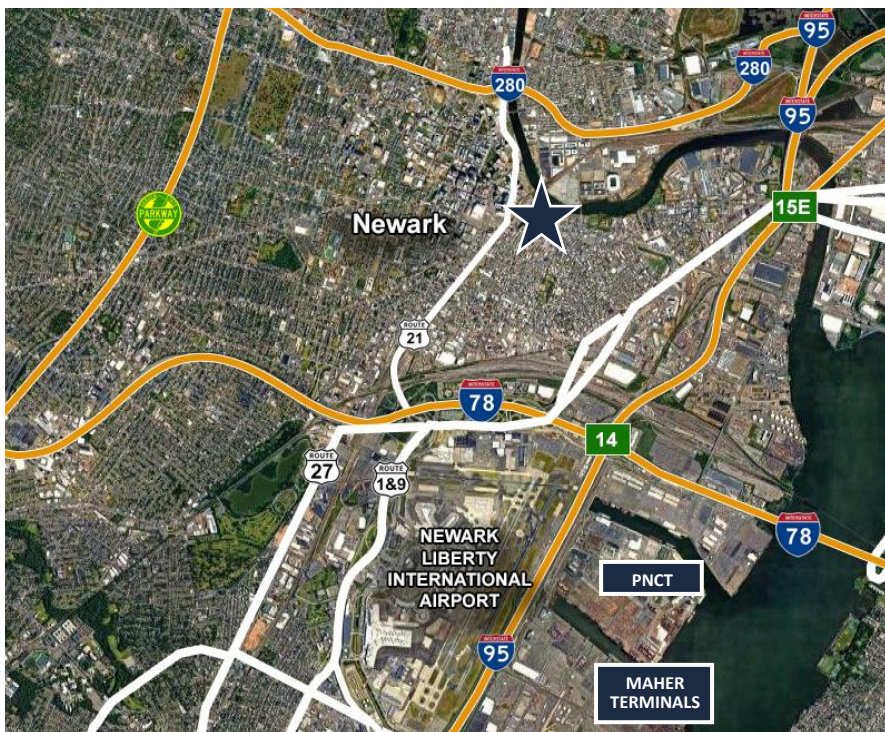




Specifications

±35,000 SF
TOTAL BUILDING SIZE

±0.5 AC
LOT SIZE

±2,500 - ±15,000 SF
(Divisible by 2,500 SF)
AVAILABLE SPACE

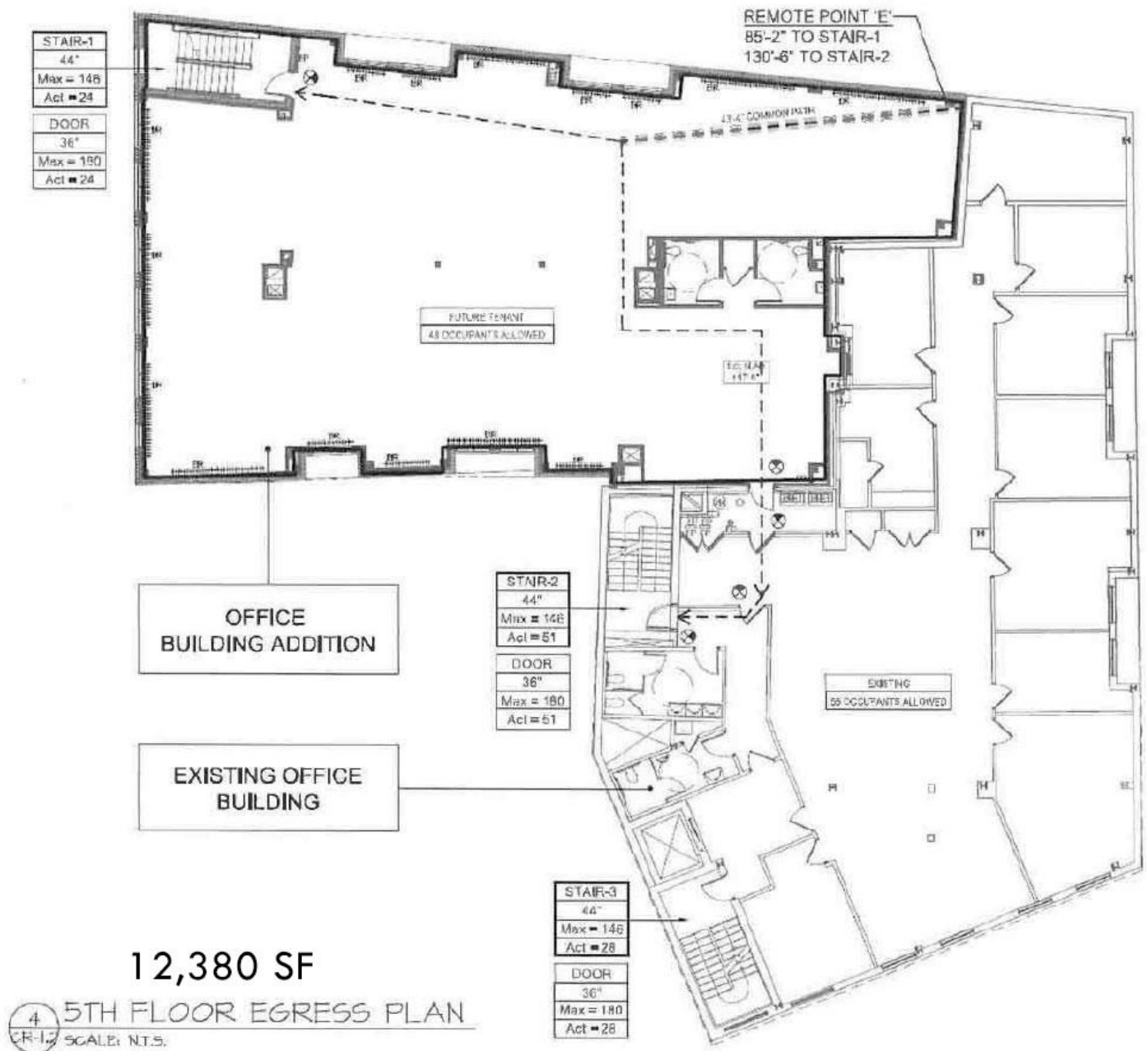
Lawyers, Doctors, Accountants and
Other Professionals
IDEAL USE

Partial New Construction – Build to Suit
CONSTRUCTION

On-Site Parking
State of the Art Security
Separately Metered
Minutes to Newark Liberty Int'l Airport
Walking Distance to Penn Station and
Downtown Newark
COMMENTS

