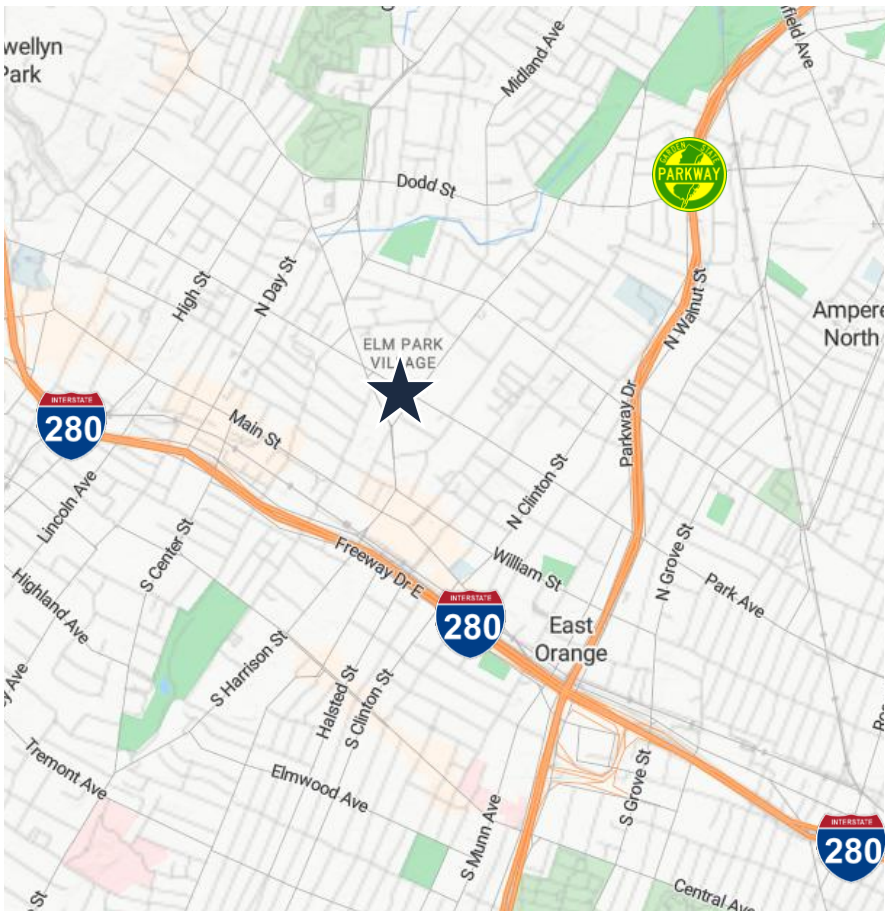




## Specifications

### Property Highlights

- Corporate / professional office environment
- Excellent Orange, NJ location
- Ideal for medical, legal, accounting, consulting, or administrative use
- Owner-user or investment opportunity
- Convenient access to major roadways and local amenities

