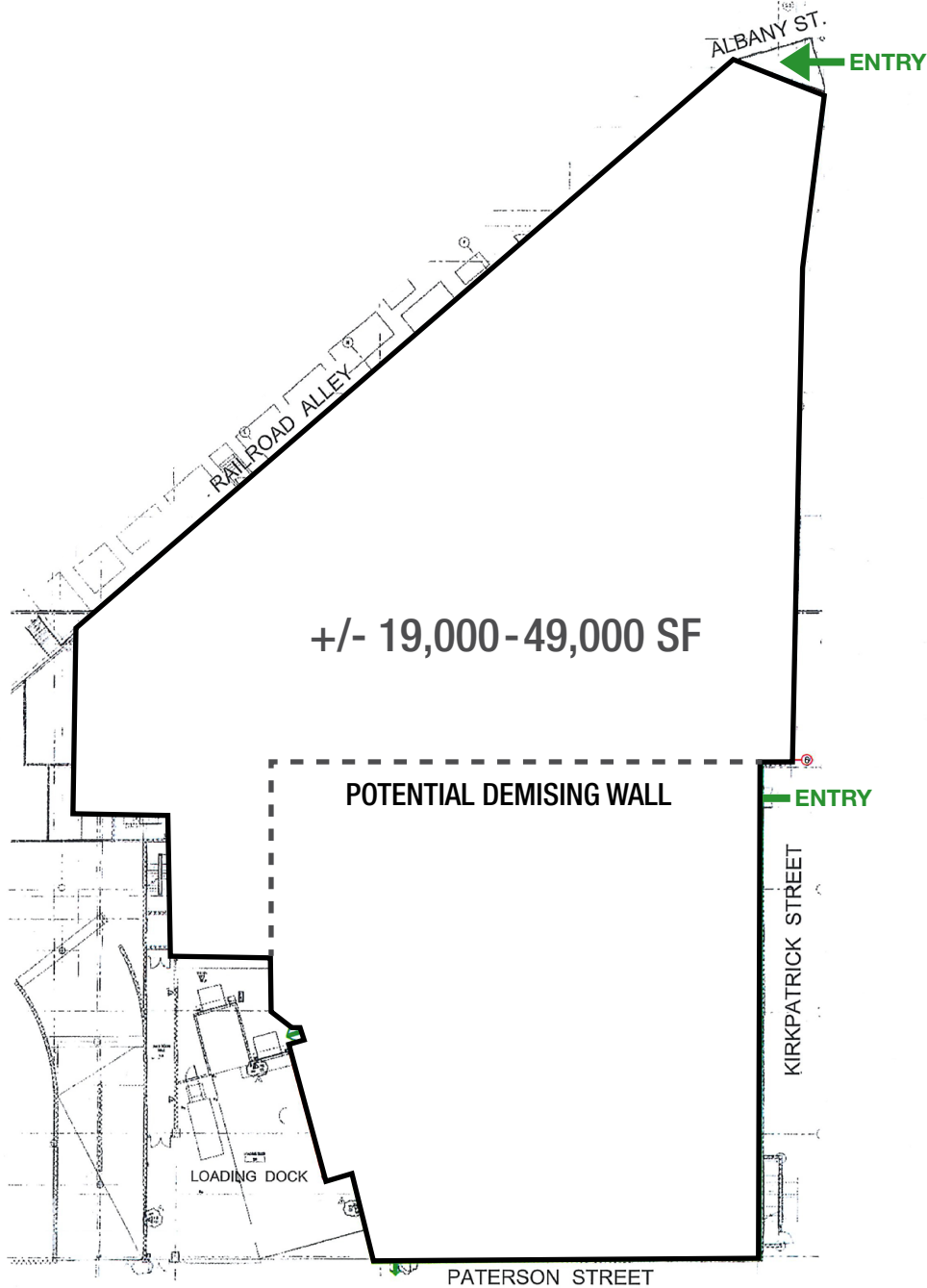
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## Space Plan



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