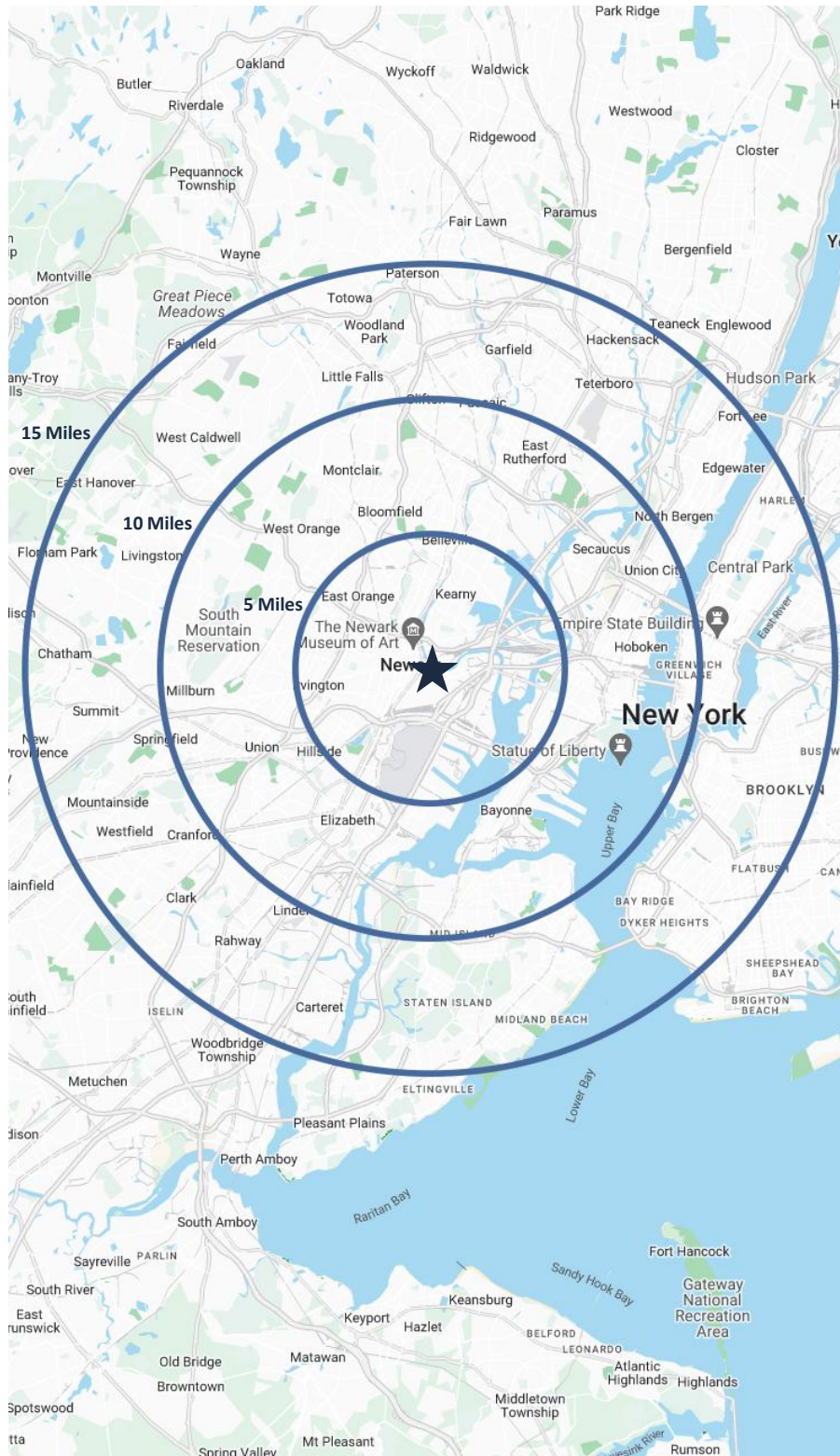
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, aconte@blauberg.com
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5 MILES

- Total Population: 871,319
- Households: 325,996
- Median Household Income: \$77,537
- Average Household Size: 2.6
- Transportation to Work: 421,480
- Labor Force: 696,417

