



Specifications

±154,527 SF
TOTAL BUILDING SIZE

±2,827 SF – 1st Floor (Available 4/1/26)
AVAILABLE SPACE

One (1st – 2nd Floors)
ELEVATOR

116 Spaces at 3.6/1,000 SF
BLOCK PARKING

Restaurants Within Walking Distance
NEARBY AMENITIES

Newly Renovated
Institutional Ownership
Professional Management
COMMENTS

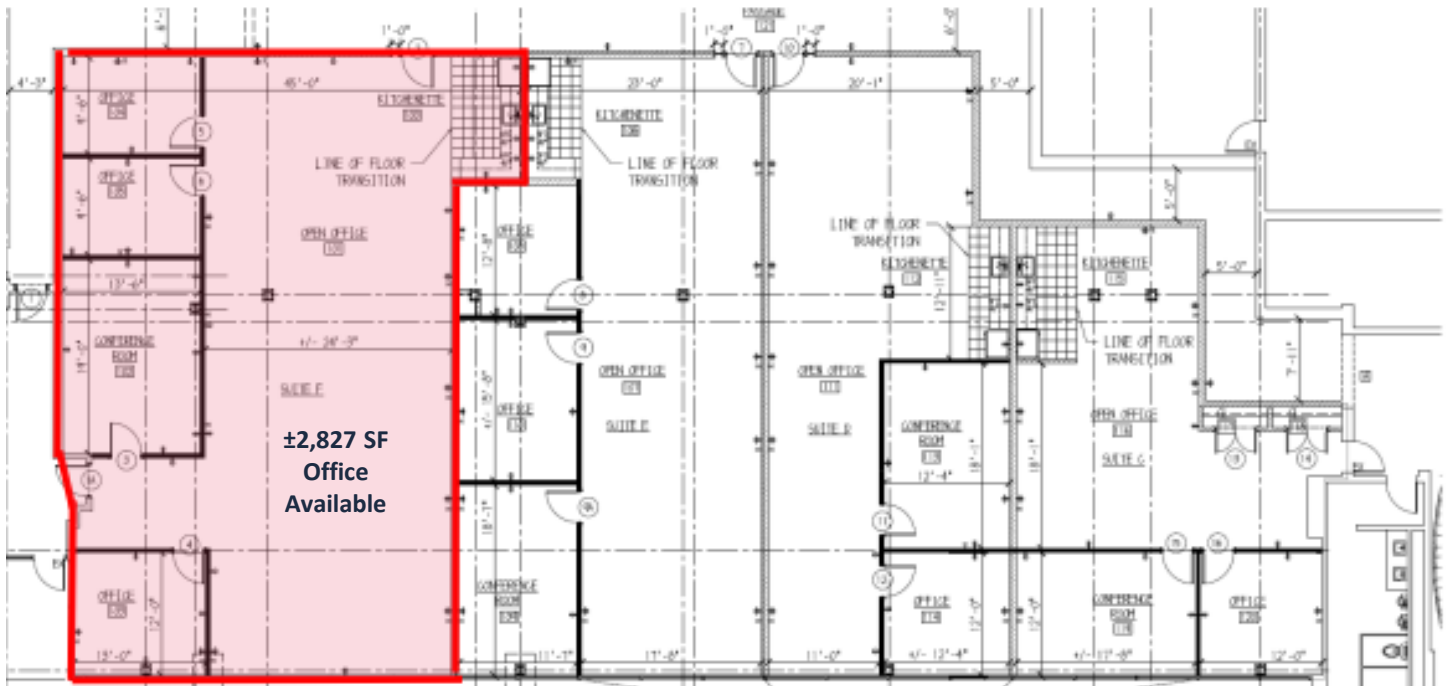
0.5 Miles to US Highway 1 & 9
1 Mile to I-95 Exit 13
3.9 Miles to Newark Airport
6.1 Miles to Ports Newark & Elizabeth
ACCESSIBILITY

