

OFFICE FOR LEASE

Office Sublease

850 Carolier Lane, North Brunswick, NJ 08902

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

All Inclusive ±2,261 SF Office Sublease

PROPERTY HIGHLIGHTS

- Month-to-month lease
- Located near popular anchor tenants including Trader Joe's, Starbucks, LA Fitness, Five Guys and Dunkin Donuts
- Ample parking.
- Located 10 minutes from Project Helix, an estimated \$731 million redevelopment in New Brunswick. Project Helix brings the brilliant minds of large corporate life sciences and technology together.

LOCATION DESCRIPTION

Located on Carolier Lane with easy access to Route 1, 18, 287 and 130. Across Route 130 from the Shoppes at North Brunswick which includes Chipotle, Starbucks, Orange Theory and Five Guys and across Route 1 from Trader Joe's.

OFFERING SUMMARY

LEASE RATE:	\$19.57 SF/yr (Fully Gross)
AVAILABLE SF:	2,261 SF
LOT SIZE:	71,874 SF
BUILDING SIZE:	30,000 SF

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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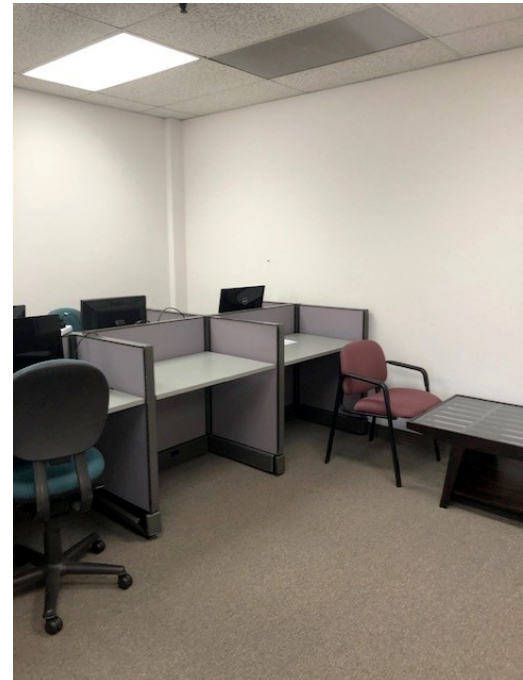
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ADDITIONAL PHOTOS



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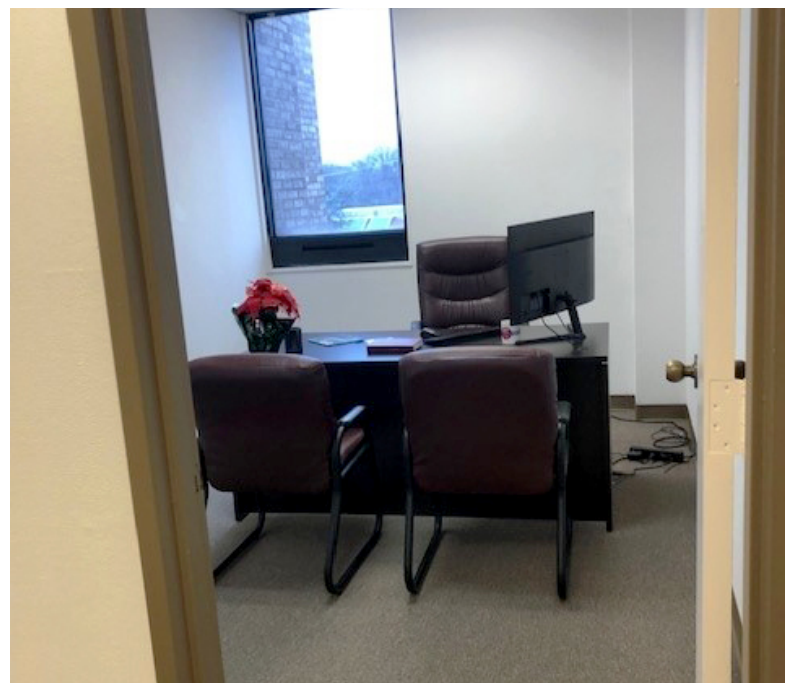
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RETAILER MAP



