

A-CLASS OFFICE SUBLEASE - SOMERSET COUNTY

46 E. MAIN STREET

46 E. Main Street, Somerville, NJ 08876



OFFERING SUMMARY

AVAILABLE SF:	5,000 - 15,000 SF
LEASE RATE:	\$20.00 - 25.00 SF/yr (MG)
LOT SIZE:	0.651 Acres
BUILDING SIZE:	80,000 SF
RENOVATED:	2019
ZONING:	B-1
MARKET:	New York City Metro area
SUBMARKET:	Somerset County, NJ. Interstate-287 / Rt. 22 sub-corridor

PROPERTY OVERVIEW

Class-A "perfect" building built in 2019. Sub-lease of 5,000 - 15,000sf from global infrastructure engineering firm master tenant.

PROPERTY HIGHLIGHTS

- Modern building. Flexible floorplan.
- Fully furnished with desks, chairs, bureaus, file cabinets, whiteboards.
- Perimeter offices & cubicles around core services.
- Fully fitout common areas with glass walls.
- Immaculate lobby; card-key entry.
- Located in Somerville's revitalized, central business district surrounded by lively retail, restaurants & services. <http://www.downtownsomerville.com/>
- Gym available to tenants on first floor.
- Plenty of parking. Blocks from Raritan Valley train station

