



Specifications

±154,527 SF
TOTAL BUILDING SIZE

±5,305 SF
TOTAL AVAILABLE (2nd FLOOR)

Suite G = 1,749 SF
Suite H = 1,854 SF
Suite I = 1,702 SF
SPACE BREAKDOWN

One (1st – 2nd Floors)
ELEVATOR

116 Spaces at 3.6/1,000 SF
PARKING

Restaurants Within Walking Distance
NEARBY AMENITIES

Newly Renovated
Institutional Ownership
Professional Management
COMMENTS

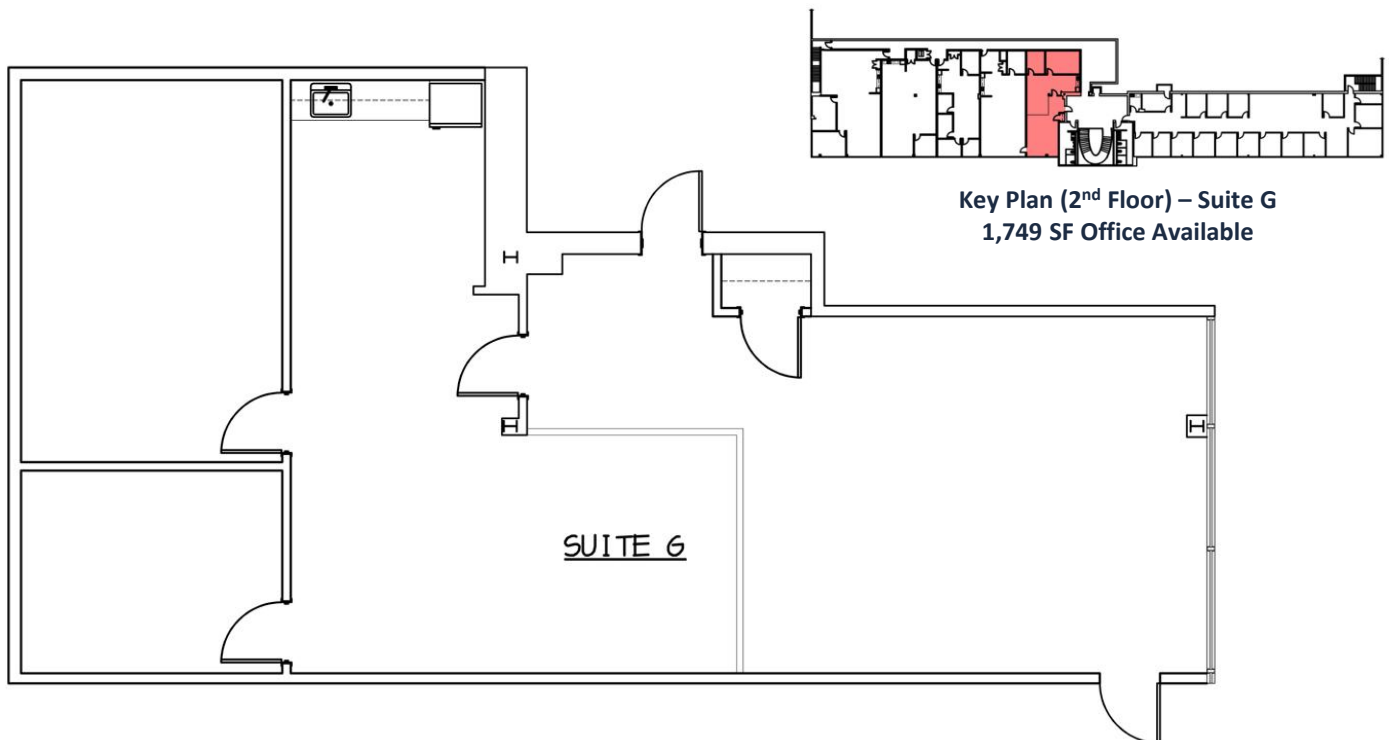
0.5 Miles to US Highway 1 & 9
1 Mile to I-95 Exit 13
3.9 Miles to Newark Airport
6.1 Miles to Ports Newark & Elizabeth
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
Chief Executive Officer
