



## Office Space for Lease

34 Green Street

WOODBIDGE, NJ

**Available Space:** 2,183 SF; divisible to 1240 SF and 943 SF

**Lease Price:** \$20.00 PSF Partial Gross + Utilities and Janitorial

**Location:**

- Easy access to Routes 1 & 9, 35, 440 Garden State Parkway and the New Jersey Turnpike
- One block from Woodbridge Train Station and Bus Stop
- Short walk to City Hall, shopping, banks and restaurants

**Features:**

- Excellent visibility and signage
- Zoned B-1

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Beth Krinsky**

Senior Vice President

848-244-4446 direct

bkrinsky@weichertcommercial.com

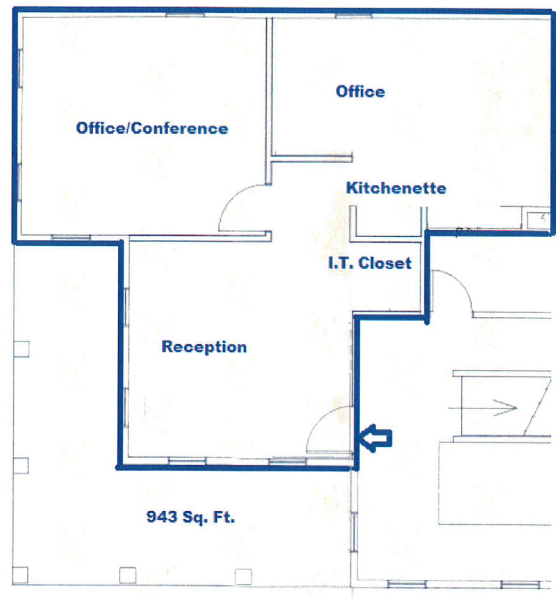
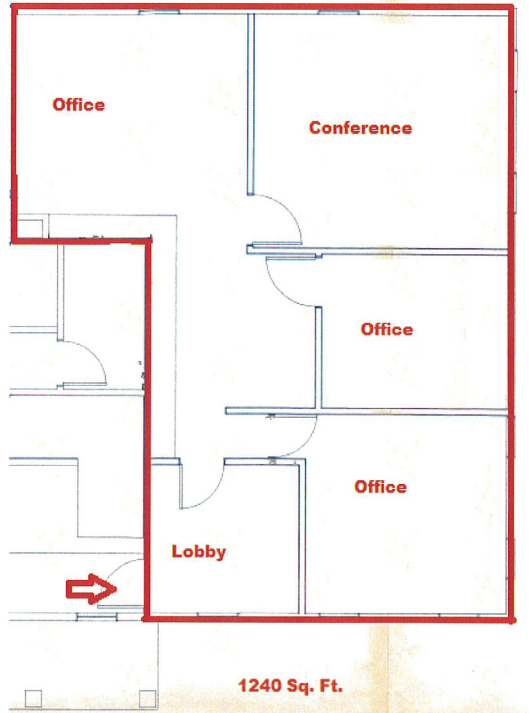
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# 34 Green Street

## Floor Plan



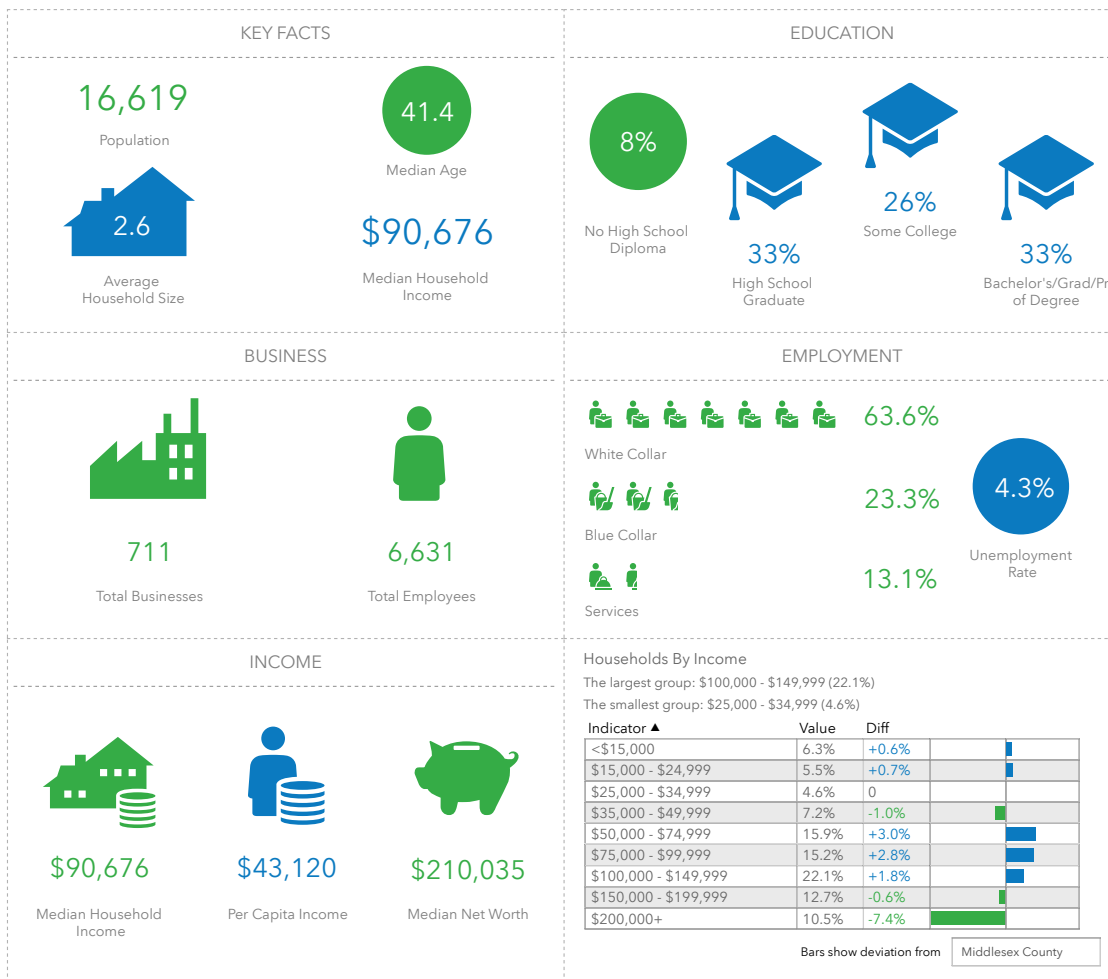
**Weichert** Commercial Brokerage, Inc.

