



OFFICE BUILDING

FOR SALE & LEASE

42,800 SF OFFICE BUILDING

33 Evergreen Place, East Orange, NJ 07018

For More Information, Contact the Exclusive Brokers

KENNETH F. CRIMMINS, CCIM, SIOR

Chairman & CEO

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CHRISTIAN WALSIFER, CCIM, SIOR

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Located at the exciting new Evergreen Crossing. A development with mixed use. \$130,000,000 project. Large labor pool, Located in URBAN ENTERPRISE ZONE.

Convenient to all Northern New Jersey locations. Short walk to New Jersey Transit, New York City Midtown Direct and Brick Church Station. Easy access to public transportation as well. Access to I-280, 8/10th of a mile from Central Kiosk exit off Garden State Parkway and the New Jersey Turnpike.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$22.00 SF/yr (Plus TE)
Available SF:	1,500 - 7,700 SF
Building Size:	42,800 SF

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Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Freeway Dr E	Evergreen Pl SE	17,008	2013	0.04 mi
South Harrison Street	Freeway Dr E S	6,977	2020	0.08 mi
Freeway Drive West	Washington Pl SW	6,138	2020	0.09 mi
Evergreen Pl	Harvard St SW	9,859	2013	0.11 mi
Halsted Street	I- 280 S	5,431	2020	0.13 mi
S Harrison St	Brick Church Plz SW	8,397	2013	0.15 mi
Evergreen Pl	Brick Church Plz SW	7,369	2013	0.15 mi
Not Available	-	7,369	2013	0.15 mi
Freeway Dr E	Amherst St SE	19,044	2013	0.15 mi
Freeway Dr W	S Harrison St SE	3,682	2013	0.17 mi

PROPERTY HIGHLIGHTS

- ±42,800 SF Office Building (6 Stories)
- ±2,200 SF Ground Floor
- ±7,700 SF 1st Floor
- ±1,500 SF 6th Floor
- ±0.7-Acre Lot Size (Block 691, Lots 11 and 21)
- Taxes at \$213,688.80 (2020)
- Nearby Amenities Include US Post Office, Restaurants, Ramada Hotel, ShopRite, Rite Aid, Blink Fitness and Santander Bank

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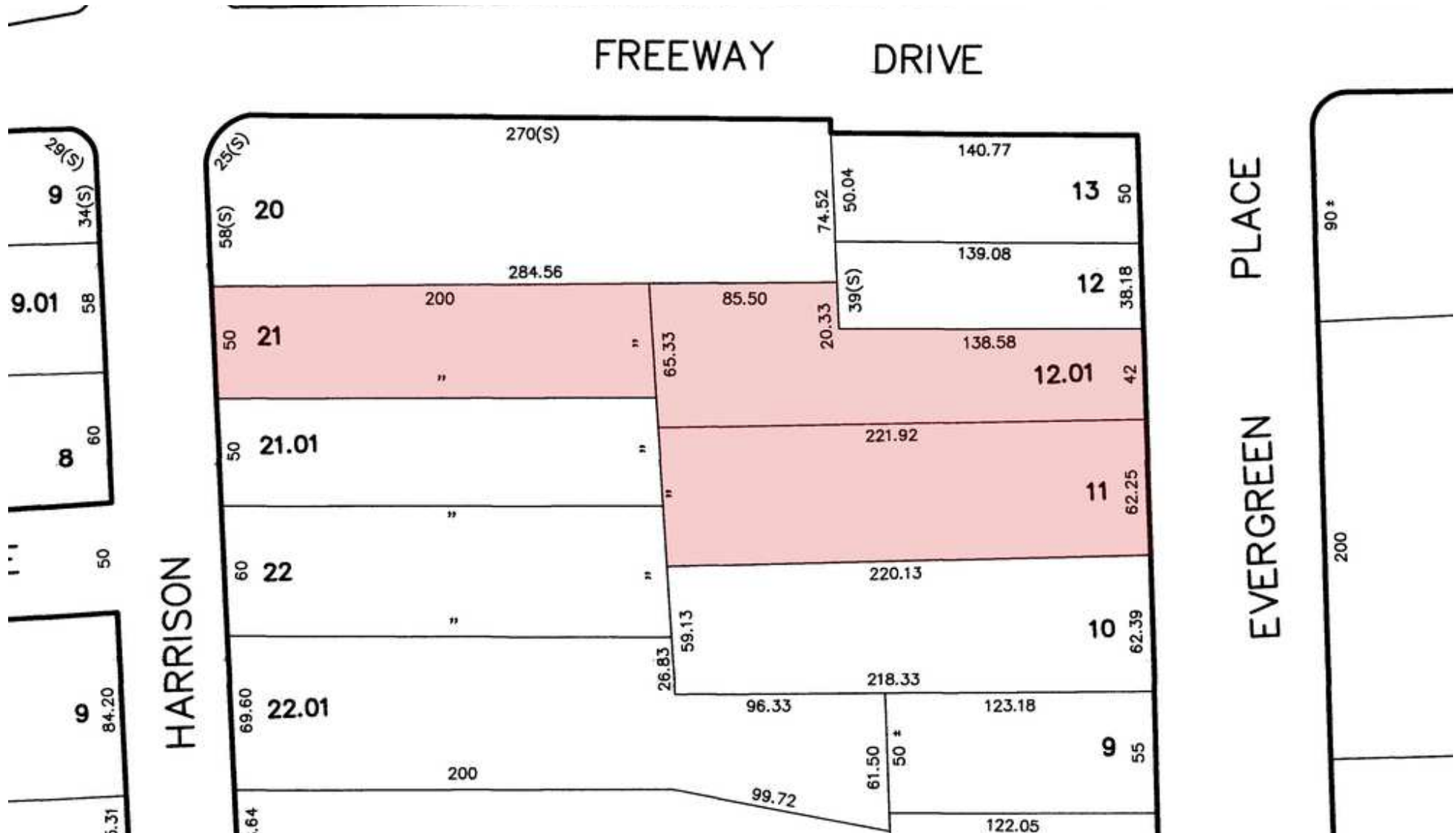
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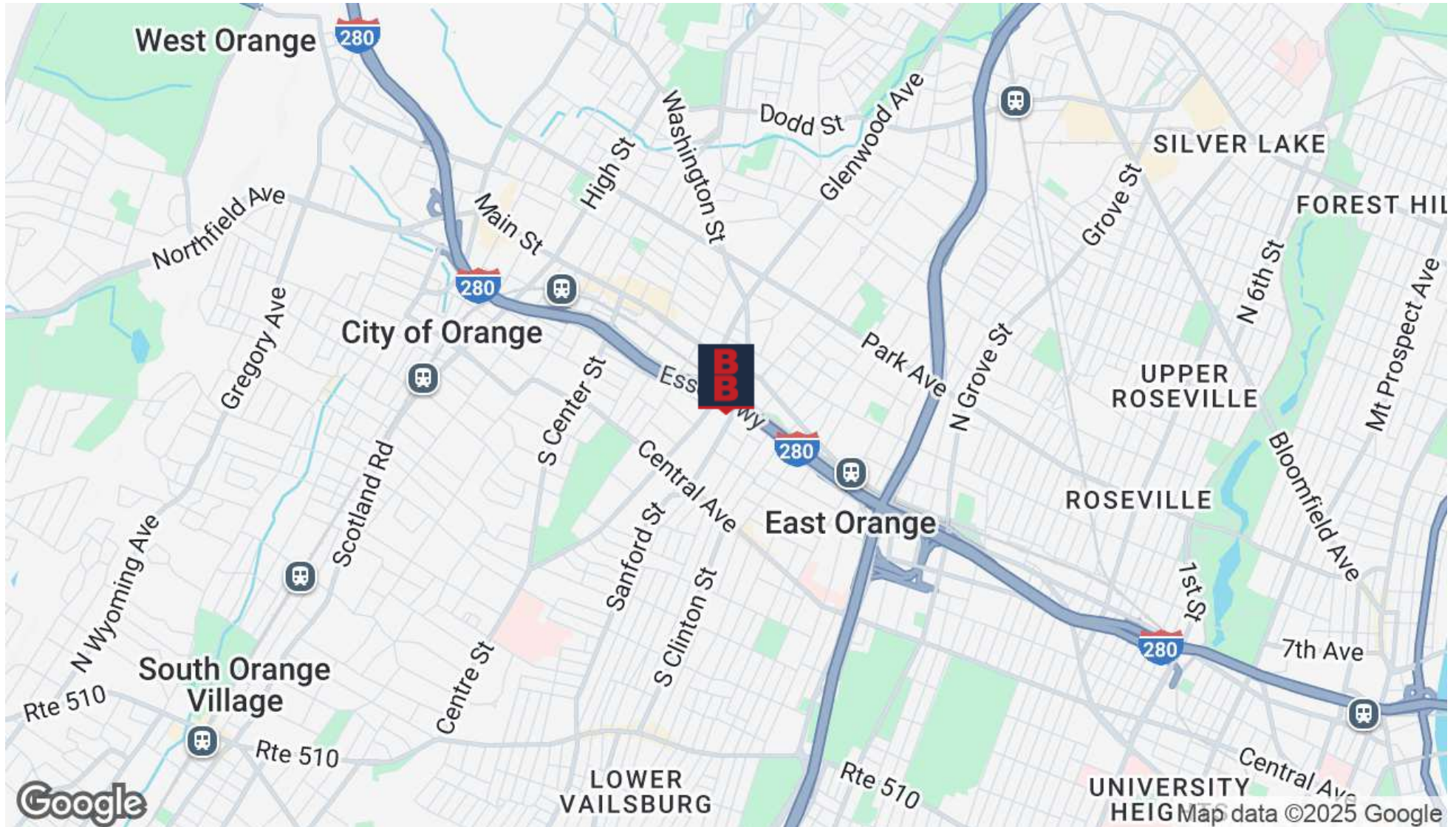
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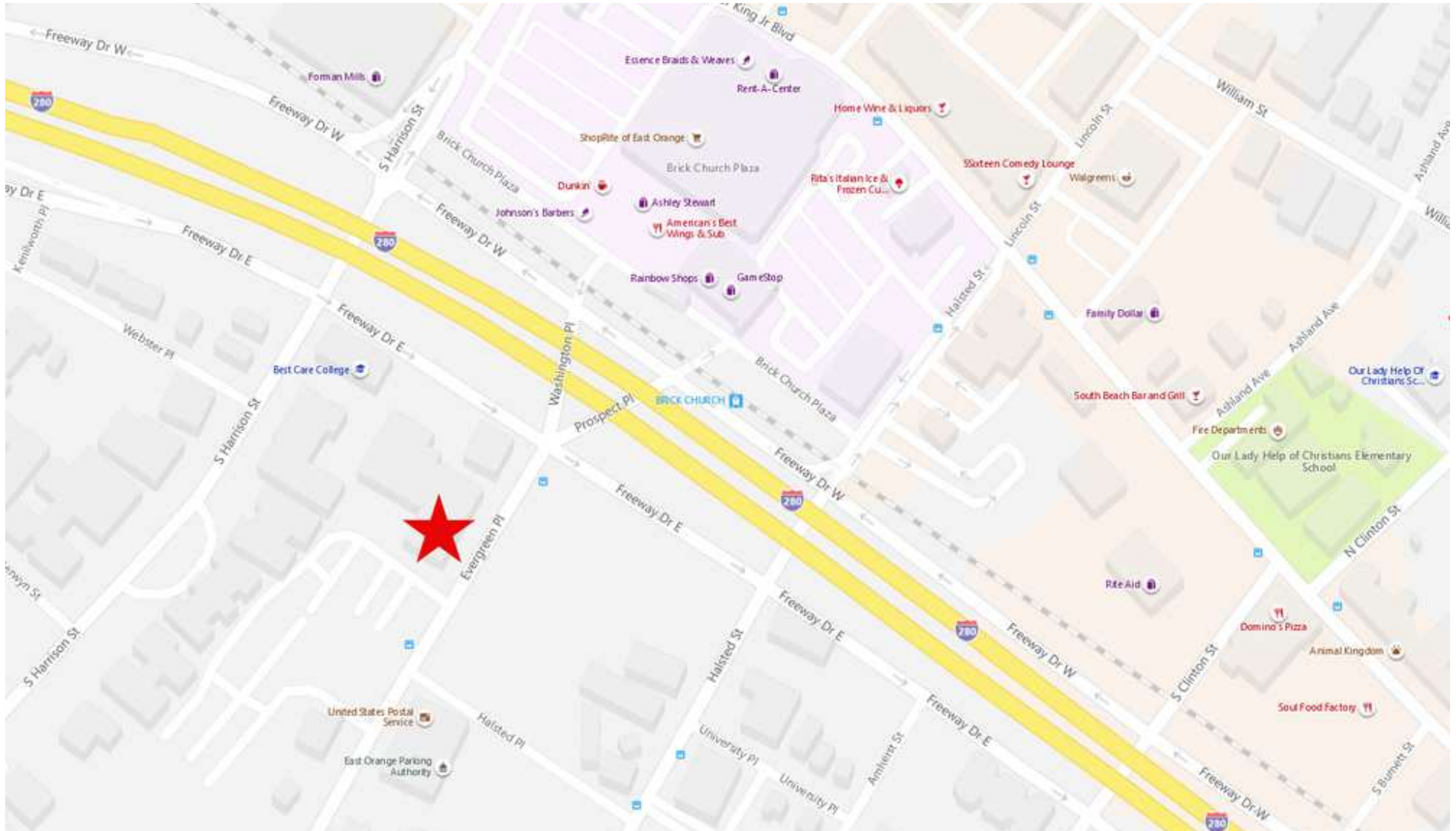
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	58,990	388,399	835,800
Average age	33.2	33.5	34.7
Average age (Male)	31.2	31.5	32.9
Average age (Female)	34.8	35.0	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	22,271	137,341	299,413
# of persons per HH	2.6	2.8	2.8
Average HH income	\$46,871	\$60,679	\$68,567
Average house value	\$225,945	\$375,551	\$418,464
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,292	75,126	262,556
Total Population - Black	49,360	257,731	426,101
Total Population - Asian	595	8,824	29,851
Total Population - Hawaiian	0	177	304
Total Population - American Indian	225	1,625	2,734
Total Population - Other	4,543	36,500	88,756

* Demographic data derived from 2020 ACS - US Census

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