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
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973.432.1648
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Peter J. Murano, Jr., SIOR
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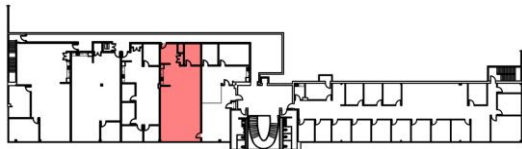
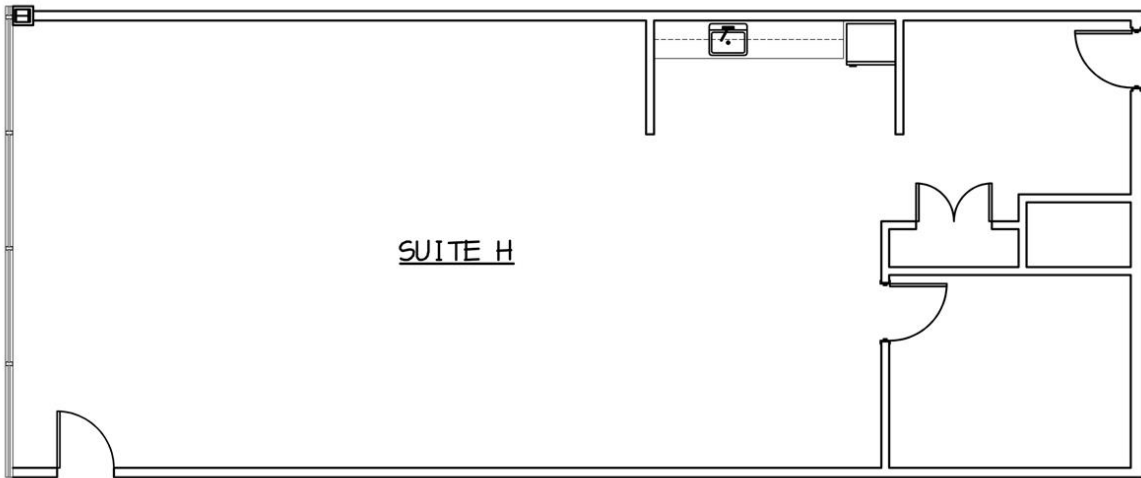
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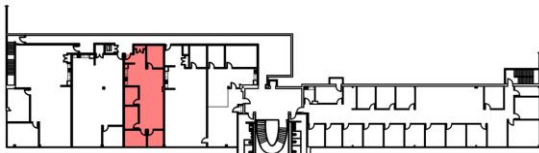
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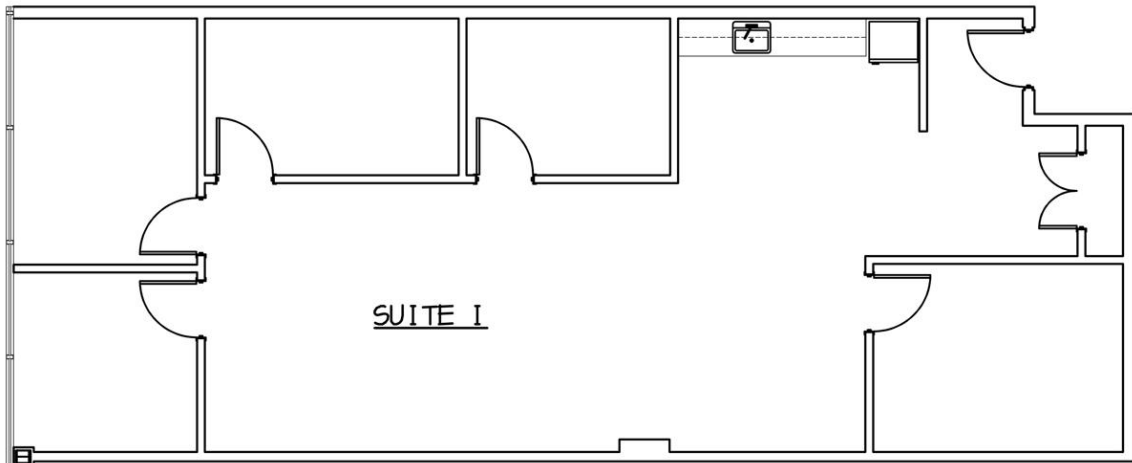
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