10 MILES

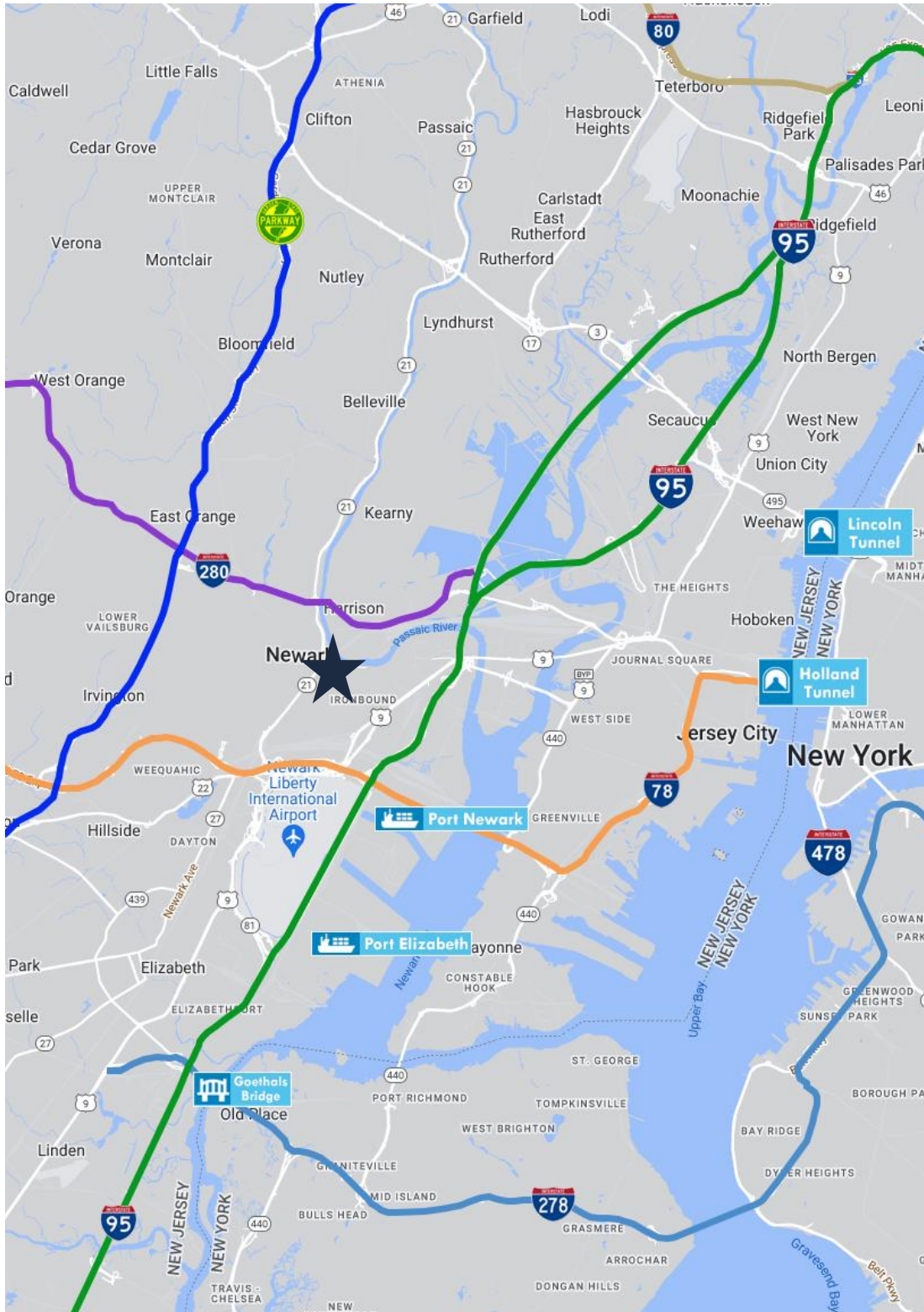
- Total Population: 3.35M
- Households: 1.39M
- Median Household Income: \$120,495
- Average Household Size: 2.3
- Transportation to Work: 1.79M
- Labor Force: 2.77M

15 MILES

- Total Population: 8.73M
- Households: 3.52M
- Median Household Income: \$111,644
- Average Household Size: 2.4
- Transportation to Work: 4.53M
- Labor Force: 7.19M

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ACCESSIBILITY



0.2 MI
Penn Station



0.6 MI
Route 21



1.5 MI
I-280



2.1 MI
I-78 Exit 56



2.4 MI
US Hwy 1 & 9



3.4 MI
I-95 Exit 14



4.5 MI
Newark Airport



5.4 MI
Ports Newark
and Elizabeth



7.3 MI
Holland Tunnel



10.5 MI
Lincoln Tunnel

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