

FOR LEASE | OFFICE

FULLY RENOVATED OFFICE BUILDING FOR LEASE



90 Livingston Avenue | New Brunswick, NJ 08901



PROPERTY SUMMARY

Available SF:	± 3,821 SF
Lease Rate:	Negotiable SF/yr (Gross)
Building Size:	± 4,164 SF
Cross Streets:	Walton and Redmond

PROPERTY OVERVIEW

Fully renovated office building for lease near downtown New Brunswick, available for occupancy on July 1, 2021.

LOCATION OVERVIEW

Located on Livingston Avenue, four blocks from George Street with easy access to Route 18, Route 27, Route 1 and the New Jersey Turnpike. Walking distance to public transportation, government offices, hospitals, restaurants and the new State Theatre.

PROPERTY HIGHLIGHTS

- 3,821 rentable SF over three floors
- Space contains 10 private offices, conference room with AV, and a kitchenette and bathroom on each floor
- Basement storage available
- Security camera with CCTV
- ADA compliant; wheelchair lift to first floor
- Giga speed internet
- Off-street parking for approximately 9 cars and 1 HC
- New ductless HVAC units serving each suite
- All utilities, maintenance and janitorial included
- Preference for a single tenant, open to multiple tenants

FOR MORE INFORMATION, PLEASE CONTACT:

Suzanne Crosby | P: 732.283.9000 X4715 | C: 732.861.1390 | crosby@sitarcompany.com

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Iselin, NJ 08830
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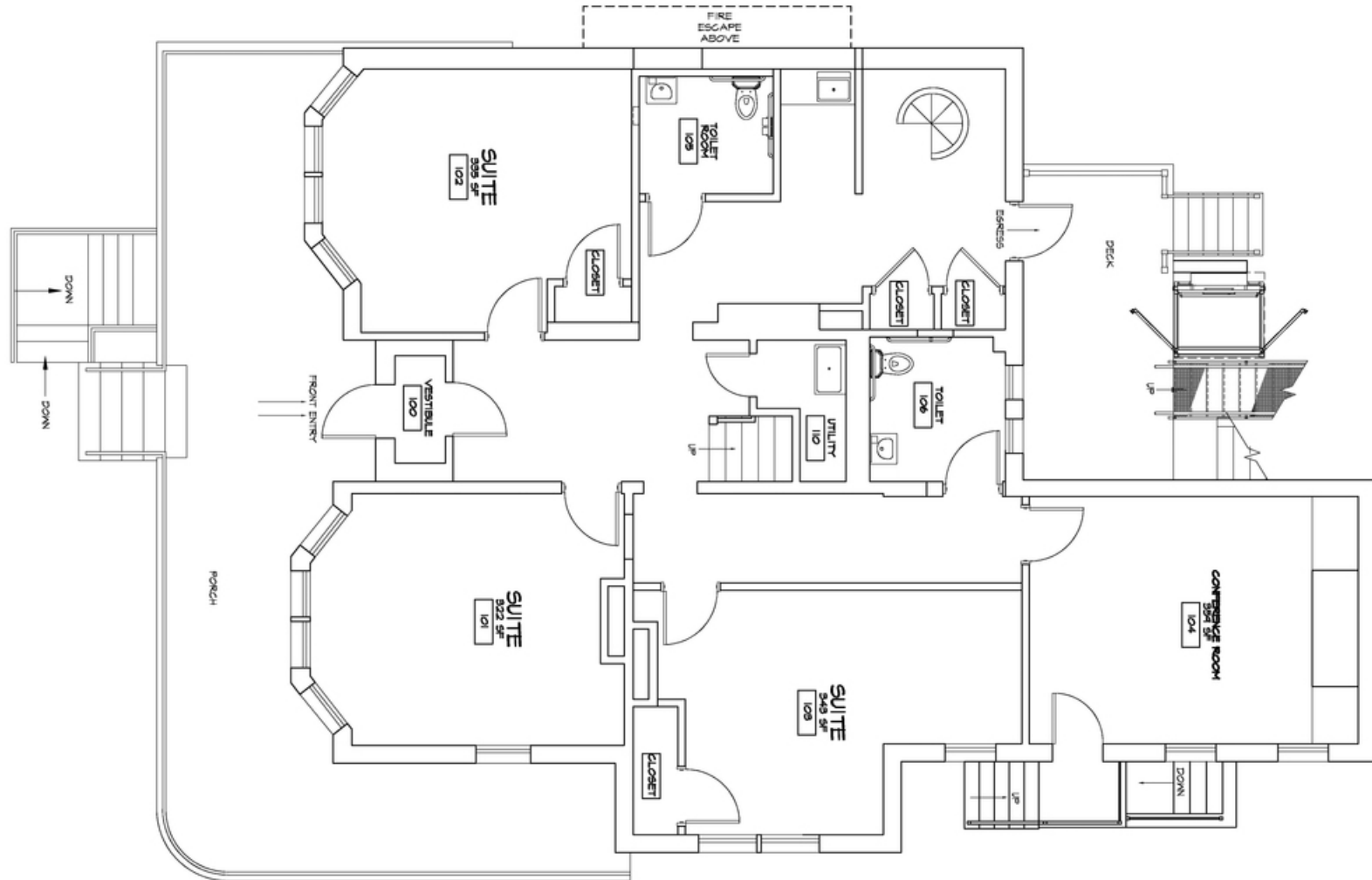
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Floor Plan - First Floor