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

Jason M. Crimmins, CCIM, SIOR
President
973.568.6611
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.432.1648
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Peter J. Murano, Jr., SIOR
Managing Executive Director
973.214.9375
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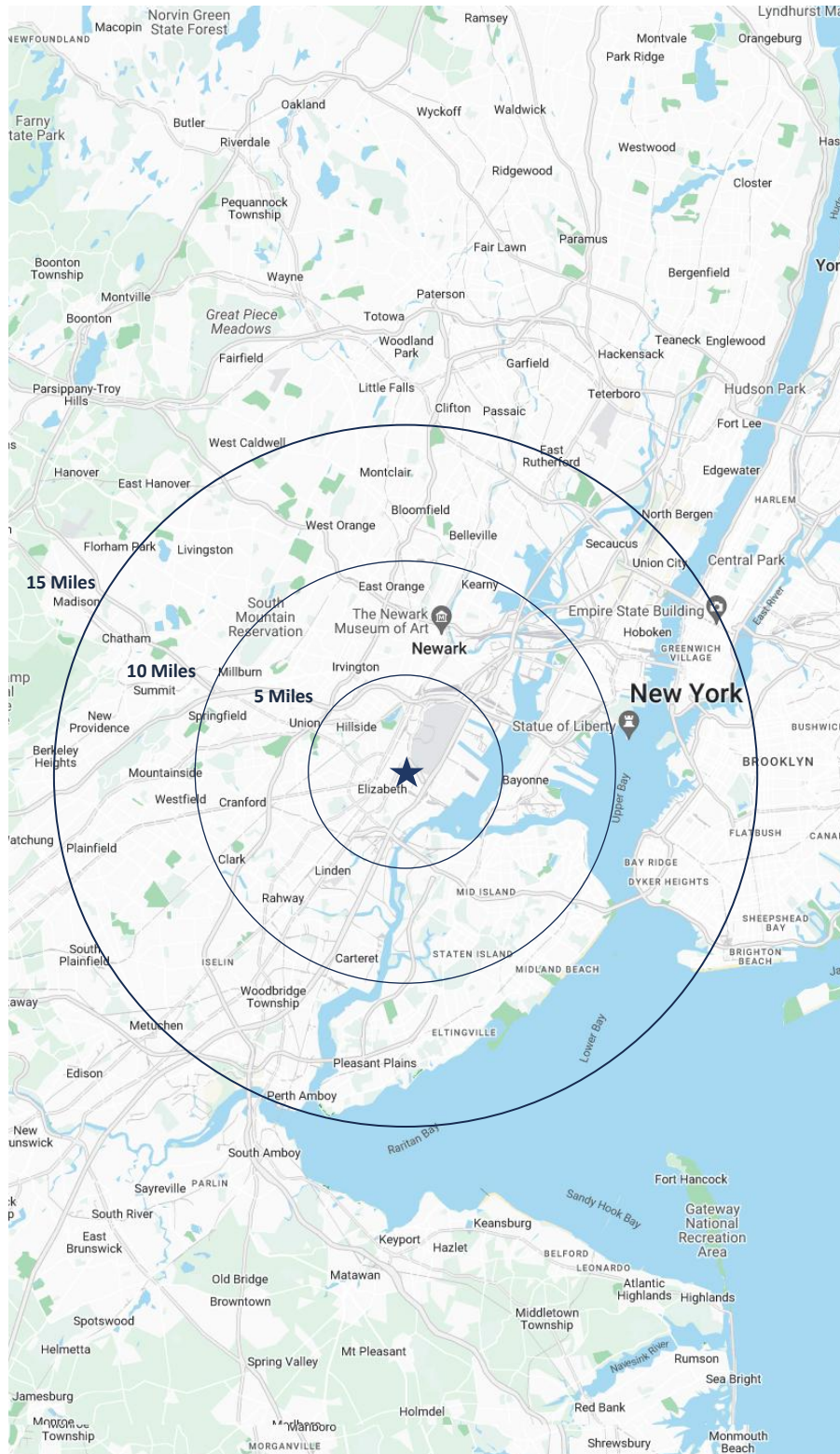
1st FLOOR

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5 MILES

- Total Population: 693,062
- Households: 248,150
- Median Household Income: \$75,422
- Average Household Size: 2.7
- Transportation to Work: 348,227
- Labor Force: 551,487

10 MILES

- Total Population: 2.45M
- Households: 927,934
- Median Household Income: \$101,071
- Average Household Size: 2.6
- Transportation to Work: 1.27M
- Labor Force: 1.97M

