



OFFICE BUILDING

FOR SALE / LEASE

3-STORY PROFESSIONAL OFFICE BUILDING

140 Mountain Avenue, Springfield, NJ 07081

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

3-Story Professional Office Building

LOCATION DESCRIPTION

- 3 Miles to Short Hills Mall
- 12 Miles to Morristown via Route 24 and I-287
- 12 Miles to Newark Airport via I-78 and Route 1 & 9
- 23 Miles to New York City via I-78 and NJ Turnpike

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lease Rate:	\$23.50 PSF + \$2 TE
Space Available:	±1,400 - 2,700 SF
Building Size:	27,300 SF

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PROPERTY HIGHLIGHTS

- Total Building Size: ±27,300 SF
- Available: ±1,478 SF (Suite 203), ±1,562 SF (Suite 204), ±2,696 SF (Suite 305)
- Land Area: ±0.84 AC
- Parking Area: 3.6 Per 1,000 SF
- Elevator: 1 (1st Through 3rd Floors)

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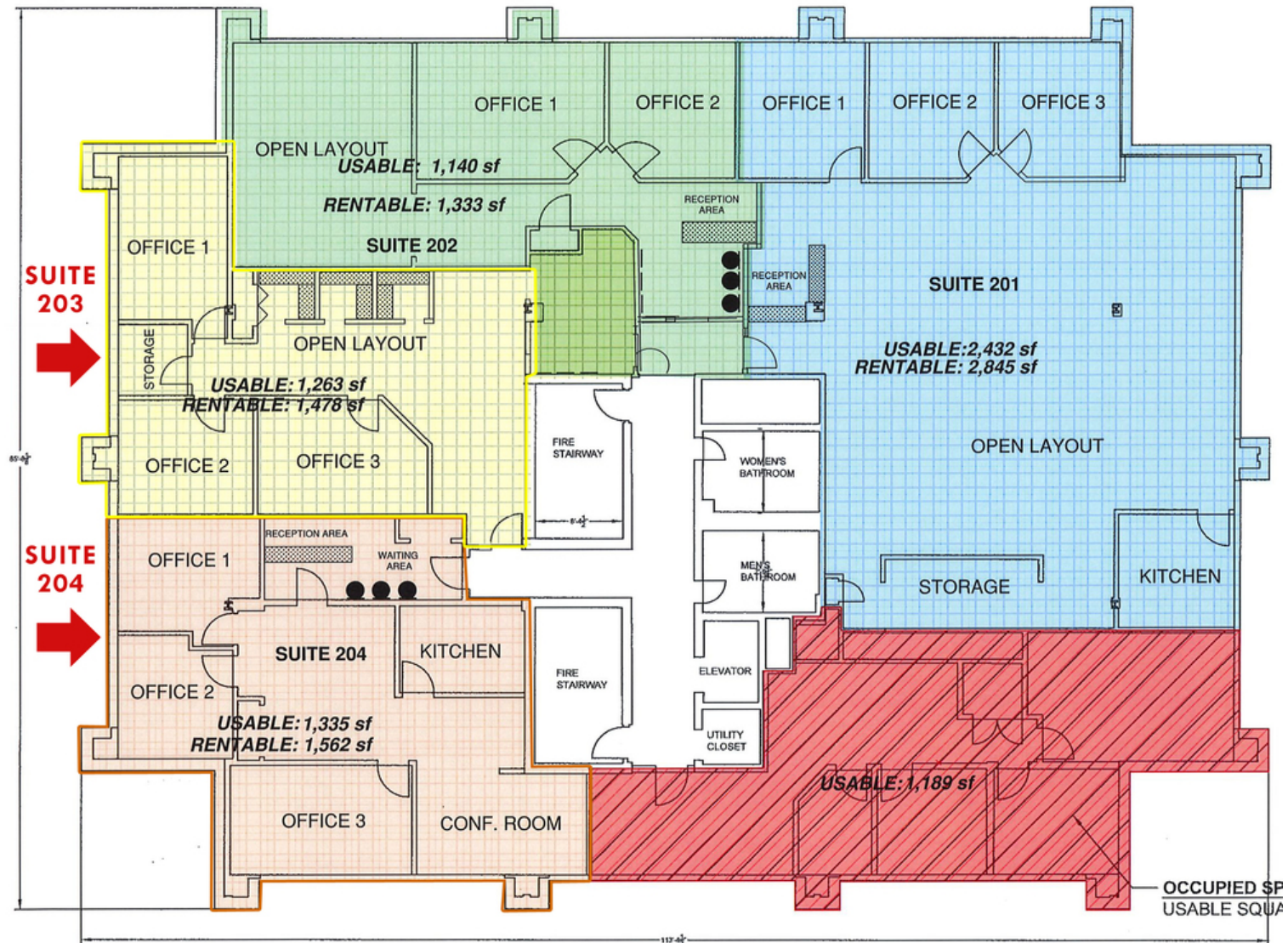
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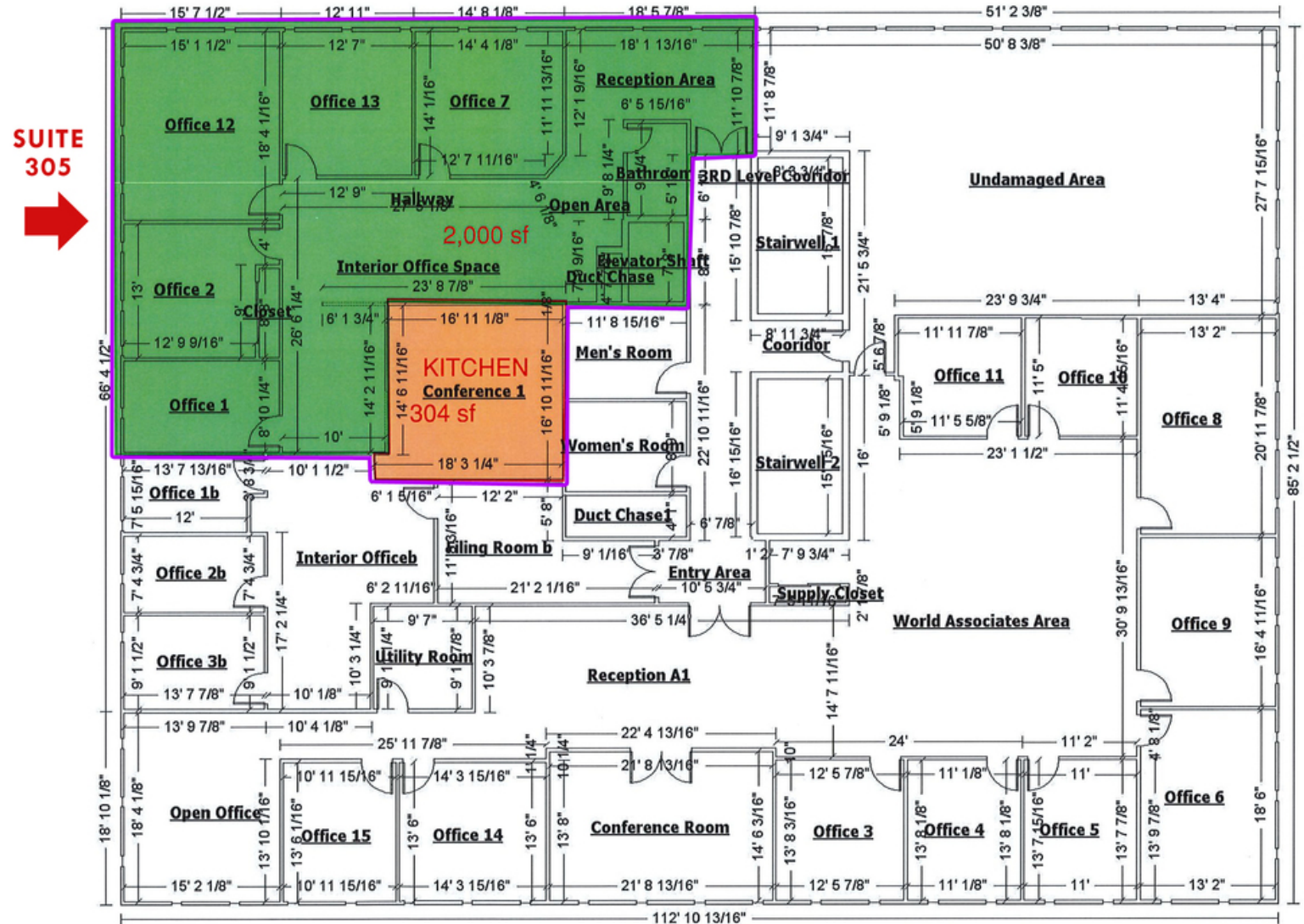
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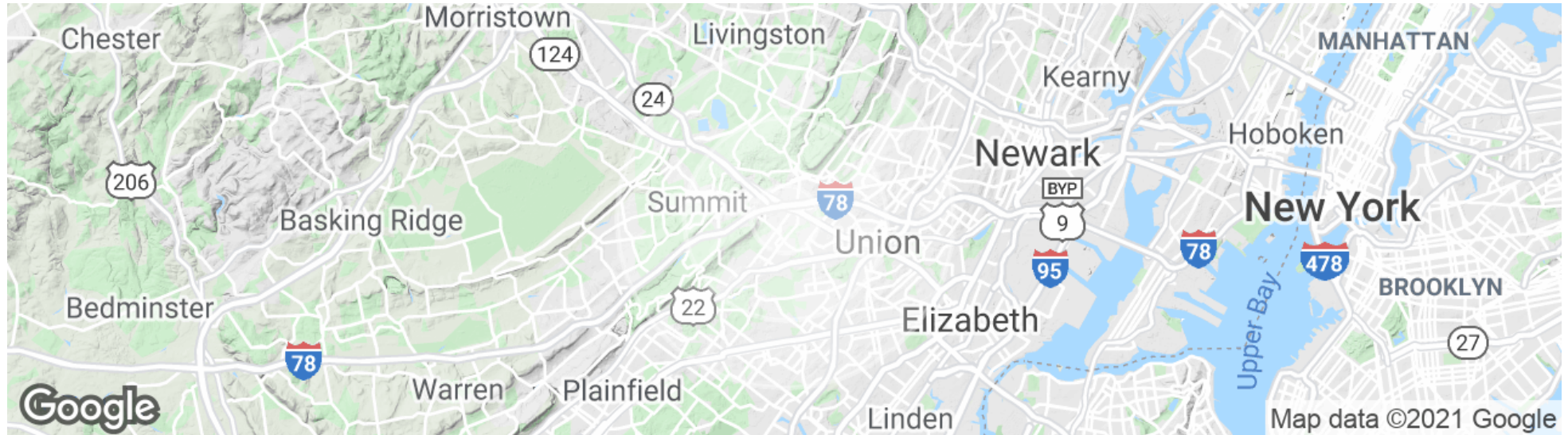
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,905	101,236	320,891
Average age	42.0	41.6	39.8
Average age (Male)	40.8	39.5	38.3
Average age (Female)	42.9	42.9	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,974	36,473	113,114
# of persons per HH	2.4	2.8	2.8
Average HH income	\$102,820	\$134,070	\$134,064
Average house value	\$481,136	\$560,810	\$558,735

* Demographic data derived from 2010 US Census

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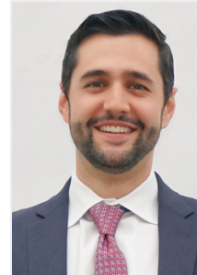


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