

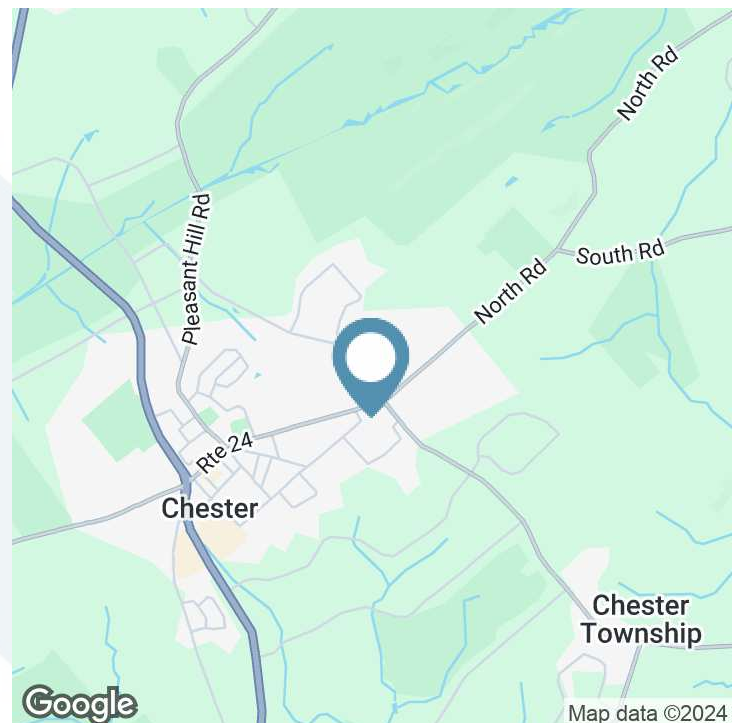
Chester Professional Building | 31 Fairmount Avenue | Chester, NJ 07930

OFFICE SUITES FROM 763 SF - 1,380 SF



PROPERTY HIGHLIGHTS

- **Building Size:** 11,100 SF
- **Available Suites:** Suite 101 (763 SF)
Suite 201 (1,380 SF)
- **Parking:** 5.23/1,000 SF
- **Lease Rates:** Suite 101 (\$1,500/month + \$130 CAM & utilities)
Suite 201 (\$2,500/month + \$200 CAM & utilities)
- **Amenities:** Located within walking distance to banks, restaurants and shopping.
- **Location:** Four minute drive to Route 206 and ten minute drive to NJ Transit Gladstone train station. Historic Chester is one of Morris County's most affluent communities and sits between Mendham, Bedminster, Tewksbury and Long Valley.



DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	242	820	3,923
Total Population	657	2,256	11,288
Average HH Income	\$208,737	\$214,831	\$236,153



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CHESTER PROFESSIONAL BUILDING



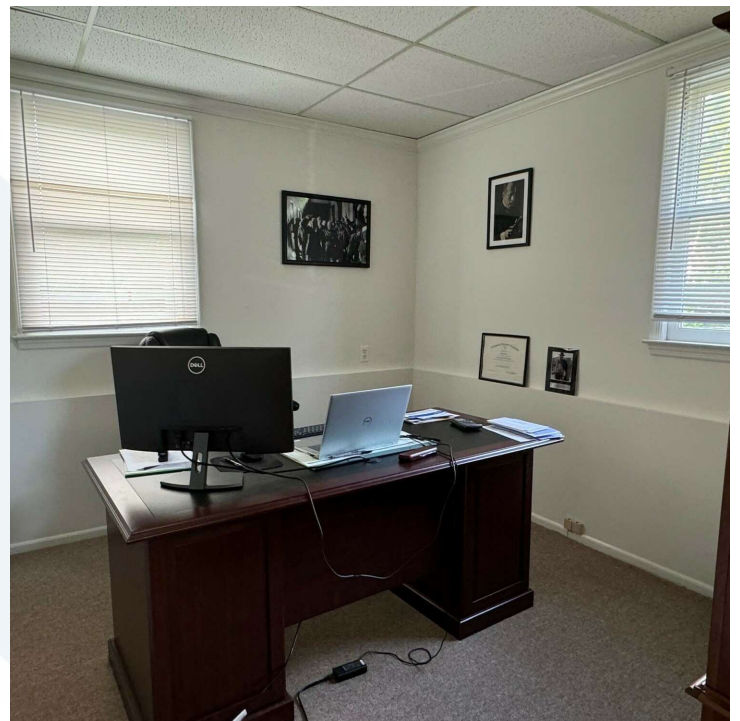
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SUITE 201