### Suite 307

- ±800 SF
- Ideal for small professional practice or executive office

### Suite 309

- ±1,000 SF
- Flexible layout for growing professional use

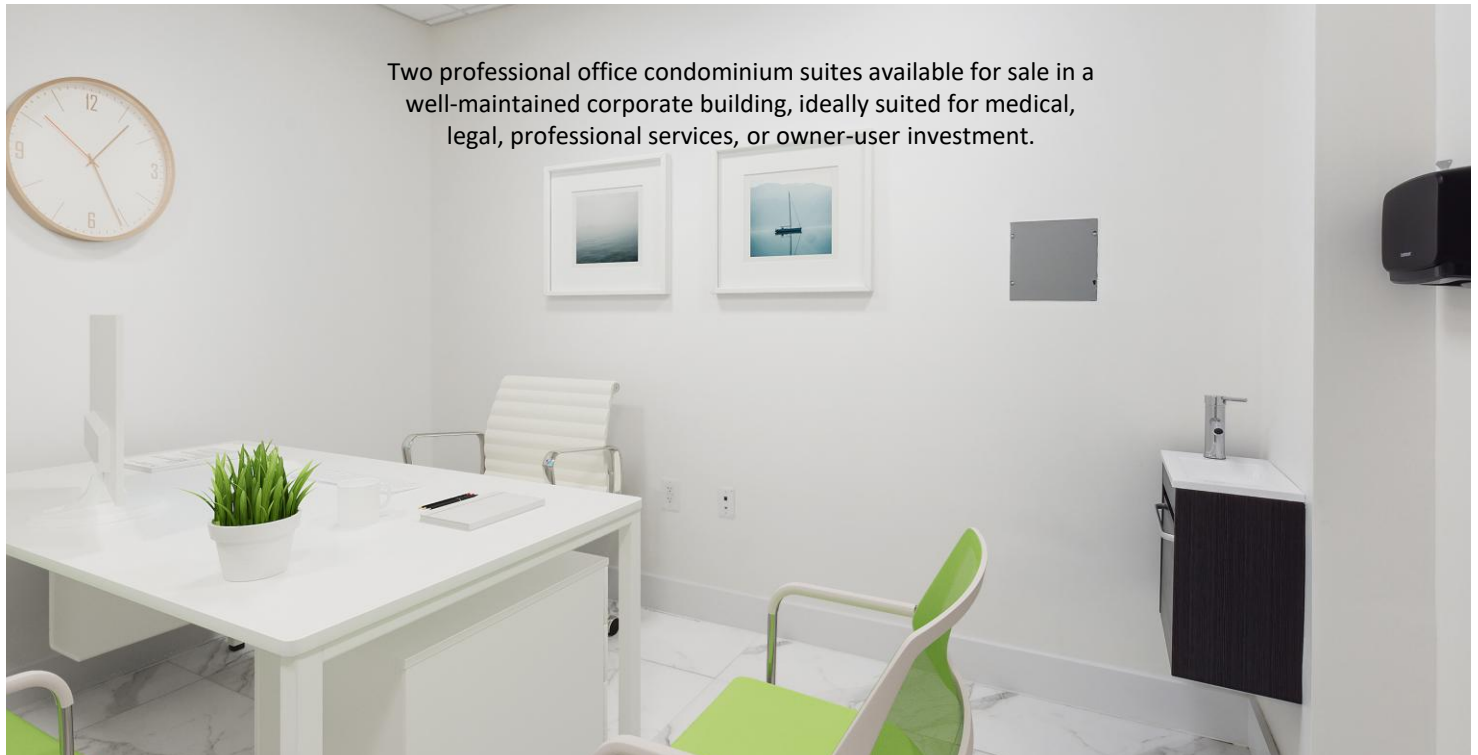
### Location

- Strategically located in Orange, NJ
- Easy access to surrounding business districts, public transportation, and major commuter routes

For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Juan Disla**  
Director  
973.379.6644 x 226  
JD@blauberg.com

**Marcos Bausch**  
Associate  
973.379.6644 x 240  
Marcos@blauberg.com



Two professional office condominium suites available for sale in a well-maintained corporate building, ideally suited for medical, legal, professional services, or owner-user investment.



