



OFFICE BUILDING

FOR LEASE

±20,025 SF PROFESSIONAL AND MEDICAL OFFICE

239 New Road , Parsippany, NJ 07054

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Associate

jd@blauberg.com
973.379.6644

DYLAN MEADE

Senior Associate

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973.379.6644 x115



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Approx. 0.3 Miles to I-280

Approx. 0.5 Miles to Route 46

Approx. 1.3 Miles to I-280

Approx. 18.7 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	20,025 SF
Building Size:	20,025 SF

PROPERTY HIGHLIGHTS

- 20,025 SF Professional and Medical Office
- ±180 - 7,500 SF Suites Available
- Landlord Will Paint and Re-Carpet To Suit
- Reception Area / Conference Room / Training Rooms / Kitchenette
- Elevator
- 60+ Car Parking

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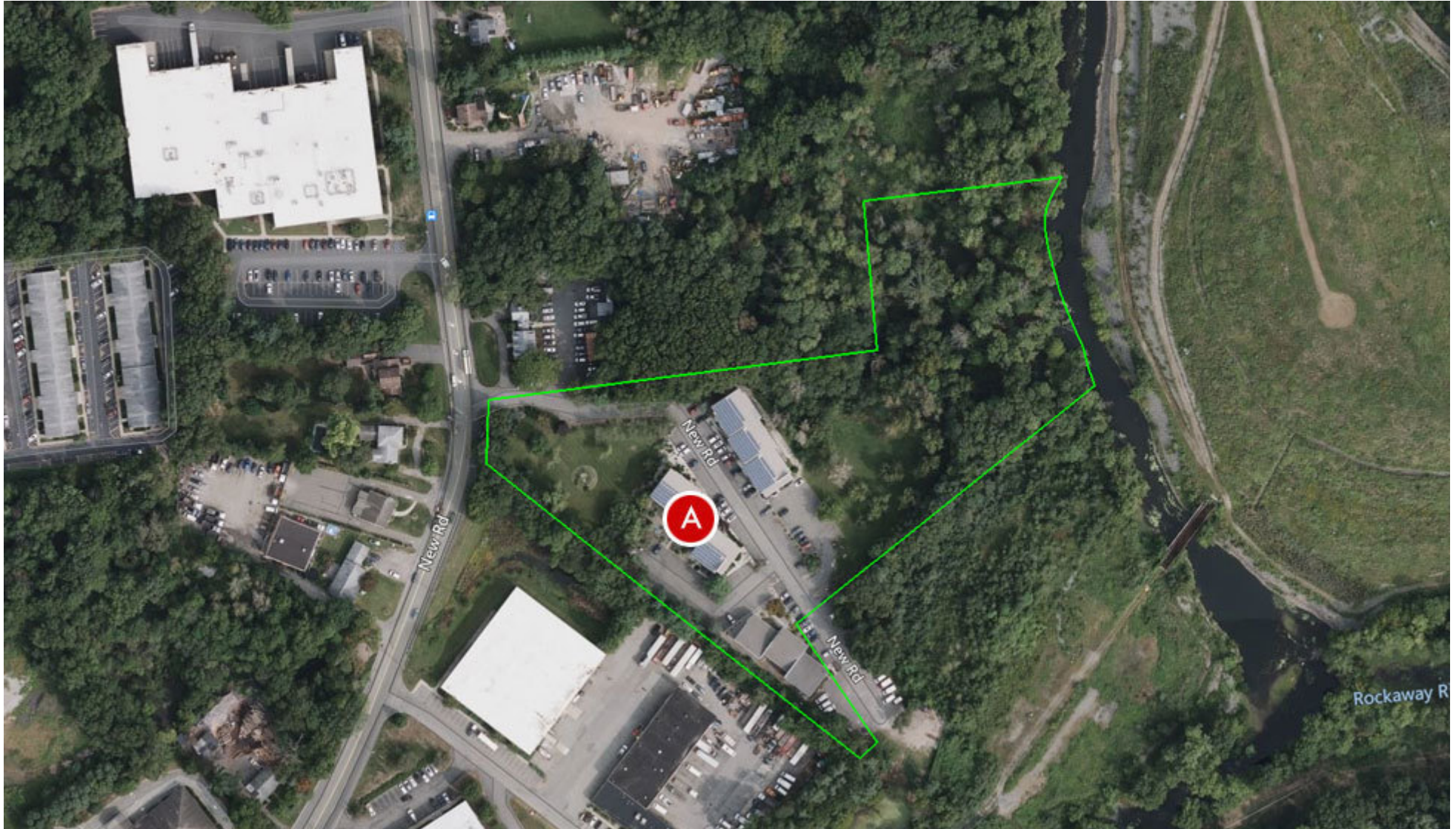
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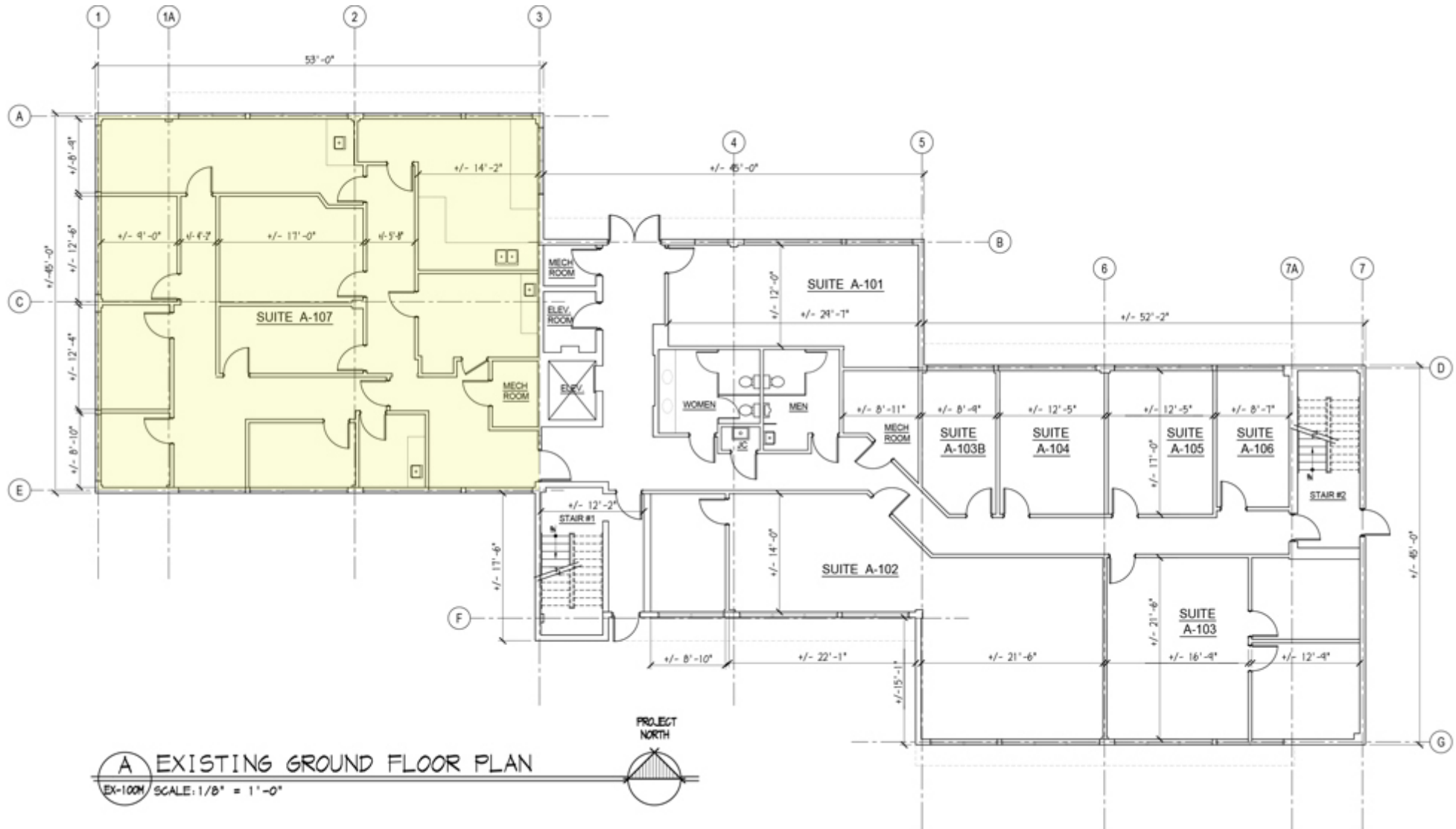
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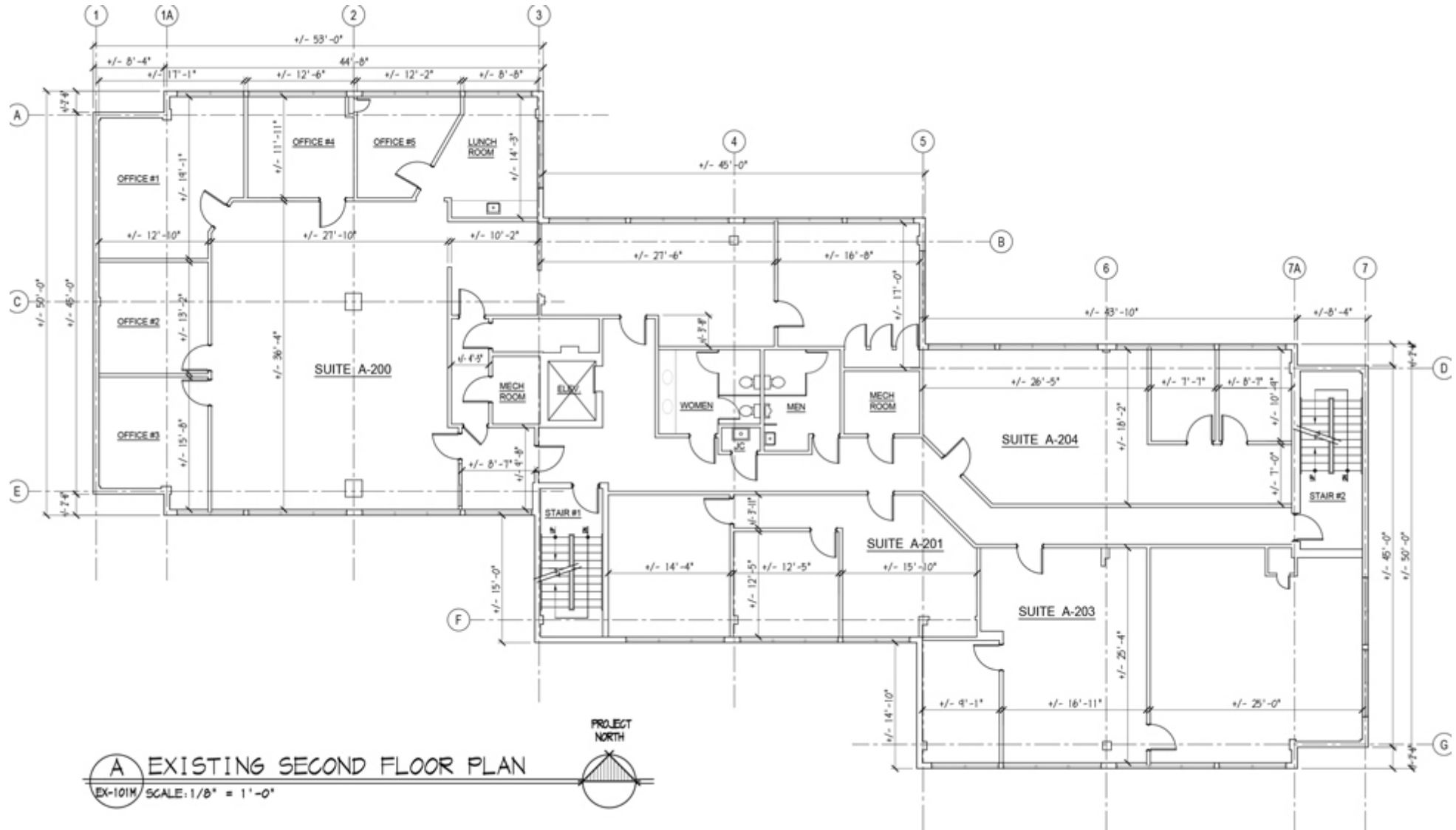
