

FOR LEASE UP TO ±7,500 SF OFFICE/MEDICAL SPACE

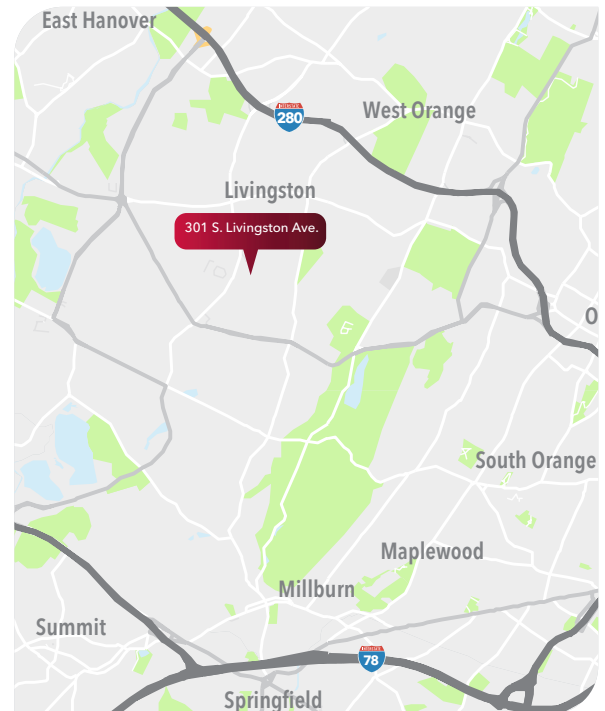
301 SOUTH LIVINGSTON AVENUE, LIVINGSTON, NJ



CROSSROADS AT LIVINGSTON

PROPERTY OVERVIEW

AVAILABLE SPACE:	1st Floor: 3,476 SF Office/Medical 2nd Floor: 4,006 SF Office/Medical
PARKING:	4 Cars per 1,000 SF
LOCATION:	<ul style="list-style-type: none">• Located in the center of services• Walking distance to restaurants, Kings Supermarket & Livingston shopping• 2.7 miles to St. Barnabas Medical Center• Close to Routes 10 and 280
COMMENTS:	<ul style="list-style-type: none">• New entrance completed• Visitor parking• Full-service Santander Bank with drive-up in building• Medical use permitted



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Peter Rasmusson, CCIM
peter.rasmusson@lee-associates.com
C 973.985.0265

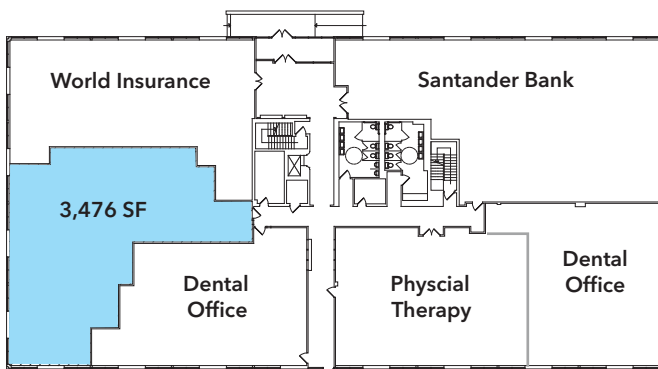
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

FOR LEASE UP TO 7,500 SF OFFICE/MEDICAL SPACE

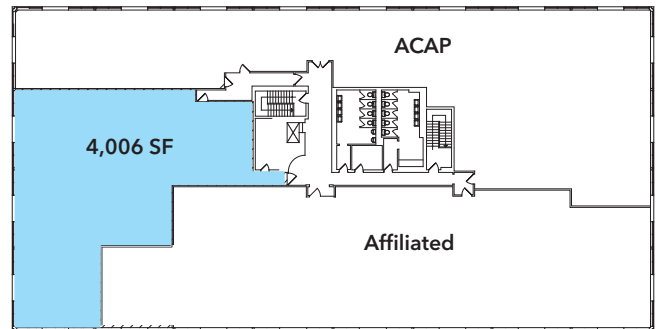
301 SOUTH LIVINGSTON AVENUE, LIVINGSTON, NJ



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Peter Rasmusson, CCIM
peter.rasmusson@lee-associates.com
C 973.985.0265

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.