

FOR LEASE | OFFICE

1907 PARK AVENUE

1907 Park Avenue | South Plainfield, NJ 07080



PROPERTY SUMMARY

Available SF:	± 3,077 SF
Lease Rate:	\$18.00 SF/yr (Gross)
Lot Size:	± 0.69 Acres
Building Size:	± 11,800 SF
Building Class:	B
Year Built:	1981
Cross Streets:	East Hendricks Boulevard

PROPERTY OVERVIEW

Price Reduced on Office Unit for Lease on Park Avenue in South Plainfield

LOCATION OVERVIEW

Located one block from Maple Avenue and centrally located between Route 22, I-287, the Garden State Parkway, and the New Jersey Turnpike.

PROPERTY HIGHLIGHTS

- Access from two streets, Park Avenue and East Hendricks Boulevard
- Constructed in 1981
- Over 50 parking spaces
- OBC1 zoning; permitted uses include professional office, medical, small retail uses, pharmaceutical, clinics, and training schools
- Bathrooms are central and also in suites
- Elevator in building
- Rental rate does not include utilities
- Purchase opportunity for entire building

FOR MORE INFORMATION, PLEASE CONTACT:

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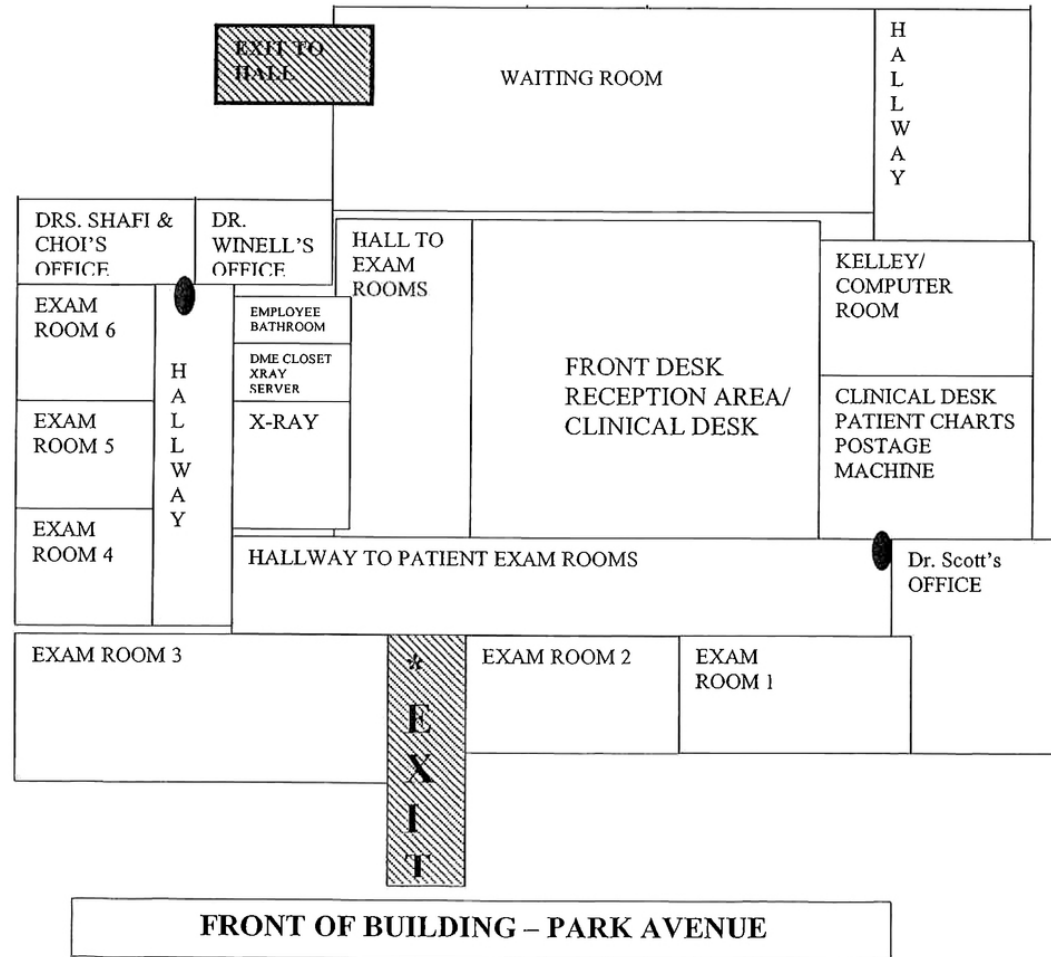
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UNIT 102 - 3,077 SF



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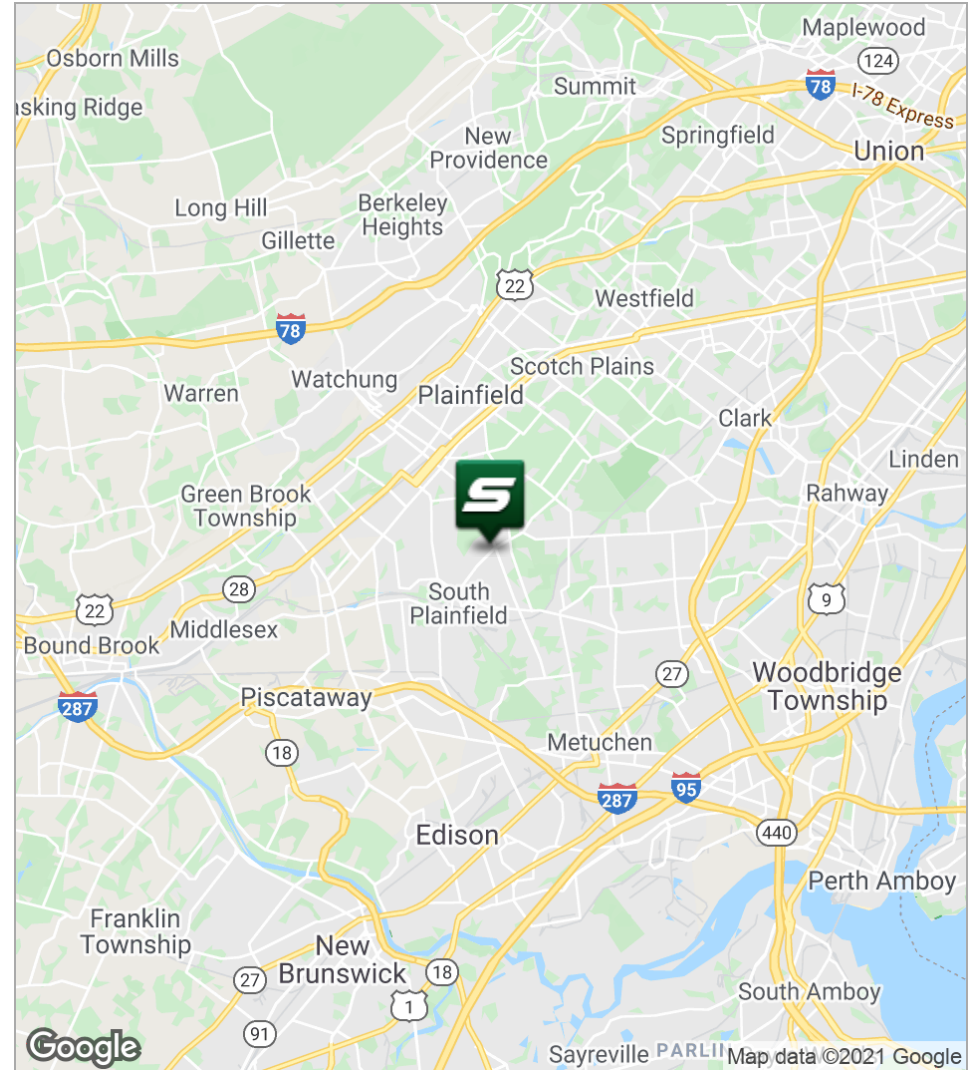
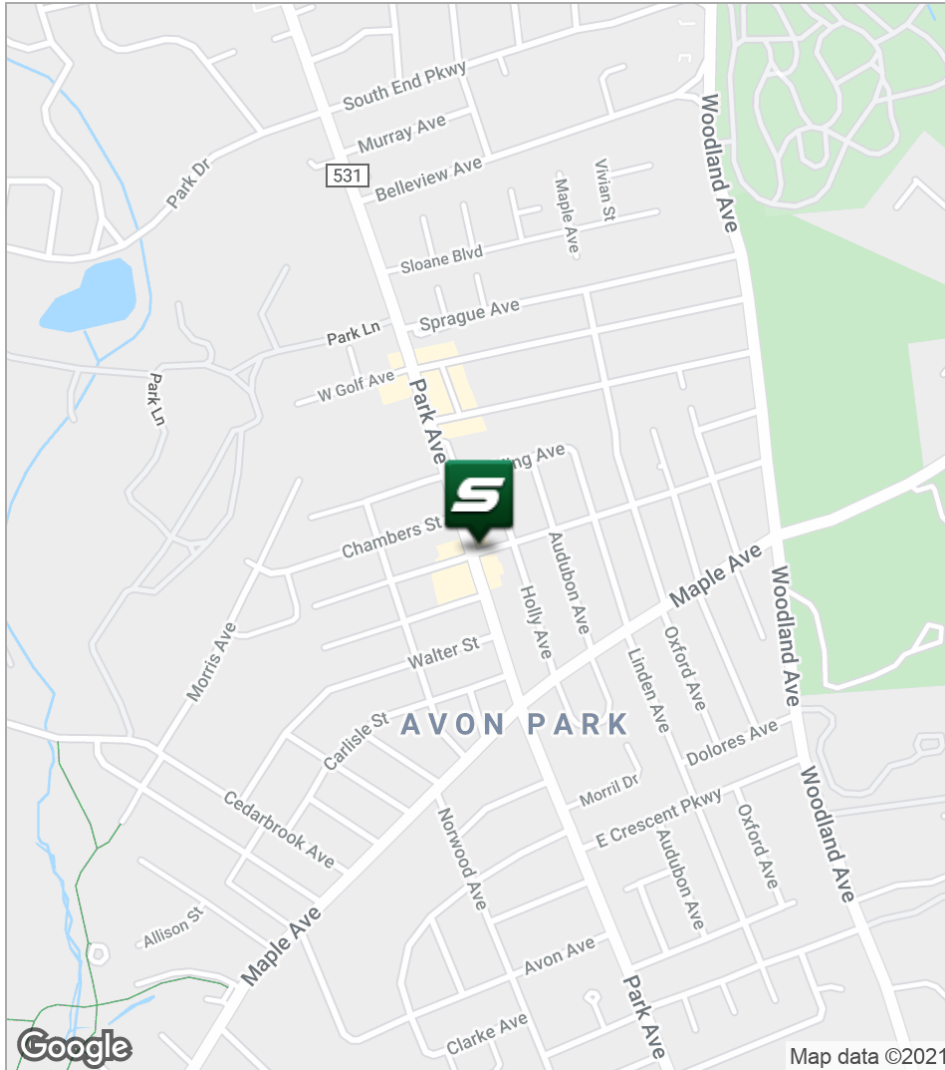
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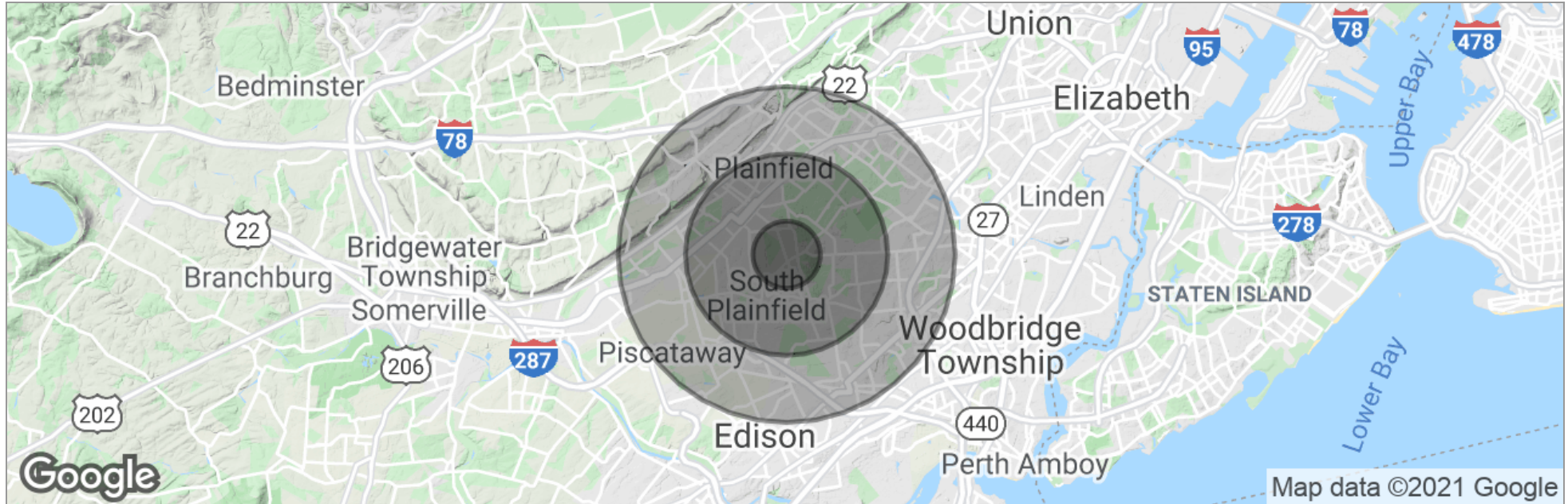


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	1 Mile	3 Miles	5 Miles
Total Population	12,394	123,123	311,491
Population Density	3,945	4,355	3,966
Median Age	41.2	37.1	37.9
Median Age (Male)	39.6	36.0	37.0
Median Age (Female)	42.7	38.2	38.9
Total Households	4,309	40,487	105,631
# of Persons Per HH	2.9	3.0	2.9
Average HH Income	\$101,700	\$96,730	\$105,886
Average House Value	\$396,898	\$389,635	\$425,665

* 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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