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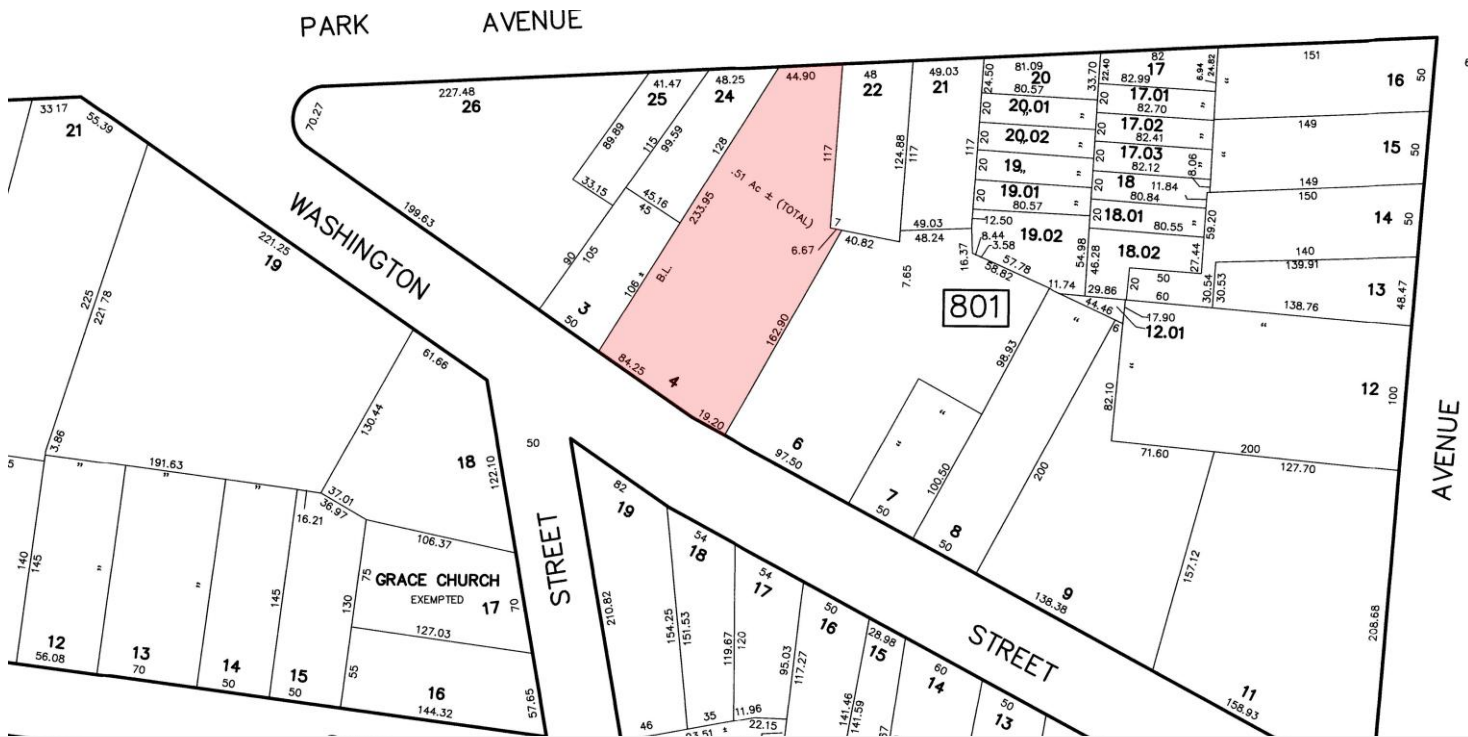
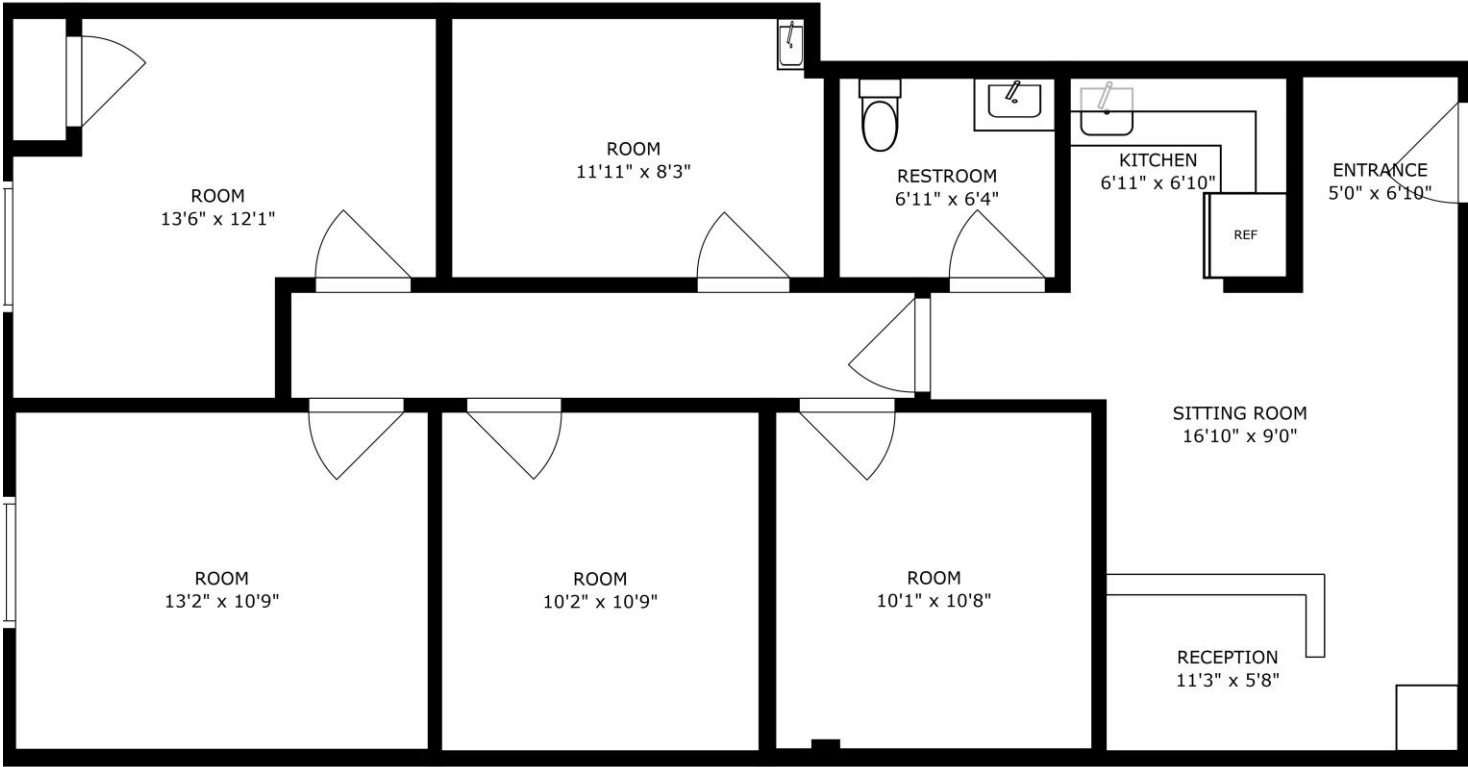


