

OFFICE OFFERING MEMORANDUM

OFFICE SPACE FOR SALE OR LEASE

D29 & D30 115 U.S. 46 MOUNTAIN LAKES, NJ 07046



OFFERING MEMORANDUM



PRESENTED BY:

CHERYL DARMANIN

Principal

office: (973) 783-7400

cell: (917) 696-0802

Cheryl@darmp.com

JEFF BISCHAK

Co-Broker

office: 973-214-0006

jeff@darmp.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

115 U.S. 46



Property Summary

Available SF:	2,542
Price:	\$475,000
Floors:	2
Parking:	Public
Type:	Office

Property Overview

This exceptional 2,542 square foot suite is meticulously designed to cater to a range of professional needs. The suite features two levels, with the first floor comprising a welcoming reception area and five private offices. Upstairs, a spacious office/conference room offers a versatile space for meetings and collaborative work. The modern layout ensures ample natural light and a professional ambiance throughout. High-quality finishes and thoughtful design elements make this suite an excellent choice for businesses seeking a prestigious office space. The building is well-maintained and professionally managed, providing a hassle-free working environment.

Location Overview

Situated at 115 U.S. 46 in Middlesex, NJ, this office suite boasts a prime location with excellent accessibility. The property is conveniently located near major highways, facilitating easy commutes for employees and clients alike. Public transportation options are readily available, enhancing connectivity to surrounding areas. The neighborhood is home to a variety of essential amenities, including dining, shopping, and recreational facilities. The area is known for its professional environment, making it ideal for businesses seeking to establish a reputable presence. Middlesex's strategic location offers a blend of suburban tranquility and urban convenience, providing a perfect setting for your business.

CHERYL DARMANIN

Principal
O: (973) 783-7400
C: (917) 696-0802
Cheryl@darmgrp.com

JEFF BISCHAK

Co-Broker
O: 973-214-0006
jeff@darmgrp.com

PROPERTY PHOTOS

115 U.S. 46



FLOOR PLAN

115 U.S. 46

Attached Below is the floor plan for D29



**115 Route-46
Mountain Lakes NJ
D29**

CHERYL DARMANIN

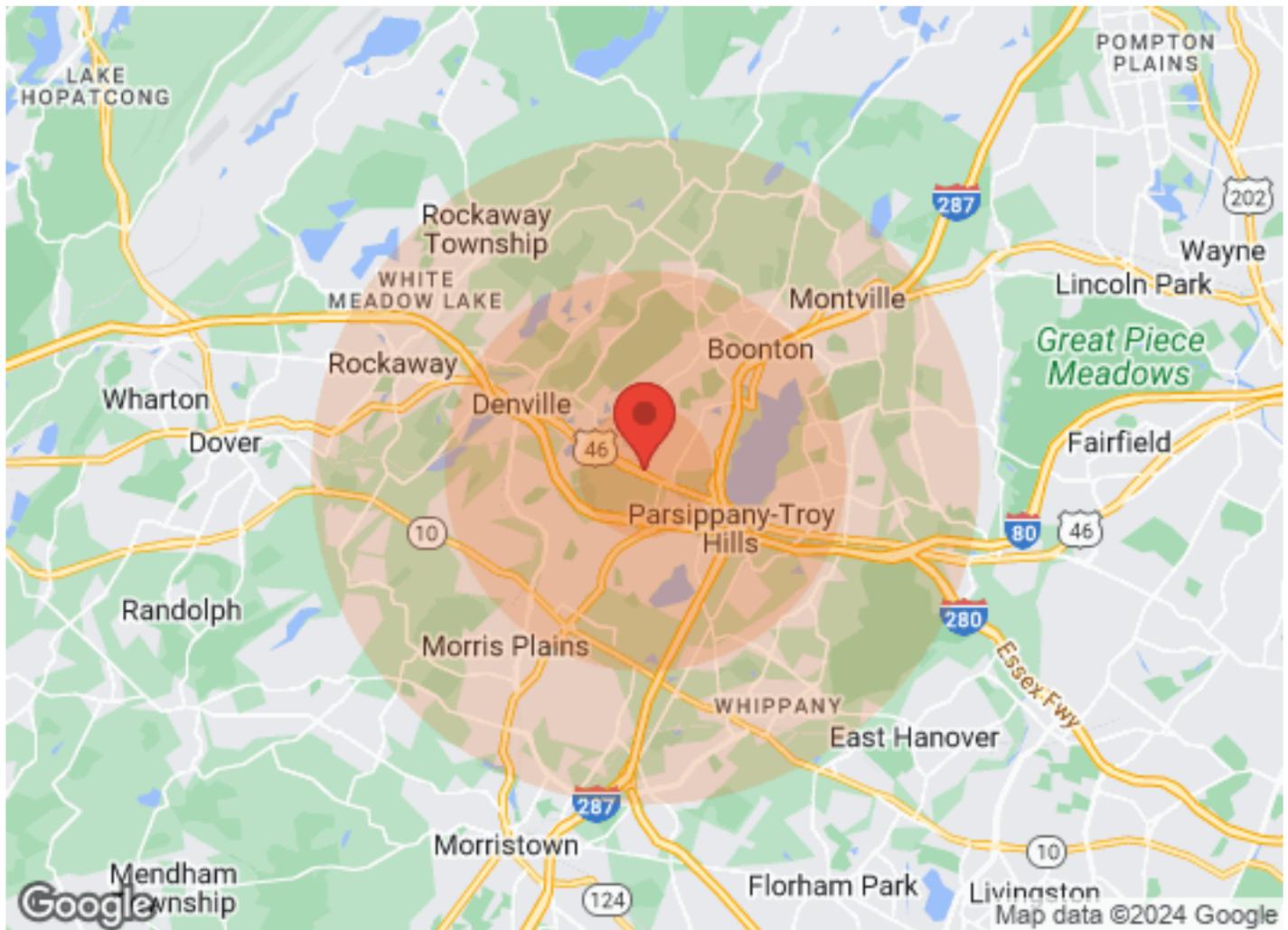
Principal
O: (973) 783-7400
C: (917) 696-0802
Cheryl@darmgrp.com

