

# LEASE

## COURTYARD OFFICE CONDOMINIUMS

821 Courtyard Drive Hillsborough Township, NJ 08844



### PROPERTY DESCRIPTION

Make this office your business home. Currently one large open space with single private office and private bathroom.

### PROPERTY HIGHLIGHTS

#### SECOND FLOOR

#### PARK LIKE SETTING JUST OFF ROUTE 206

#### AVAILABLE IMMEDIATELY

#### PLENTY OF PARKING

#### ONE TO 5 YEAR TERM AVAILABLE

#### CONDO FEES INCLUDED, JUST PAY RENT AND UTILITIES

### OFFERING SUMMARY

Lease Rate:	\$2,200.00 SF/month (MG)
Number of Units:	1
Available SF:	1,299 - 1,300 SF
Building Size:	1,299 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	265	1,734
Total Population	345	857	4,627
Average HH Income	\$188,249	\$187,650	\$132,370

**John Negri**  
(973) 865-3456

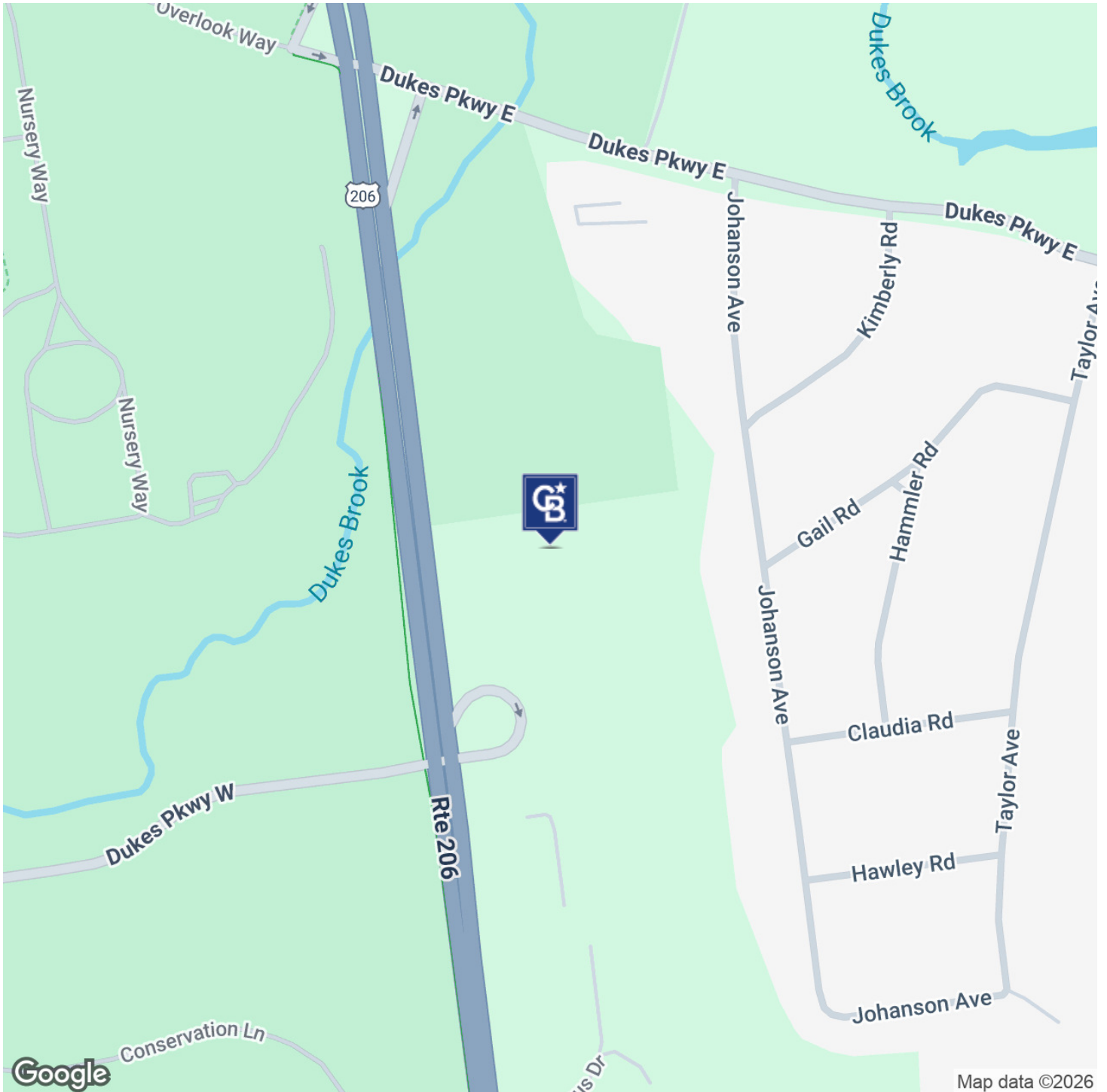


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## COURTYARD OFFICE CONDOMINIUMS

