

FOR LEASE | OFFICE

2 NORTH AVENUE

2 North Avenue | Cranford, NJ 07016



PROPERTY SUMMARY

Available SF:	± 204 - 440 SF
Lease Rate:	\$25.00 SF/yr (Gross)
Building Class:	B
Cross Streets:	North Union Avenue

PROPERTY OVERVIEW

Office Space for Lease in Landmark Building in Downtown Cranford

LOCATION OVERVIEW

On the corner of North Avenue West (Route 28) and North Union Avenue in the heart of the downtown area of Cranford. Cranford train station is across the street, and the location provides easy access to the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Nicest office space in Cranford
- Recently renovated with hardwood floors, exposed brick and open plan
- Elevatored building
- Will divide
- Wells Fargo located on ground floor
- Zoned B-1
- Adjacent to public parking lot
- Tenant responsible for utilities
- Rental rate does not include tenant electric, which is estimated to be \$1.75 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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Lease Rate: \$25.00 SF/YR (GROSS) **Total Space:** 644 SF
Lease Type: Gross **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 303	Creative/Loft	\$25.00 SF/YR	Gross	± 440 SF	Negotiable
Suite 305	Creative/Loft	\$25.00 SF/YR	Gross	± 204 SF	Negotiable

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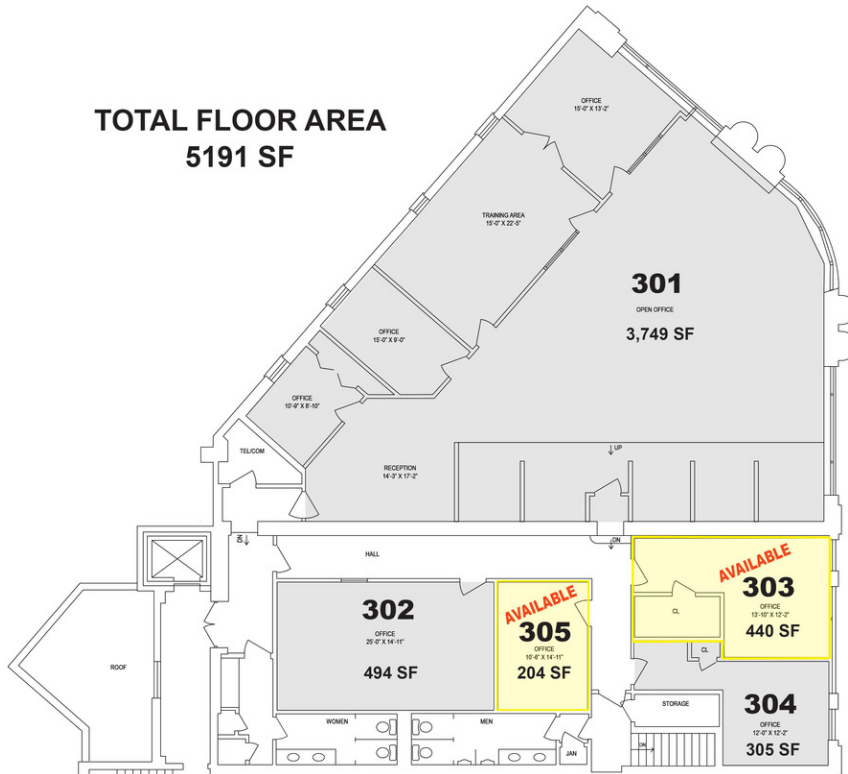
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TOTAL FLOOR AREA
5191 SF