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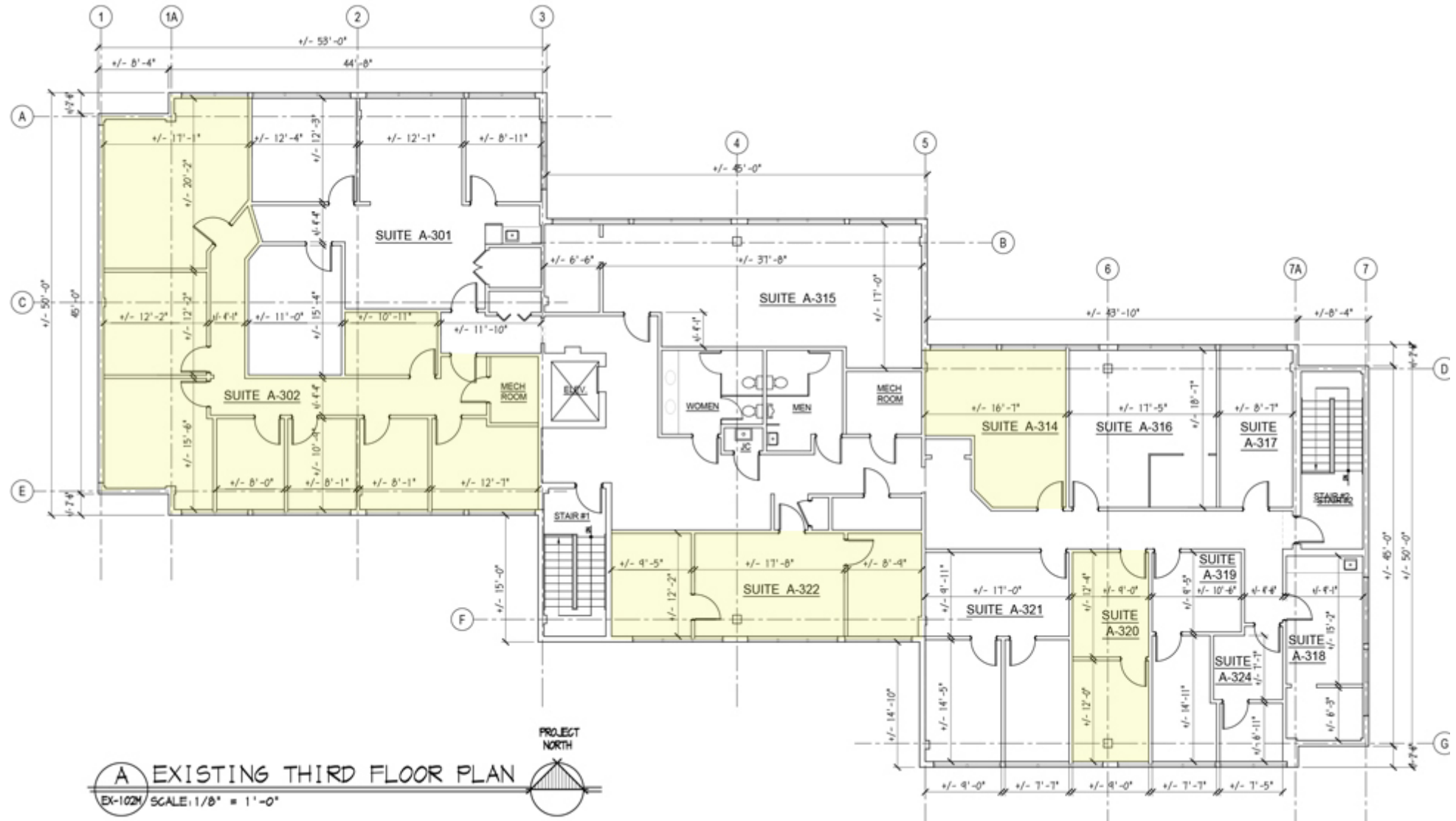
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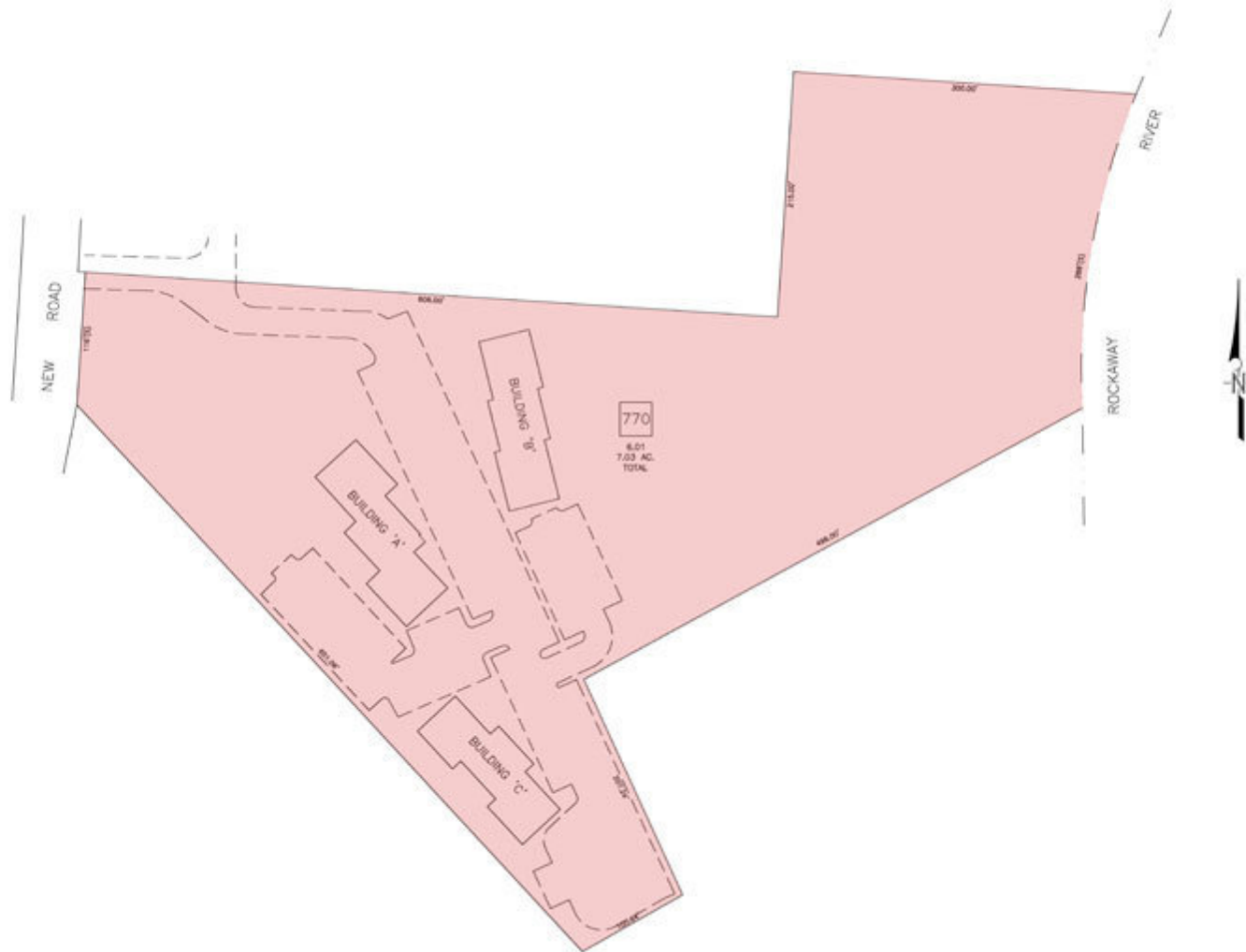
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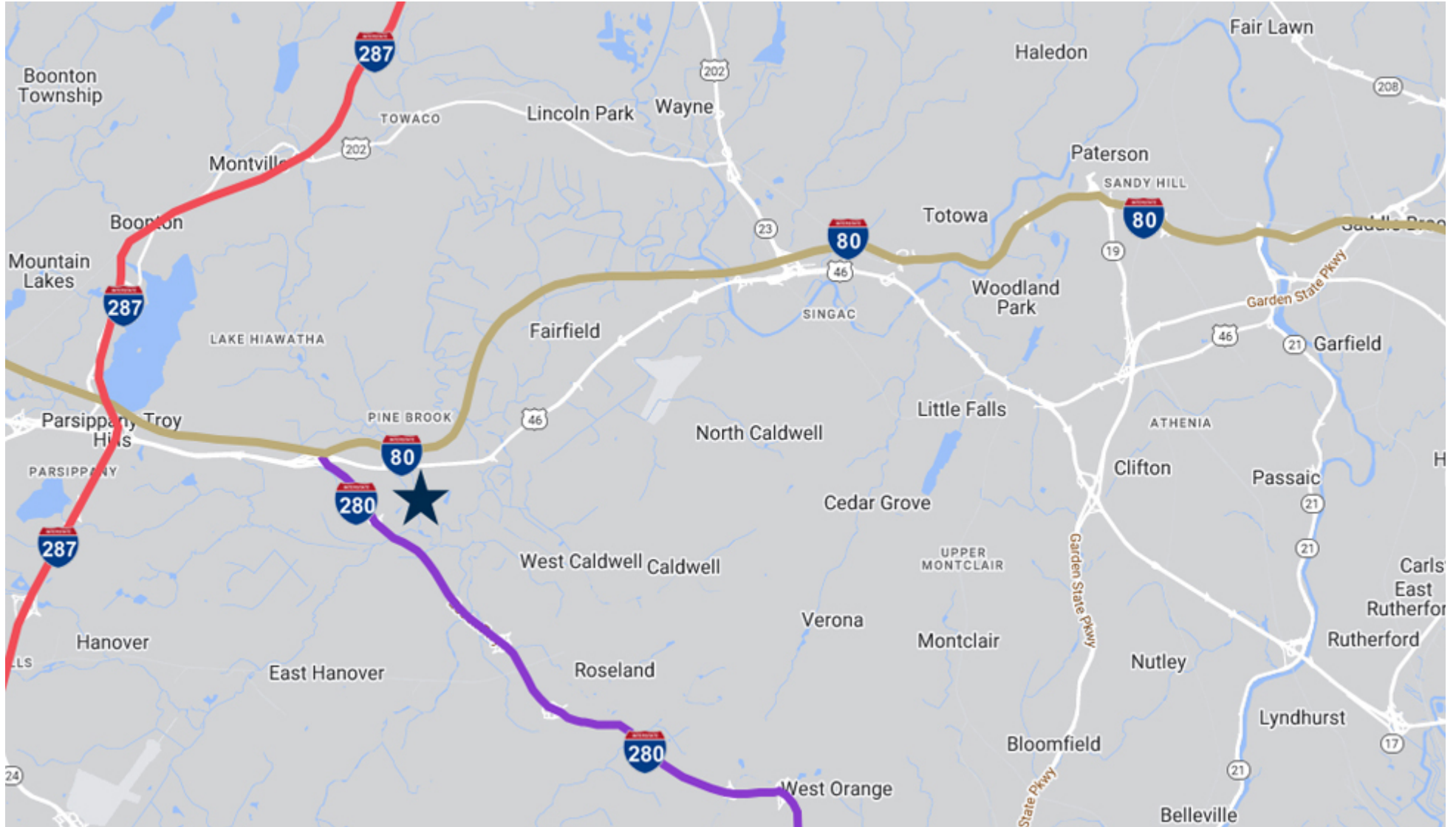