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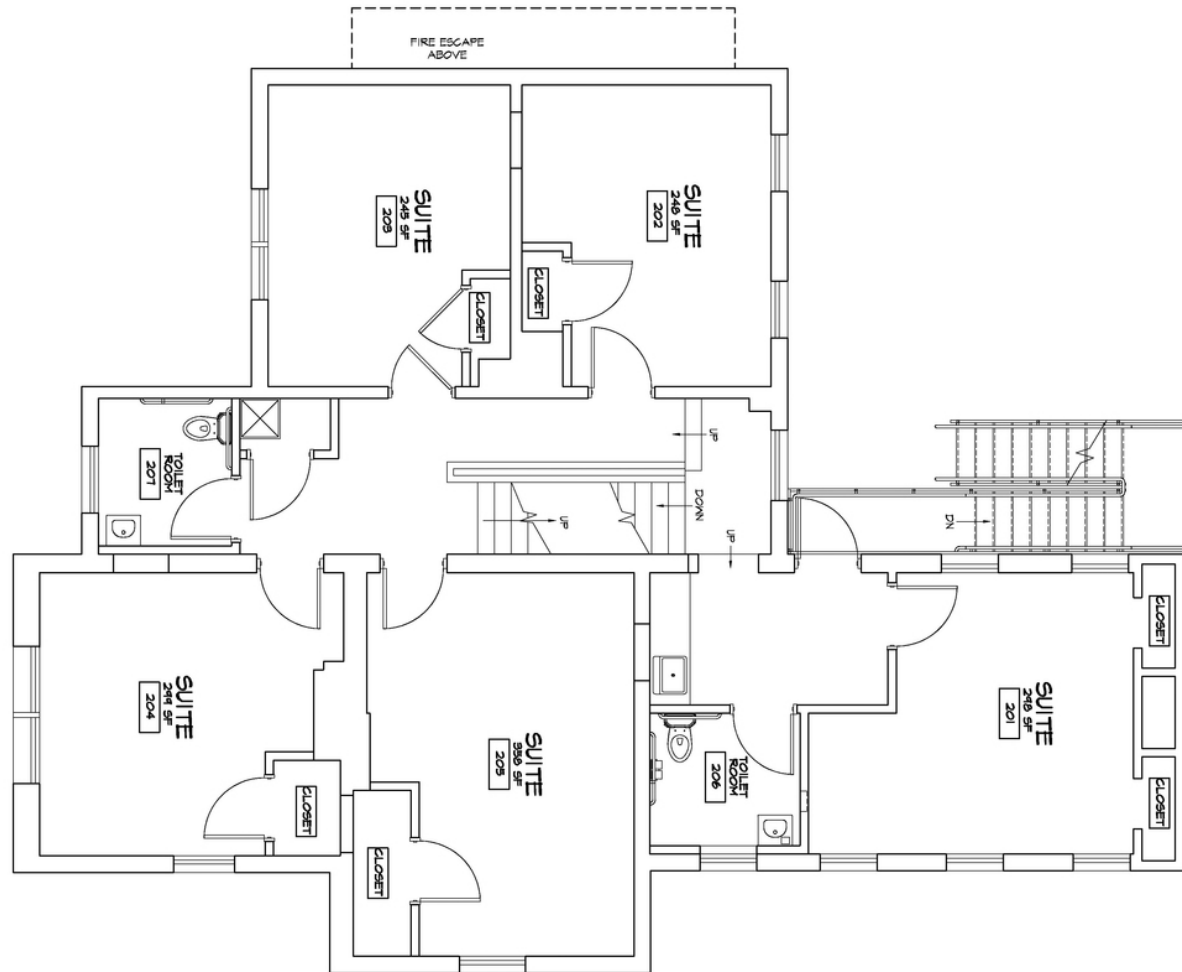