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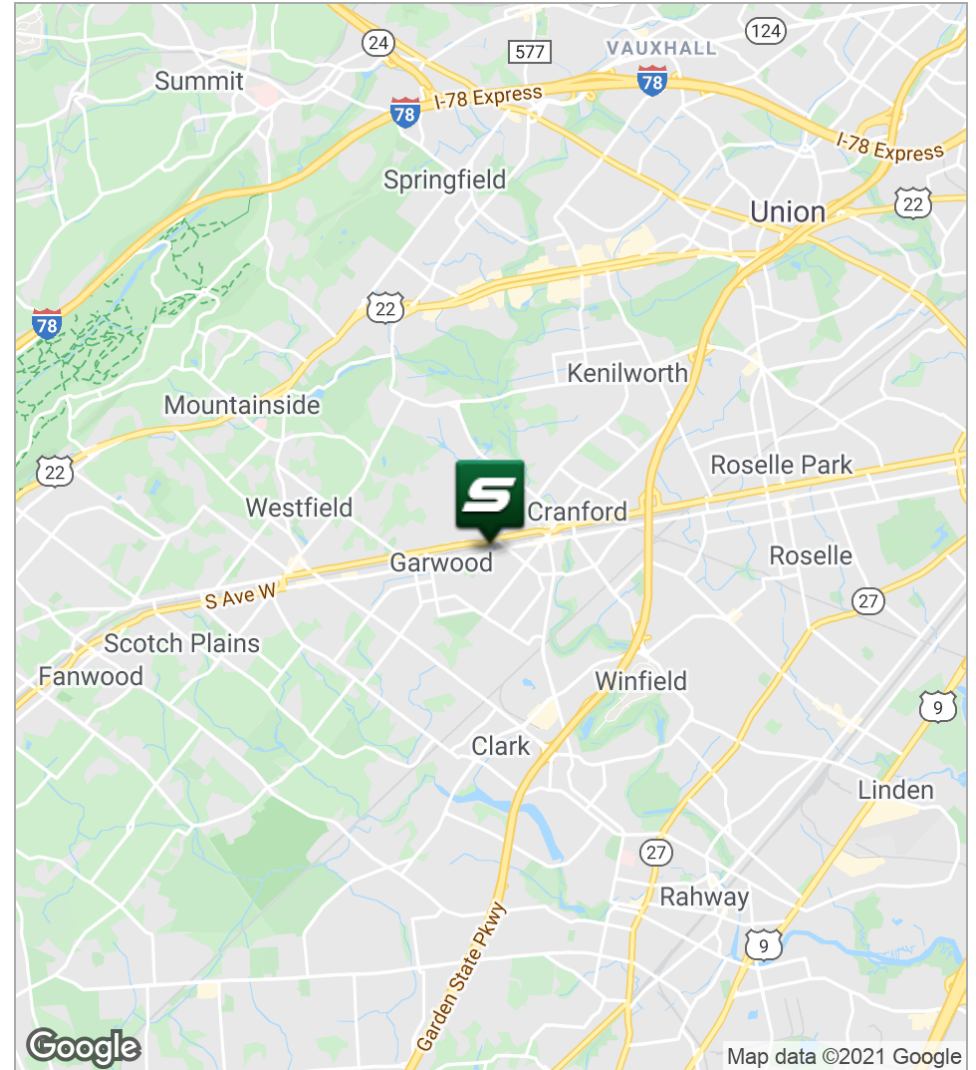
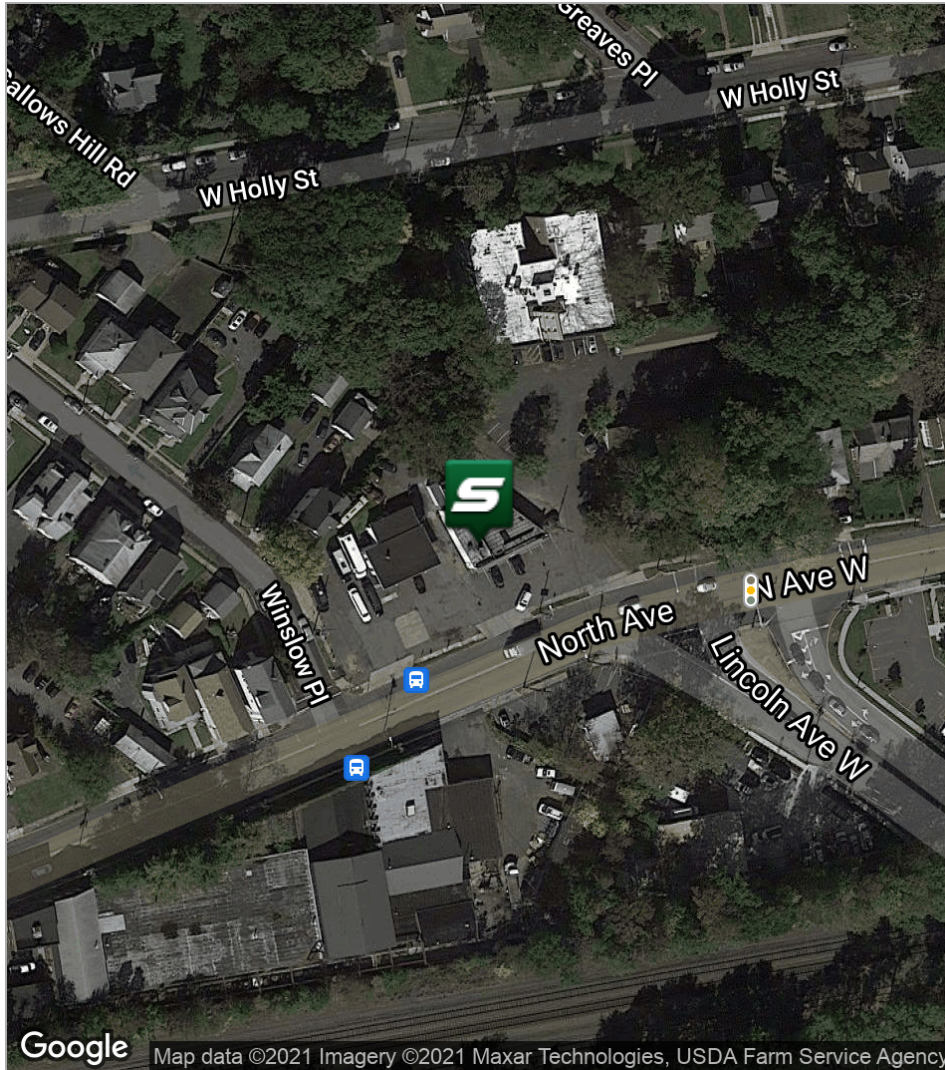