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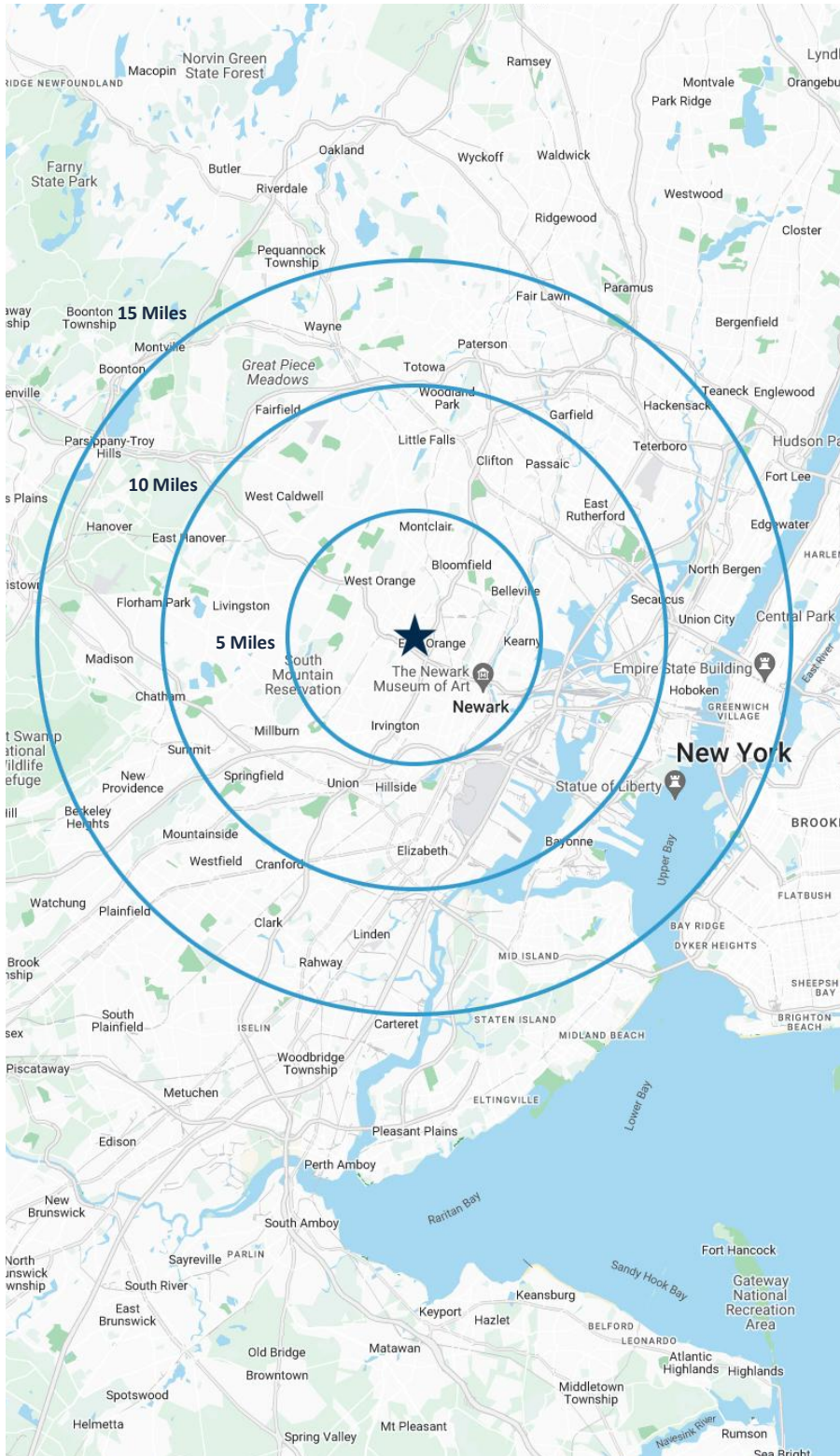
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### 5 MILES