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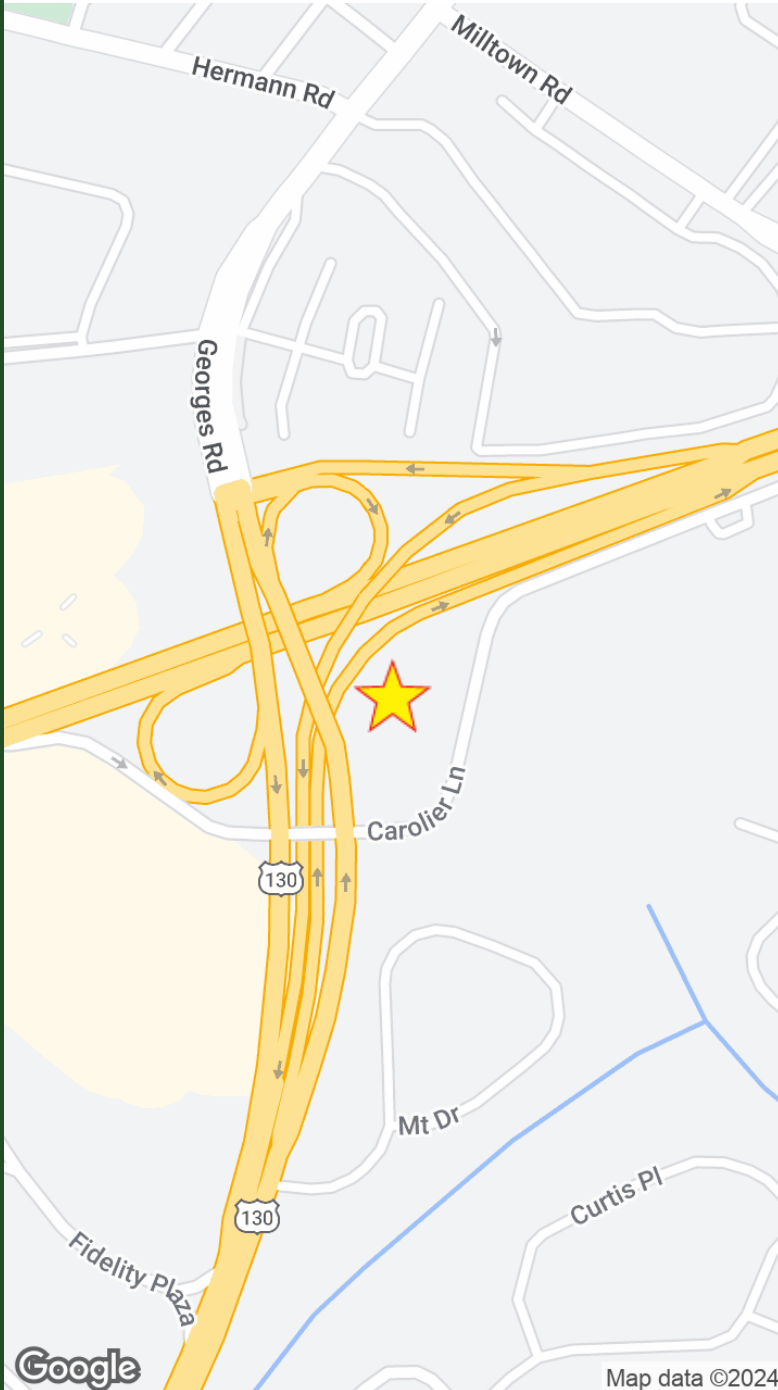
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LOCATION MAP



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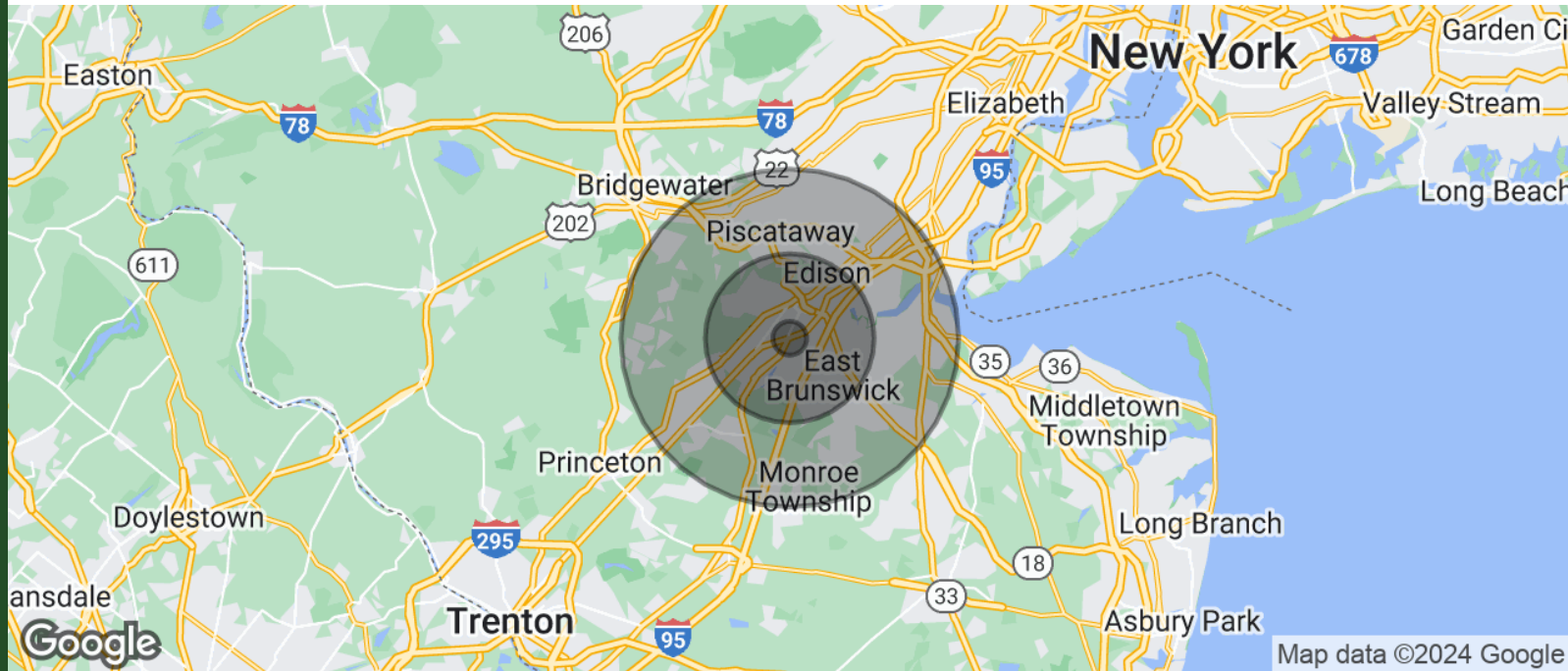
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,931	262,945	741,674
AVERAGE AGE	37.3	36.3	39.8
AVERAGE AGE (MALE)	36.4	35.3	38.8
AVERAGE AGE (FEMALE)	38.3	37.0	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,126	91,138	271,649
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$107,744	\$102,703	\$111,801
AVERAGE HOUSE VALUE	\$273,739	\$304,208	\$330,245

2020 American Community Survey (ACS)

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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