Key Plan (2nd Floor) – Suite H
1,854 SF Office Available



Key Plan (2nd Floor) – Suite I
1,702 SF Office Available



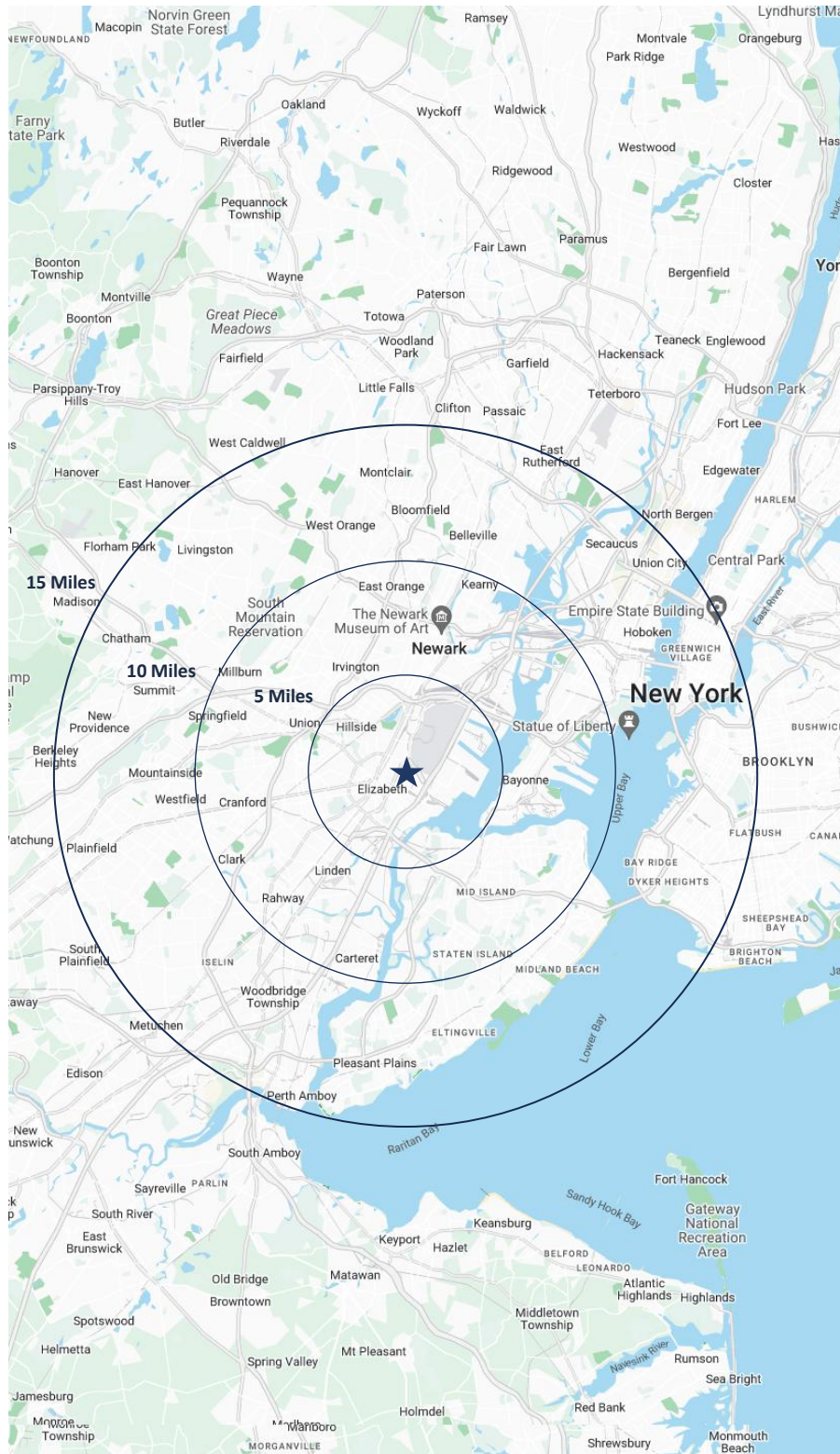
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5 MILES

- Total Population: 693,062
- Households: 248,150
- Median Household Income: \$75,422
- Average Household Size: 2.7
- Transportation to Work: 348,227
- Labor Force: 551,487

10 MILES

- Total Population: 2.45M
- Households: 927,934
- Median Household Income: \$101,071
- Average Household Size: 2.6
- Transportation to Work: 1.27M
- Labor Force: 1.97M