JEFF BISCHAK

Co-Broker
O: 973-214-0006
jeff@darmgrp.com

DEMOGRAPHICS

115 U.S. 46



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,143	26,360	66,444	Median	\$80,826	\$79,105	\$92,706
Female	2,252	27,367	68,442	< \$15,000	49	894	2,001
Total Population	4,395	53,727	134,886	\$15,000-\$24,999	71	1,246	2,568
				\$25,000-\$34,999	124	1,340	2,979
Age				\$35,000-\$49,999	212	1,995	4,575
Ages 0-14	763	8,681	22,167	\$50,000-\$74,999	230	3,582	7,680
Ages 15-24	583	6,837	17,365	\$75,000-\$99,999	227	2,759	6,759
Ages 25-54	1,739	20,189	50,265	\$100,000-\$149,999	297	4,217	11,085
Ages 55-64	641	7,568	19,382	\$150,000-\$199,999	174	2,011	6,237
Ages 65+	669	10,452	25,707	> \$200,000	259	2,365	7,073
				Housing			
Race				Total Units	1,816	21,098	52,939
White	2,930	39,709	106,038	Occupied	1,744	20,140	50,739
Black	64	845	2,063	Owner Occupied	898	13,851	37,977
Am In/AK Nat	1	26	33	Renter Occupied	846	6,289	12,762
Hawaiian	N/A	N/A	N/A	Vacant	72	958	2,200
Hispanic	459	3,423	9,193				
Multi-Racial	508	3,150	7,894				

CHERYL DARMANIN
Principal
O: (973) 783-7400
C: (917) 696-0802
Cheryl@darmgrp.com

JEFF BISCHAK
Co-Broker
O: 973-214-0006
jeff@darmgrp.com

PROFESSIONAL BIO

115 U.S. 46



CHERYL DARMANIN

Principal

Cheryl@darmgrp.com

Direct: (973) 783-7400 | **Cell:** (917) 696-0802

PROFESSIONAL BIO

115 U.S. 46

JEFF BISCHAK

Co-Broker

jeff@darmgrp.com
Direct: 973-214-0006

DISCLAIMER

115 U.S. 46

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

CHERYL DARMANIN

Principal
O: (973) 783-7400
C: (917) 696-0802
Cheryl@darmgrp.com

JEFF BISCHAK

Co-Broker
O: 973-214-0006
jeff@darmgrp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.