

400SF - 2,350 SF | PROFESSIONAL OFFICE SUITES FOR LEASE | UNION CITY, NJ



4912 Bergenline Ave, Union City, NJ 07087



PROPERTY DESCRIPTION

Experience the epitome of office space at this ideal property in Union City, NJ. Boasting state-of-the-art amenities and sleek, contemporary design, the property offers a professional and inviting environment for businesses of all sizes. With customizable floor plans and flexible lease options, tenants can tailor the space to suit their exact needs. Convenient on-site parking and easy access to major transportation routes ensure seamless connectivity for employees and visitors. Enjoy stunning views and abundant natural light, creating an inspiring work environment.

PROPERTY HIGHLIGHTS

- Available for immediate occupancy!
- \$20/ft + \$2.50 CAM Charge = \$22.50 All-in Amount
- Reduce your current rent | Move into one of these suites
- Contiguous Space for roughly 400 SF - 2,350 SF

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN) + \$2.50 SF/yr (CAM)
Number of Units:	6 Units Available (#3,9,10,11,15,16)
Available SF:	400 - 2,350 SF
Lot Size:	2,512 SF
Building Size:	9,400 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,443	13,770	38,965
Total Population	15,726	38,122	101,660
Average HH Income	\$82,755	\$85,533	\$94,770