821 Courtyard Drive Hillsborough Township, NJ 08844



**John Negri**  
(973) 865-3456

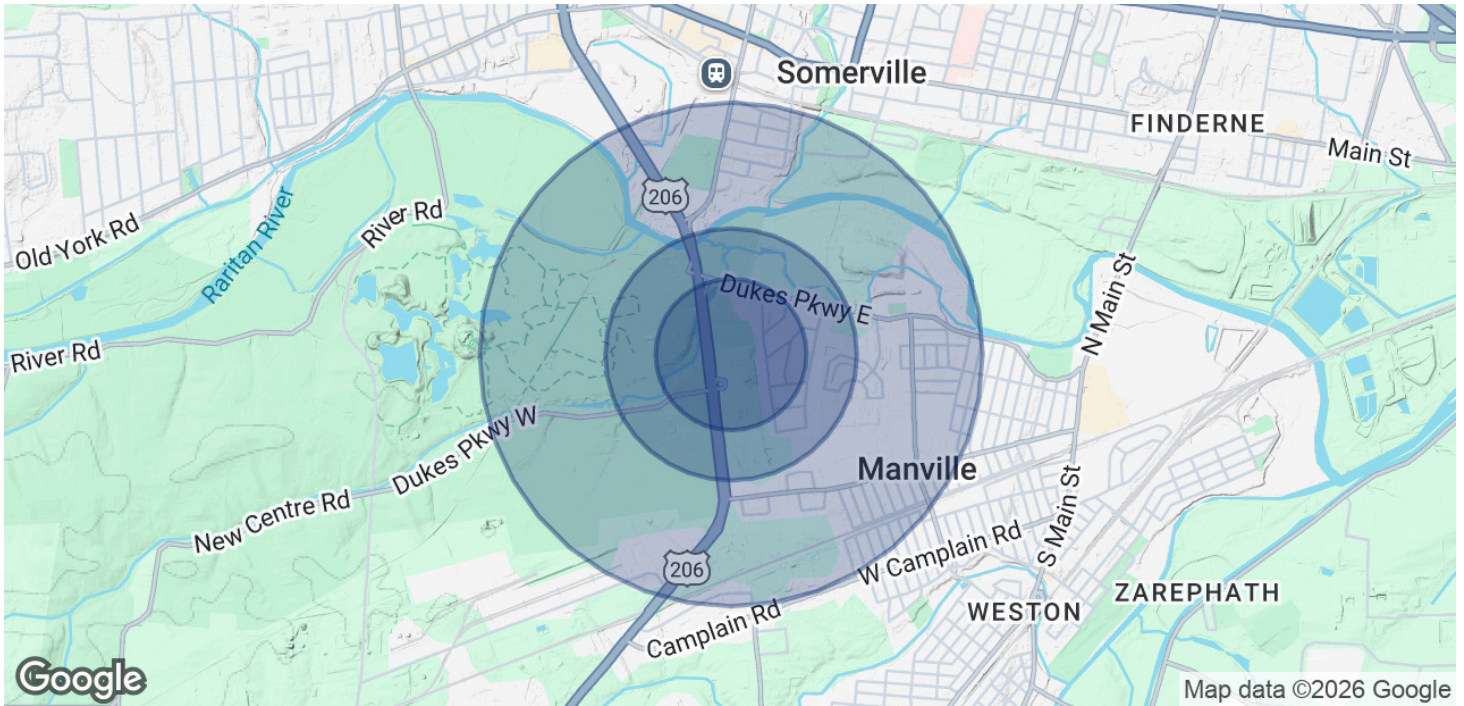


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## COURTYARD OFFICE CONDOMINIUMS

821 Courtyard Drive Hillsborough Township, NJ 08844



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	345	857	4,627
Average Age	39	39	40
Average Age (Male)	39	39	40
Average Age (Female)	40	40	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	265	1,734
# of Persons per HH	3.3	3.2	2.7
Average HH Income	\$188,249	\$187,650	\$132,370
Average House Value	\$566,805	\$566,132	\$436,212

Demographics data derived from AlphaMap

**John Negri**  
(973) 865-3456



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY