OFFICE

MIDDLESEX OFFICE SUITES AVAILABLE FOR LEASE



147 UNION AVENUE, MIDDLESEX, NJ 08846



KW COMMERCIAL

237 Lorraine Avenue Montclair, NJ 60555



Each Office Independently Owned and Operated

PRESENTED BY:

CHERYL DARMANIN, CRE

Broker
0: (973) 783-7400
C: (917) 696-0802
Cheryl@darmgrp.com
111786, New Jersey

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.



EXECUTIVE SUMMARY

147 UNION AVENUE





OFFERING SUMMARY

PRICE: \$30-\$35/SF

AVAILABLE SF: 1,527

FLOORS: 2

YEAR BUILT: 1978

PARKING: Private Lot

PROPERTY OVERVIEW

Office Space for Lease - 147 Union Avenue, Middlesex, NJ

If you've been searching for a professional, turnkey office solution, look no further. Fully furnished and move-in ready with fresh paint and new carpeting, 147 Union Avenue offers multiple office suites that cater to businesses of all sizes. Whether you need a large open work area for a growing team or a cozy private office for one, this property provides the flexibility and functionality your company deserves. Enjoy the convenience of a prime Middlesex location and ample on-site parking, making it easy for employees and clients to come and go.

Suite Options:

- 1527 SF -- \$30/SF

Two large open/bullpen areas, waiting area, four private offices, and a private restroom.

- 820 SF - \$32/SF

One large open/bullpen area, two private offices, and a private restroom.

- 443 SF - \$33/SF

One large open/bullpen area and one private office.

- 260 SF -\$35/SF

Single private office.

Key Highlights:

Prime location on Union Avenue in Middlesex.

Ample on-site parking for employees and visitors.

Fully furnished interiors, fresh paint, and new carpeting.

Tenant responsible for utilities.

Call today to schedule a tour and discover how 147 Union Avenue can accommodate your business needs!

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PROPERTY PHOTOS

147 UNION AVENUE







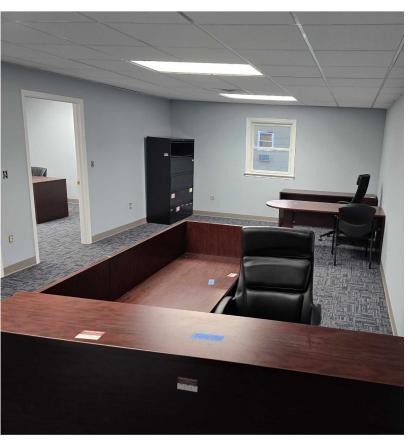




PROPERTY PHOTOS

147 UNION AVENUE













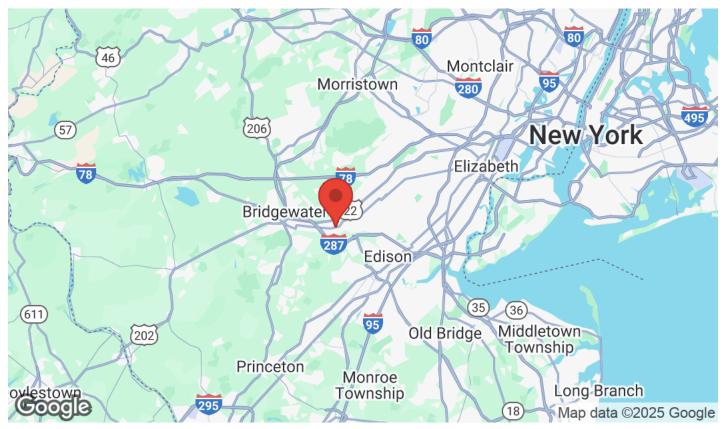
147 UNION AVENUE MAPS

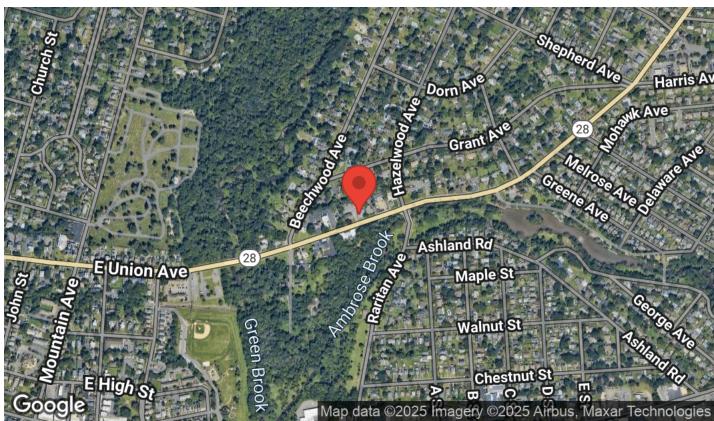
REGIONAL MAP LOCATION MAPS AERIAL MAP

LOCATION MAPS

147 UNION AVENUE







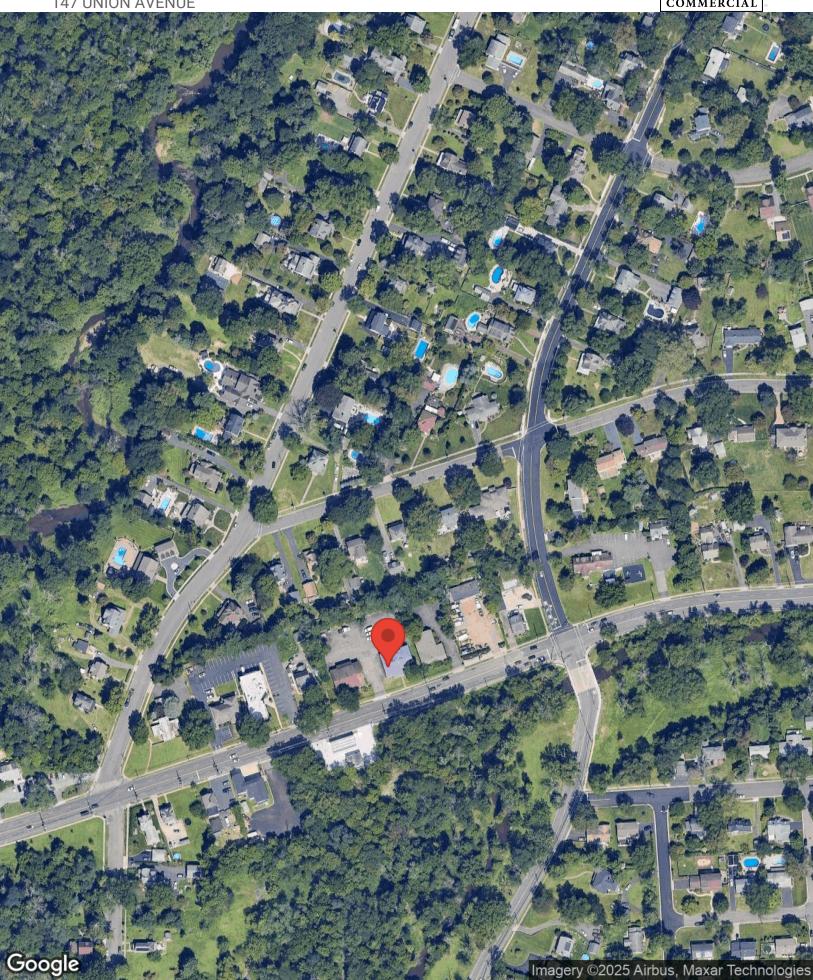
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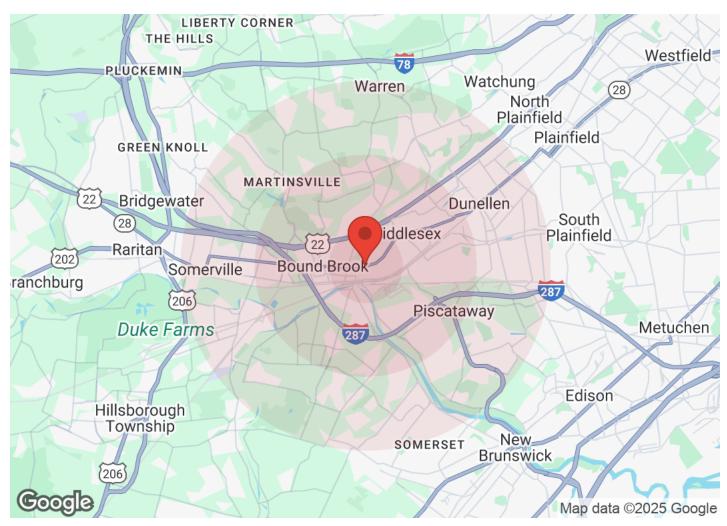




DEMOGRAPHICS

147 UNION AVENUE





Population	1 Mile	3 Miles	5 Miles
Male	7,565	33,969	98,249
Female	7,432	34,746	95,279
Total Population	14,997	68,715	193,527
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,642	11,779	31,597
Ages 15-24	1,764	8,032	25,862
Ages 25-54	6,487	28,008	76,934
Ages 55-64	1,920	9,585	25,855
Ages 65+	2,184	11,312	33,280
Race	1 Mile	3 Miles	5 Miles
White	7,098	29,596	80,004
Black	1,383	8,720	29,513
Am In/AK Nat	7	48	116
Hawaiian	N/A	7	39
Hispanic	4,712	16,038	40,505
Asian	1,480	13,028	39,596
Multi-Racial	259	1,099	3,019
Other	55	179	735

Income	1 Mile	3 Miles	5 Miles
Median	\$108,538	\$124,488	\$122,566
< \$15,000	287	975	3,320
\$15,000-\$24,999	286	903	2,258
\$25,000-\$34,999	196	760	2,441
\$35,000-\$49,999	411	1,528	3,775
\$50,000-\$74,999	637	2,714	7,854
\$75,000-\$99,999	612	2,639	8,119
\$100,000-\$149,999	1,295	5,516	14,920
\$150,000-\$199,999	635	3,000	8,753
> \$200,000	1,044	6,543	17,670
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,533	25,174	70,913
Occupied	5,405	24,578	69,108
Owner Occupied	2,989	15,987	44,725
Renter Occupied	2,416	8,591	24,383
Vacant	128	596	1,805

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CHERYL DARMANIN, MCNE, CSMS, ABR, SFR Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl joined Keller Williams Commercial in 2017. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative and a Short Sale and Foreclosure Resource. Cheryl is also a member of the National Association of Expert Advisors as a certified Real Estate Advisor. She serves on several committees and local organizations including: CREWNJ (Commercial Real Estate Women of NJ), FIABCI (The International Real Estate Federation), The Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, Board of Advisors for the Touro College Graduate School of Business, Past President of HTEF (Harding Township Education Foundation), AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), Overlook Hospital Auxiliary, and past co-Chair of the South Orange Village Alliance Business Recruitment Committee. In addition, she coaches new agents entering the real estate profession.

Based in New Jersey, Cheryl has a successful track record in procuring and disposing of commercial assets within all of the major asset classes, from Retail and Hospitality to Industrial, Multifamily, Office and Medical. Her clients range from tenants to local owners and institutional investors. Prior to changing careers, Cheryl spent over 20 years in dynamic sales environments in the media and marketing industry. She started in the Local Ad Sales division for The Weather Channel in Atlanta. She continued to work at TWC for 6 years, two of which were spent in Europe setting up the operations infrastructure for networks in London, Dusseldorf, and Amsterdam. Upon returning from Europe, Cheryl moved to New York to take on the position of Operations Manager for the Ad Sales Division of TWC. With the goal of expanding her media experience, she left The Weather Channel to start her sales career in digital marketing. She spent 7 years as a Senior Sales Executive at several well-known media companies including: ABCNews. Com/ABC Entertainment, Women.com (iVillage.com), and finally USAToday.com. Returning to management, Cheryl joined Yahoo! and assumed the role of Managing Director of Account Management for the US, Canada and Latin America where she was responsible for over one billion dollars in revenue and a team of 250 people.

Cheryl's stellar performance has been noted and honored. Among her many awards are: 2014, 2019, 2020, 2021, 2022, 2023 and 2024 NAR Circle of Excellence Award, 2016 KWRI Gold Award Recipient, 2017 KWRI Silver Award Recipient, 2018 KWRI Gold Award Recipient, 2015 Top Associate for Units, 2014 Sale of the Year, 2014 Top 25 Producer, 2014 Top Associate for Volume and Units awards and Top Ten Agent in 2012. Her passion for real estate economics and extensive sales and marketing experience enables Cheryl to be a successful consultant and advisor for all of your real estate needs.

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JANNIL MEZQUITA Admin



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DISCLAIMER

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