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# 34 Green Street

## Key Facts



## 34 Green Street

### Permitted Uses

- A. Purpose. The purpose of the B-1 Neighborhood Business Zone is to provide retail centers in which will be found the shopping goods and services required to meet the daily needs of residents in the immediate vicinity or neighborhood. It is specifically for retail sales and services in the older established areas of the community.
- B. Green Buildings. All buildings are encouraged to be LEED-qualified building and employ green technologies, energy saving construction and utility techniques.
- C. Permitted Uses. A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:
  - (1) Principal uses. Principal uses are as follows:
    - Antique shops
    - Apparel
    - Appliance stores
    - Artist's supply
    - Bakery shops-retail
    - Bank and trust companies
    - Barbershops
    - Beauty and cosmetic shops
    - Bicycle shops
    - Book, periodical and newspaper sales
    - Business offices
    - Butcher shops or meat markets (no slaughtering permitted)
    - Candy shops
    - Card shops
    - Ceramic shops
    - Cigars and tobacco
    - Cleaner pickup or laundry pickup only
    - Cocktail lounges
    - Coin dealers
    - Dairy products
    - Delicatessens
    - Drugstores
    - Finance companies
    - Florists
    - Fruit stores and vegetable markets

## 34 Green Street

### Permitted Uses

Gift shops  
Grocery stores  
Hardware stores  
Hobby shops  
Ice cream shops  
Jewelry shops  
Libraries  
Liquor stores  
Locksmiths  
Luncheonettes (non-drive-in)  
Medical clinics and offices (outpatient)  
Musical instrument stores  
Newsstands  
Notaries  
Paint, glass and wallpaper stores  
Pet shops  
Pharmacies  
Photography studios  
Police and fire stations  
Professional offices  
Public utilities' offices  
Post offices  
Real estate and insurance  
Record shops  
Restaurant (non-drive-in, non-fast-food)  
Sandwich shops (non drive-in)  
Savings and loan associations  
Seafood stores  
Shoe or hat repair shops  
Snack bar (non-drive-in)  
Specialty food stores (i.e., herbs, spices, etc.)  
Sporting goods stores  
Stationery stores  
Tailors  
Taverns

## 34 Green Street

### Permitted Uses

- Television, radio and electronics sales and service
- Travel agencies
- (2) Accessory buildings and uses, including:
  - (a) Private garage spaces not to exceed two spaces for the storage of vehicles operated exclusively as part of a permitted use.
  - (b) Signs, subject to the provisions of this article.
  - (c) Fences and hedges, subject to the provisions of this article.
  - (d) Buildings for tools and equipment used for maintenance of the grounds.
  - (e) Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- (3) Conditional uses. The following uses are permitted, subject to approval of the municipal agency and the special conditions of this article.
  - (a) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first-aid squads.
  - (b) Public utility installations.
    - [1] Cellular communications towers are subject to the conditions established in this article.
  - (c) Automotive gasoline stations.
  - (d) Automotive service stations.
  - (e) Automotive repair garages.
- C. Development Standards. The B-1 Business Zone specified herewith shall be occupied only as indicated in the Schedule of Bulk Requirements included in 150 Appendix 1 at the end of this chapter and as follows:
  - (1) Principal buildings.
    - (a) Minimum lot size: 5,000 square feet.
    - (b) Minimum lot width: 50 feet.
    - (c) Minimum lot depth: 100 feet.
    - (d) Minimum front setback (measure from the future street right-of-way): 5 feet on interior lots, 5 feet and 20 feet on corner lots.
    - (e) Minimum each side setback: 4 feet.
    - (f) Minimum both side setbacks: 10 feet.

# 34 Green Street

## Permitted Uses

- (g) Minimum rear setback: 10 feet.
  - (h) Minimum gross floor area: 500 square feet.
  - (i) Maximum lot coverage: 30%.
  - (j) Maximum building height: 2 1/2 stories or 35 feet, whichever is less.
  - (k) Maximum floor area ratio: 0.90:1.
- (2) Accessory buildings. Accessory buildings shall conform to at least the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.
- D. Other Provisions and Requirements.
- (1) Off-street parking and loading is required subject to the special conditions as specified in this article.
  - (2) Landscaping is required subject to the special conditions as specified in this article.