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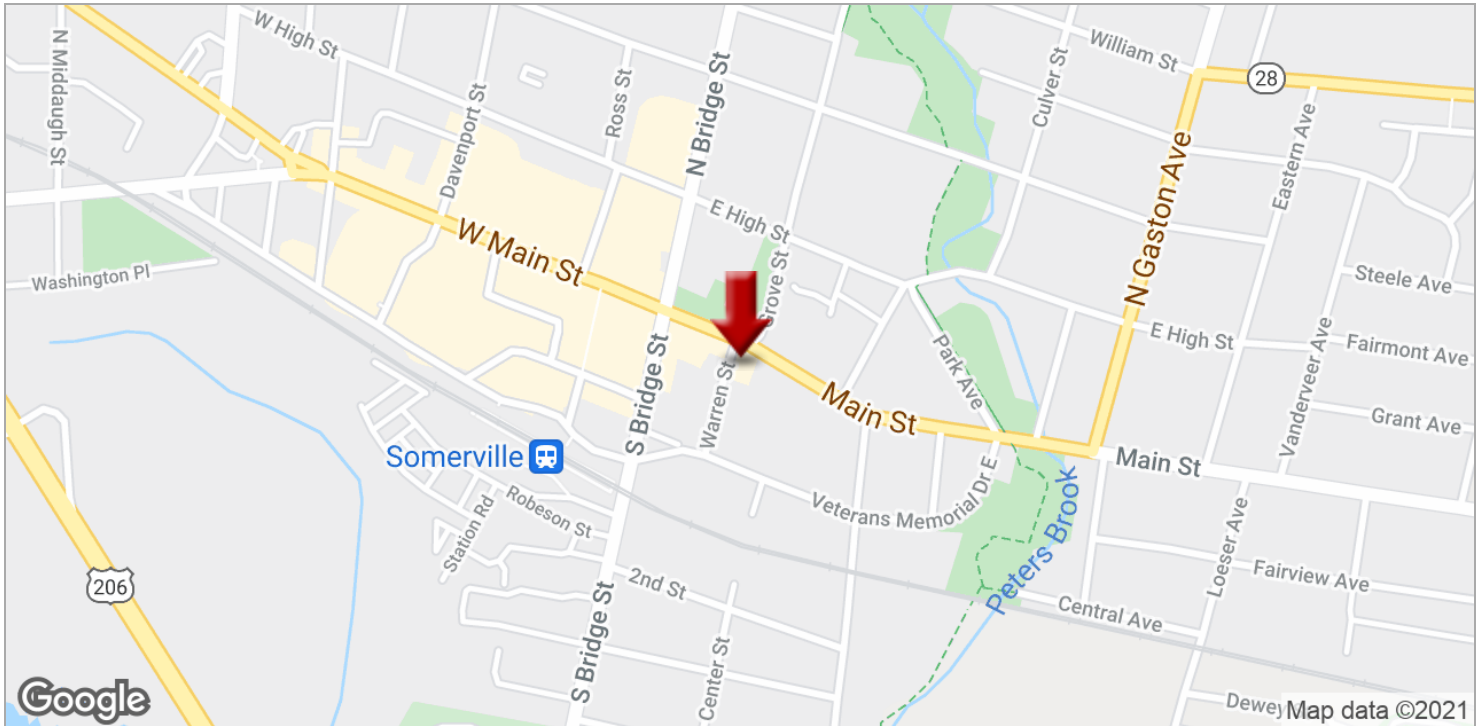
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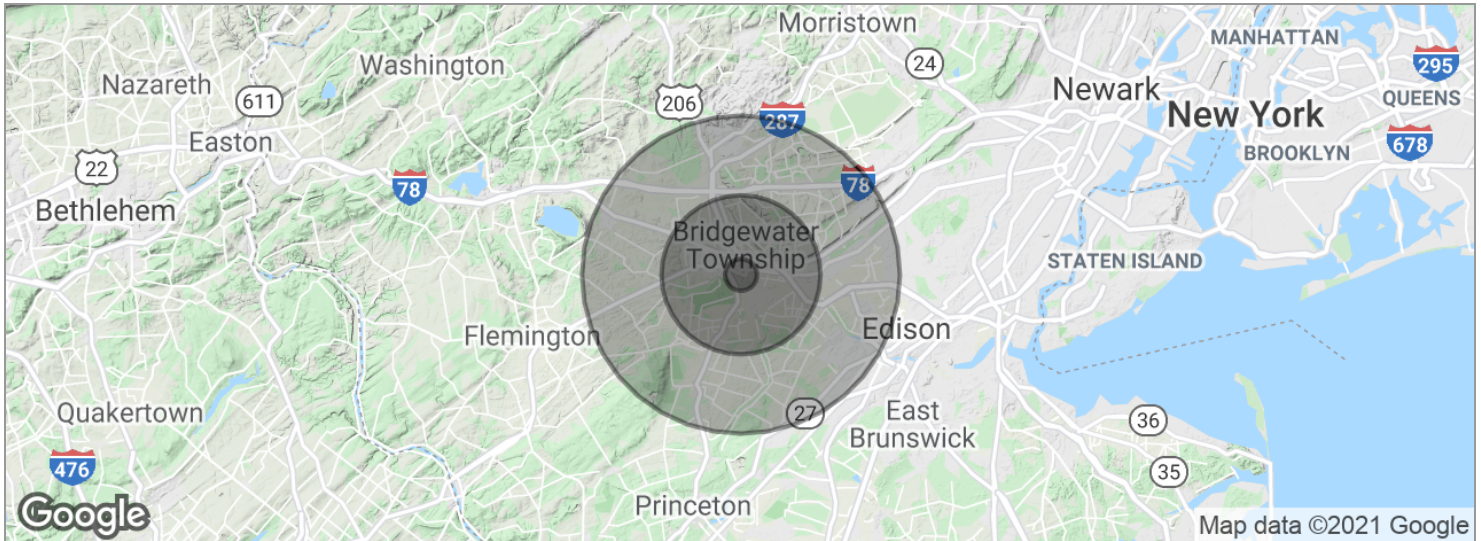
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	13,048	122,027	371,733
Median age	36.7	39.7	40.2
Median age (male)	36.0	38.3	38.7
Median age (Female)	37.8	41.1	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,936	44,318	134,788
# of persons per HH	2.6	2.8	2.8
Average HH income	\$78,378	\$107,771	\$124,587
Average house value	\$330,355	\$473,702	\$481,088

* Demographic data derived from 2010 US Census

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DOWNTOWN SOMERVILLE

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Shops & cafes on Division Street Pedestrian Mall



Annual "Tour de Somerville" memorial bike race



Outdoor dining scene



Somerville's concerts on the green



Somerville's "Cruise Nights" during summer

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