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Floor Plan - Second Floor

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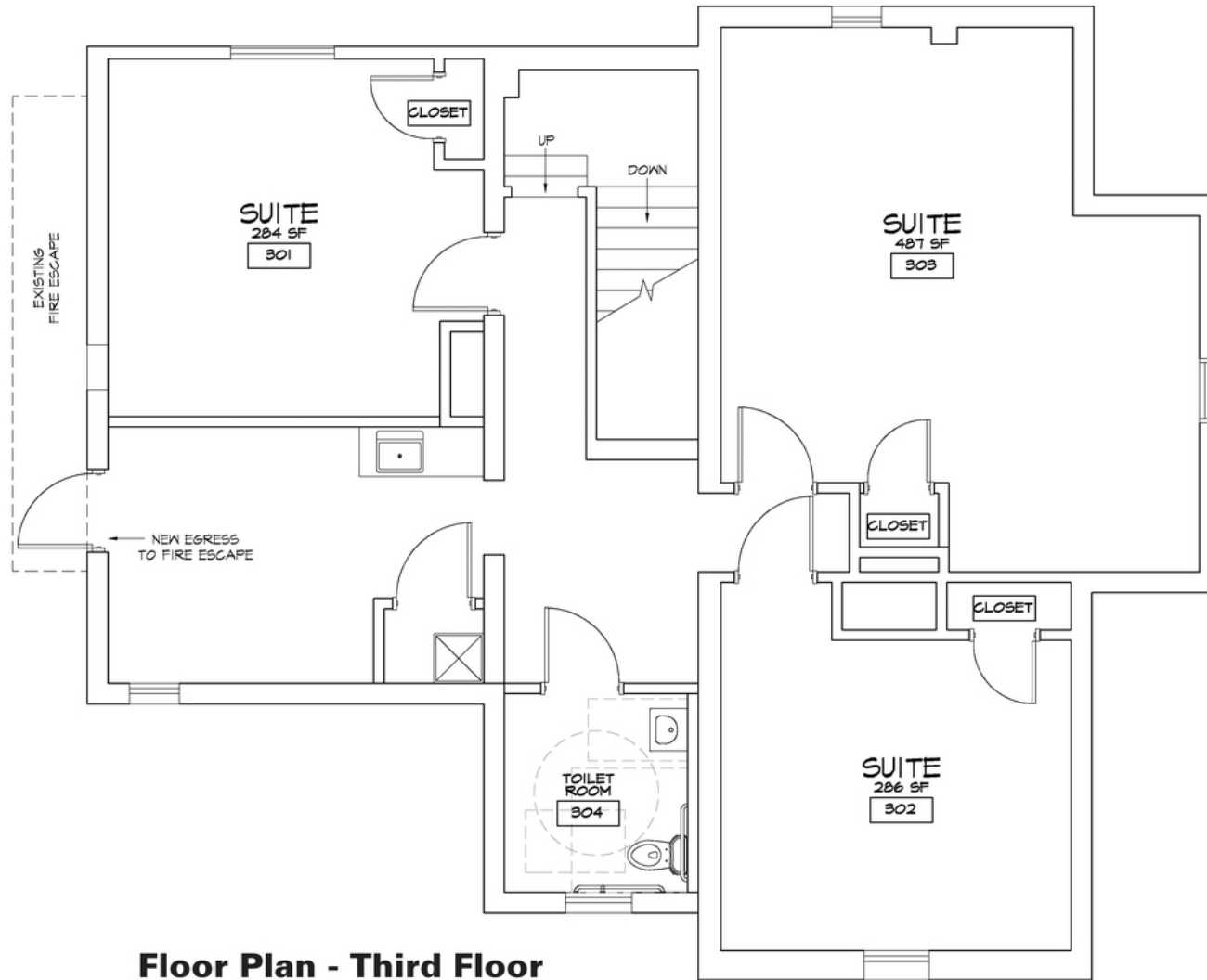