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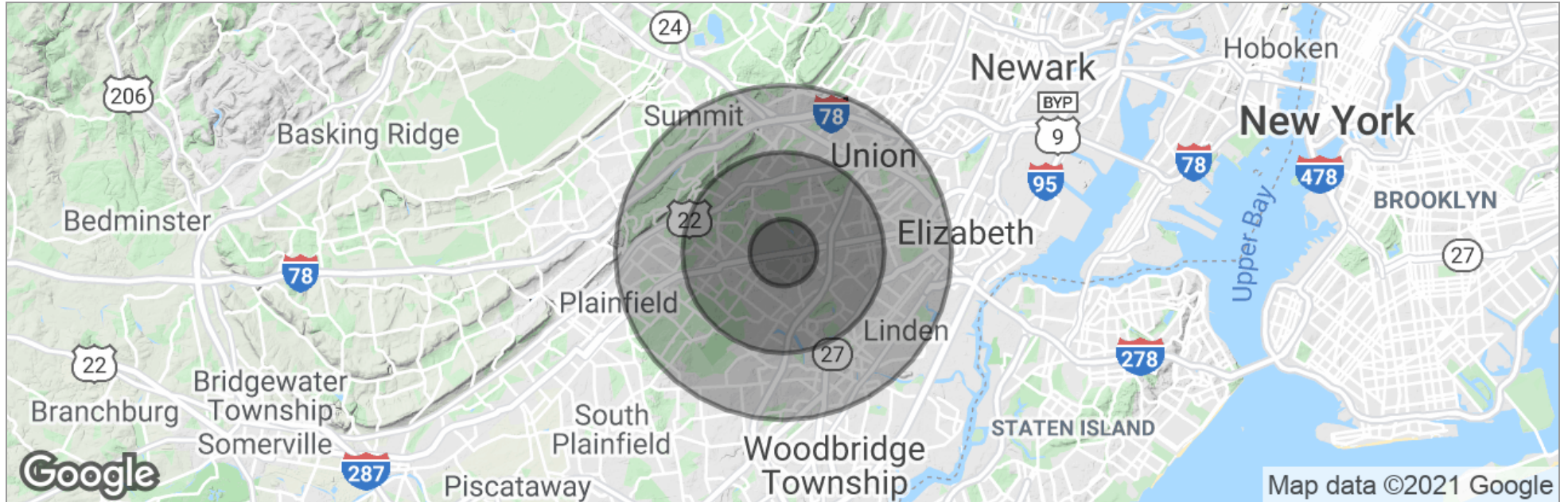


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	1 Mile	3 Miles	5 Miles
Total Population	15,599	123,915	376,464
Population Density	4,965	4,383	4,793
Median Age	41.8	41.7	40.4
Median Age (Male)	40.4	40.6	38.9
Median Age (Female)	43.8	43.2	41.9
Total Households	5,994	45,516	135,557
# of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$111,734	\$121,879	\$107,581
Average House Value	\$504,749	\$508,311	\$464,597

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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