- Total Population: 859,218
- Households: 321,625
- Median Household Income: \$93,353
- Average Household Size: 2.6
- Transportation to Work: 428,022
- Labor Force: 686,324

### 10 MILES

- Total Population: 2.23M
- Households: 825,413
- Median Household Income: \$105,001
- Average Household Size: 2.7
- Transportation to Work: 1.15M
- Labor Force: 1.79M

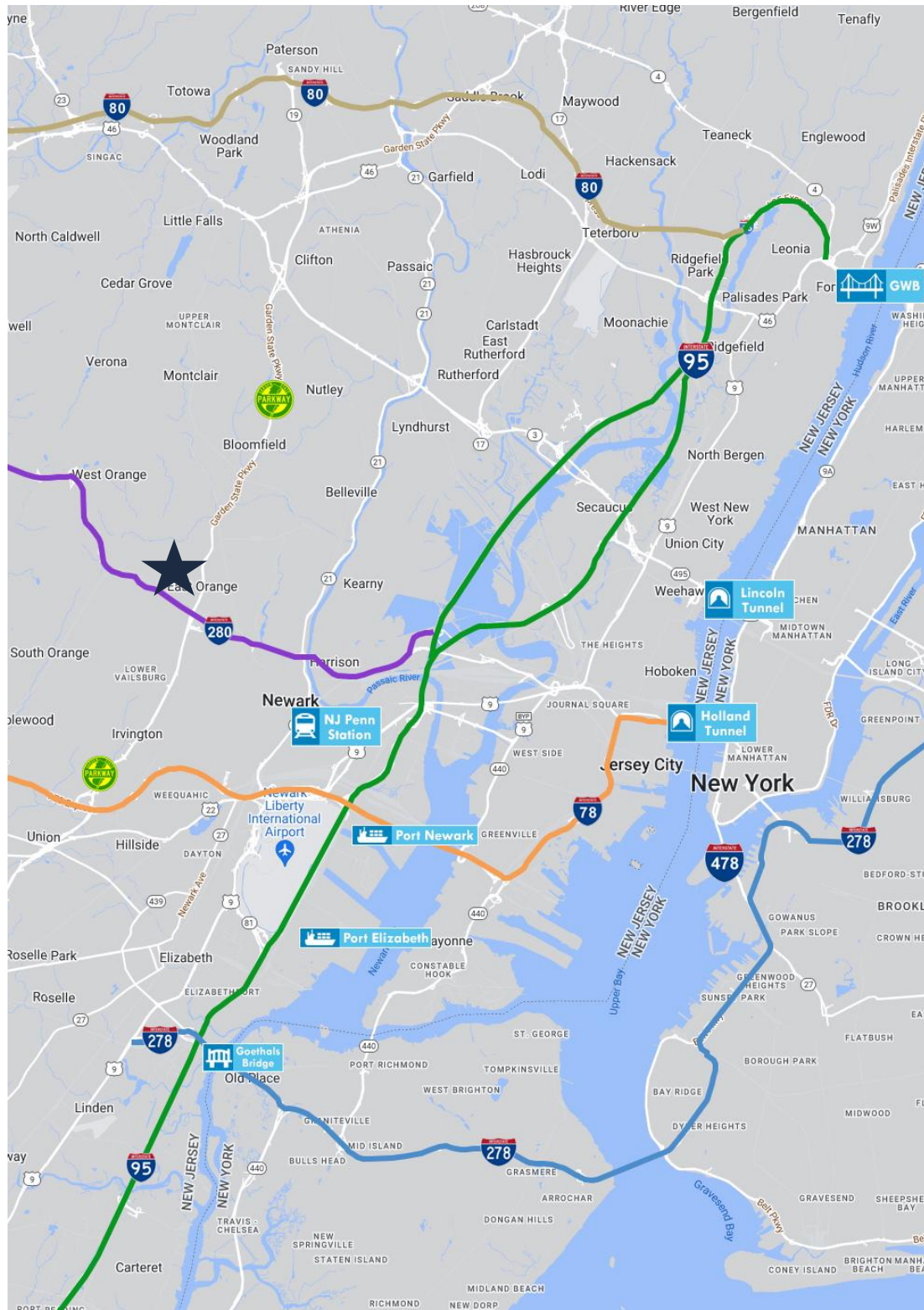
### 15 MILES

- Total Population: 6.18M
- Households: 2.53M
- Median Household Income: \$123,214
- Average Household Size: 2.4
- Transportation to Work: 3.34M
- Labor Force: 5.11M

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## ACCESSIBILITY



1.3 MI  
I-280



2.2 MI  
GSP Exit 145



5.9 MI  
I-78 Exit 52



4.5 MI  
Penn Station



10.2 MI  
US Hwy 1 & 9



12.6 MI  
I-95 Exit 14



11.9 MI  
I-95 Exit 14



13.4 MI  
Ports Newark  
and Elizabeth



14.0 MI  
Lincoln Tunnel



19.5 MI  
Holland Tunnel

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