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Floor Plan - Third Floor

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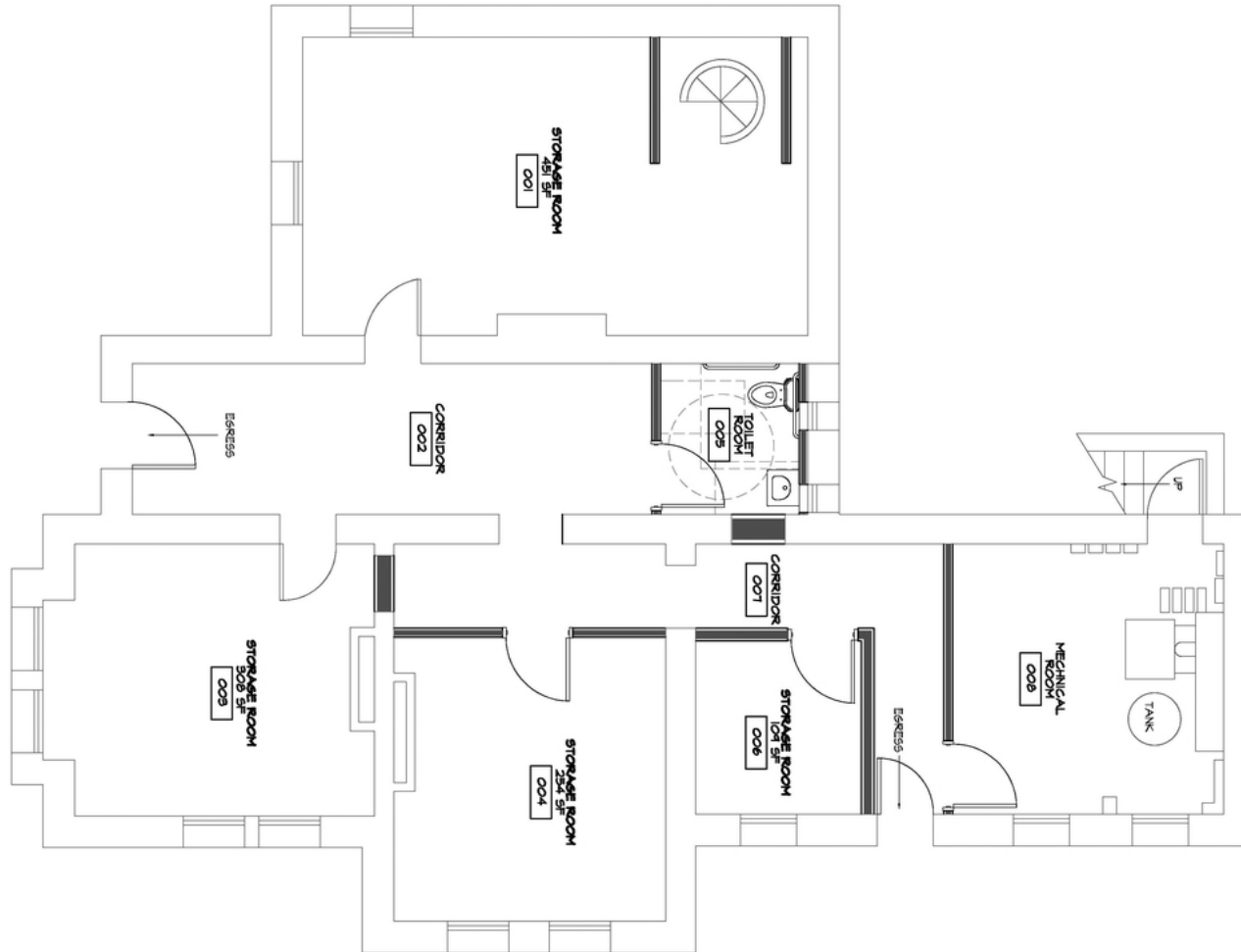


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Floor Plan - Basement

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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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