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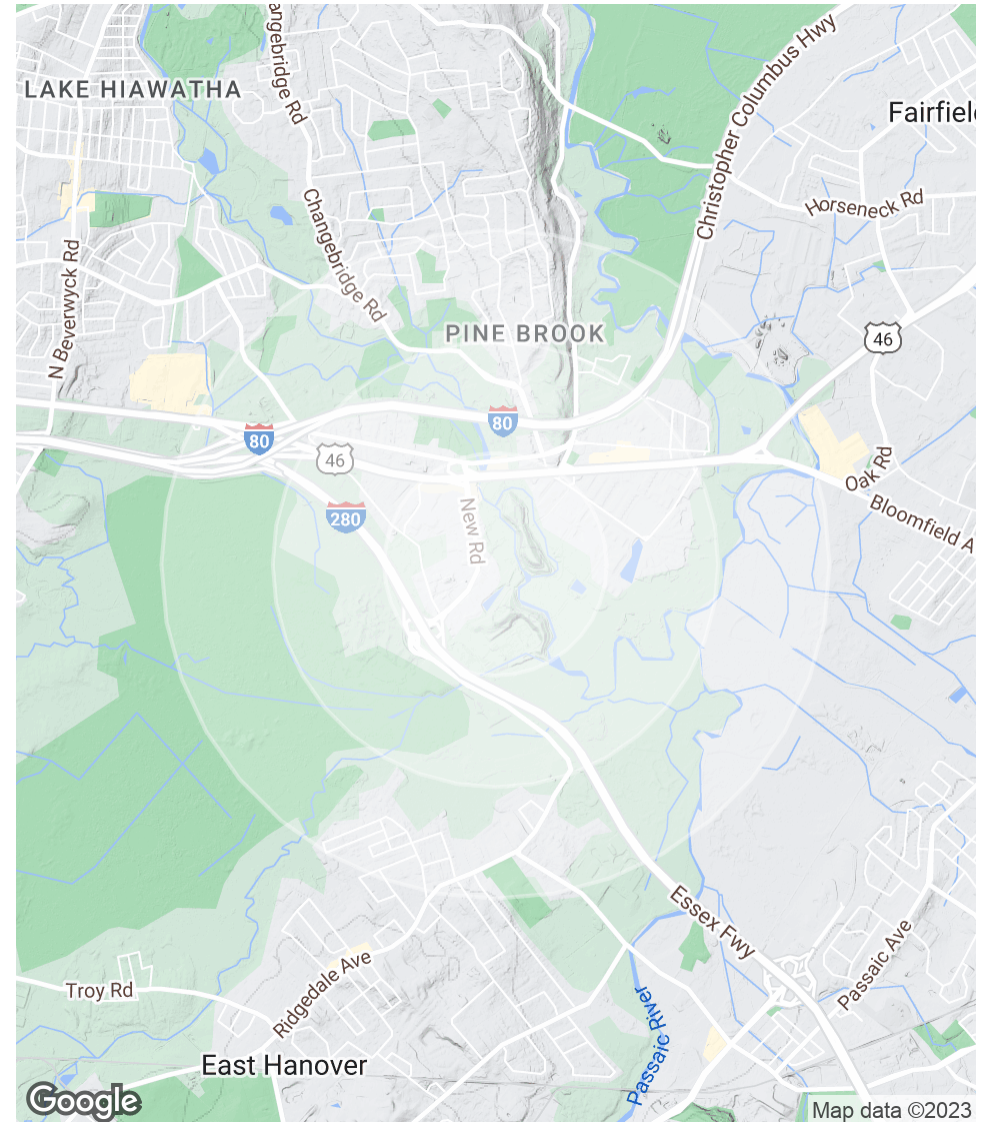
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,691	4,865	9,349
Average Age	31.2	36.8	41.1
Average Age (Male)	29.7	36.1	41.0
Average Age (Female)	32.9	37.5	41.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	846	2,193	3,865
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$85,795	\$106,097	\$125,998
Average House Value	\$624,214	\$574,262	\$561,958

* Demographic data derived from 2020 ACS - US Census



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