15 MILES

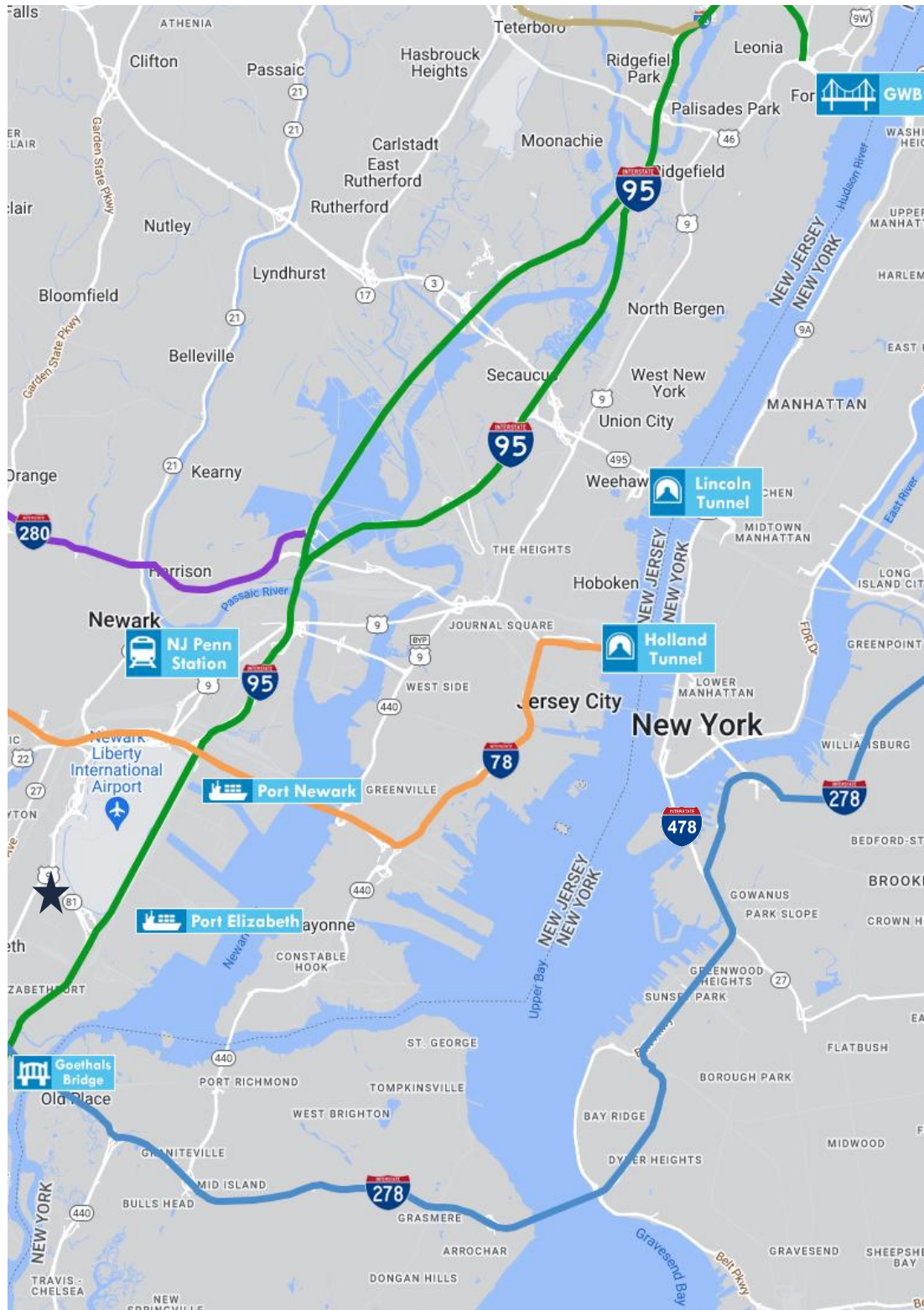
- Total Population: 6.82M
- Households: 2.77M
- Median Household Income: \$109,785
- Average Household Size: 2.4
- Transportation to Work: 3.64M
- Labor Force: 5.59M

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ACCESSIBILITY



0.5 MI
US Hwy 1 & 9



1.0 MI
I-95 Exit 13A



3.4 MI
I-278



3.9 MI
Newark Airport



5.5 MI
Penn Station



6.1 MI
Ports Newark
And Elizabeth



9.2 MI
Goethals Bridge



11.1 MI
I-78



12.3 MI
Holland Tunnel



15.5 MI
Lincoln Tunnel

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