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SUITE 201



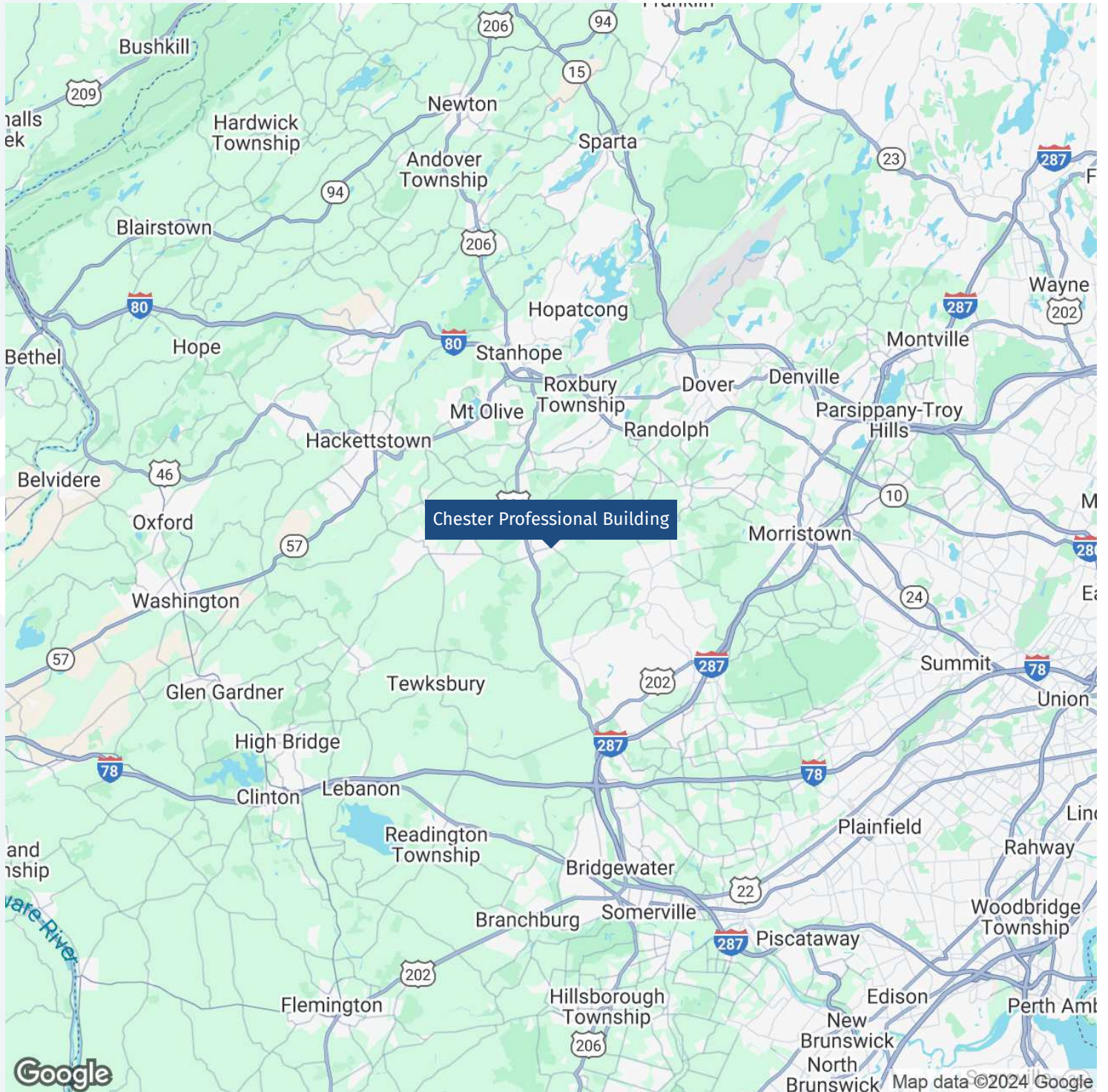
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LOCATION MAP



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