15 MILES

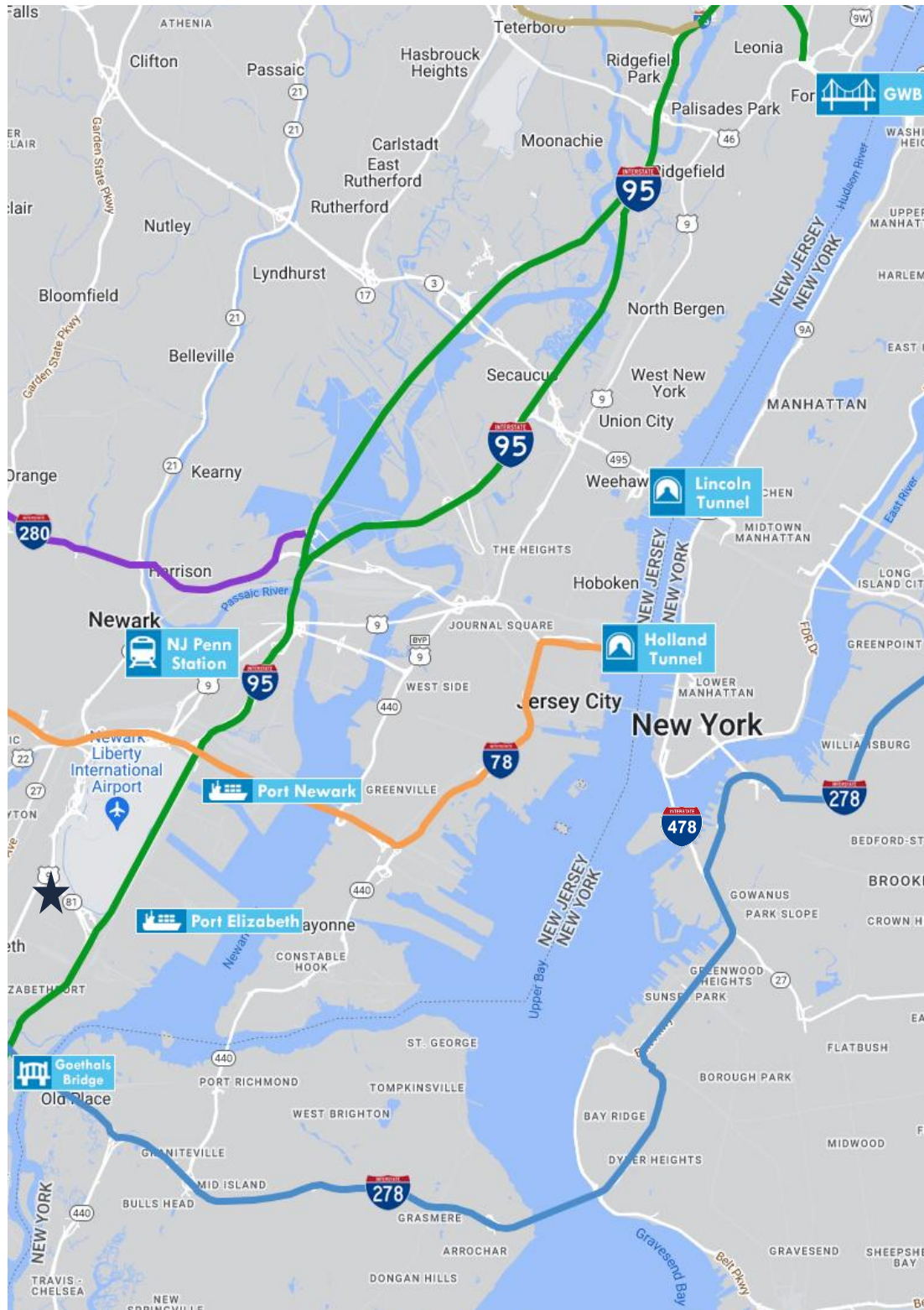
- Total Population: 6.82M
- Households: 2.77M
- Median Household Income: \$109,785
- Average Household Size: 2.4
- Transportation to Work: 3.64M
- Labor Force: 5.59M

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ACCESSIBILITY



0.5 MI
US Hwy 1 & 9



1.0 MI
I-95 Exit 13A



3.4 MI
I-278



3.9 MI
Newark Airport



5.5 MI
Penn Station



6.1 MI
Ports Newark
And Elizabeth



9.2 MI
Goethals Bridge



11.1 MI
I-78



12.3 MI
Holland Tunnel



15.5 MI
Lincoln Tunnel

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