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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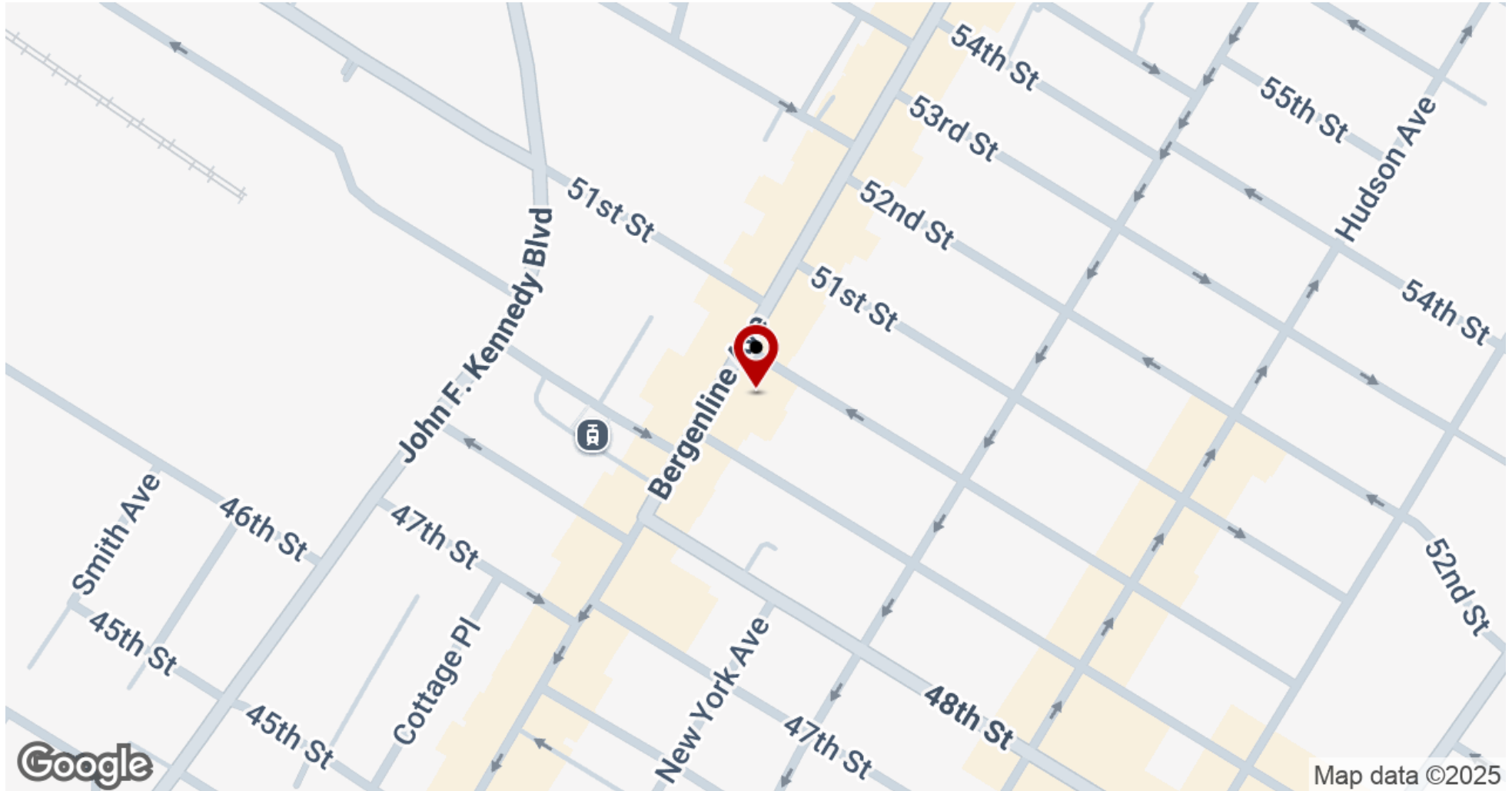
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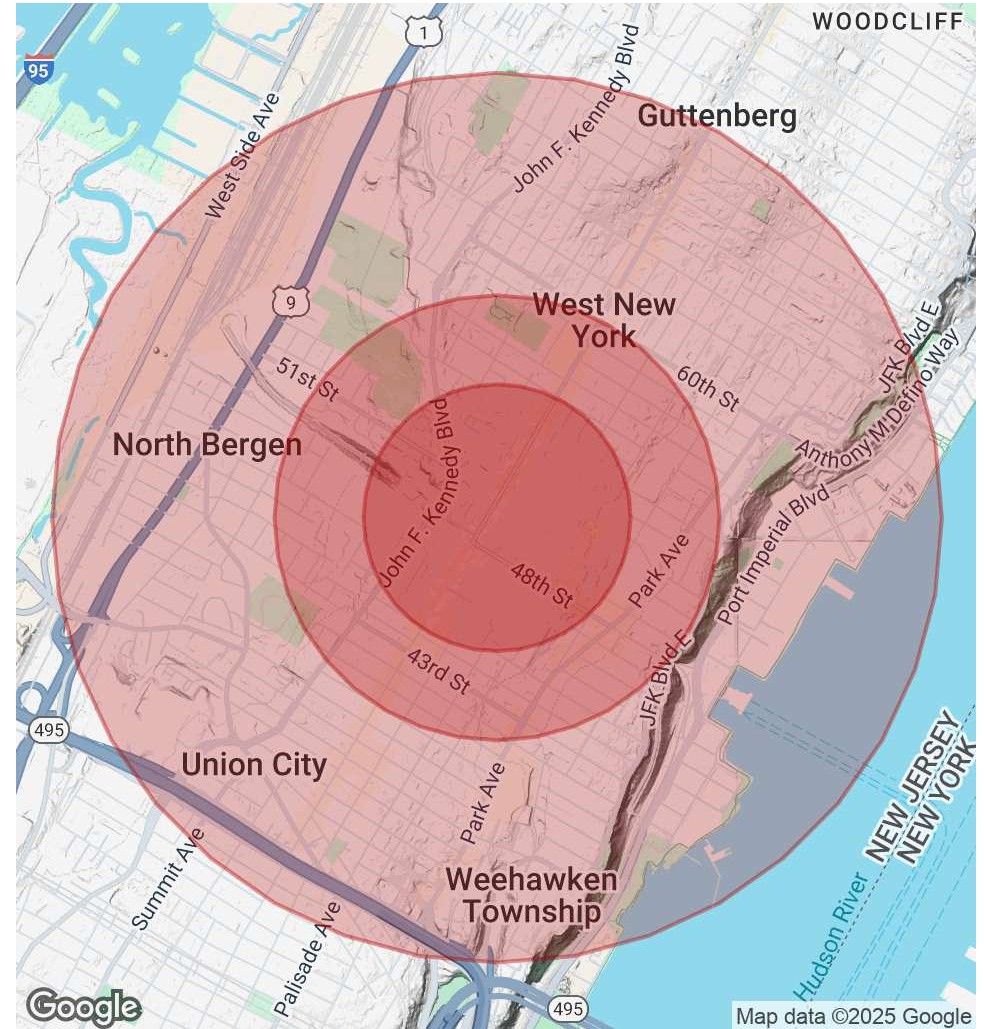


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15,726	38,122	101,660
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,443	13,770	38,965
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$82,755	\$85,533	\$94,770
Average House Value	\$551,663	\$530,408	\$558,280

Demographics data derived from AlphaMap



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