



FOR SALE: ±4,875 SF Professional Office Building

C2 Brier Hill Court | East Brunswick, NJ 08816

OFFERING MEMORANDUM

Chris Axentiou, Jr.
EXECUTIVE DIRECTOR
C | 973-420-0410
Chris@legacyrealtynj.com

Seth Katz
BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com

LEGACY
Commercial Realty, LLC





EXCLUSIVELY LISTED BY:

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EXECUTIVE OVERVIEW

\$850,000
PRICE

\$57,255.83
NOI

6.75%
CAP

Legacy Commercial Realty is pleased to present the opportunity to acquire a professionally maintained office building located in East Brunswick, New Jersey, a well-established commercial and professional services hub within Middlesex County, New Jersey. The property offers a strategic suburban office location with strong accessibility, making it attractive to both investors seeking stable income and owner-users looking for a centrally located headquarters facility.

The building is designed to accommodate a range of professional uses including legal, financial, and corporate office tenants. Flexible floor plates allow for single-tenant occupancy or a multi-tenant configuration, providing the owner with leasing flexibility and diverse income potential. The property features professional common areas, ample on-site parking, modern building systems, and efficient layouts that support long-term tenant retention.

KEY HIGHLIGHTS

Strategic Location

Situated within the primary commercial corridor of East Brunswick with direct access to major regional transportation routes including Route 18 (New Jersey) and the New Jersey Turnpike.

Strong Demographic Base

The surrounding area benefits from a dense and affluent residential population that supports professional office demand.

Flexible Tenant Configuration

The building layout allows for multiple tenancy options, enabling diversification of income or full occupancy by a single owner-user.

Stabilized or Value-Add Potential

Depending on current occupancy, the asset may offer immediate income with the potential for future rent growth through lease renewals, tenant improvements, and strategic repositioning.



PROPERTY OVERVIEW

The acquisition of this office building presents investors with an opportunity to secure a well-located asset in a stable suburban office market. Whether positioned as a long-term income-producing investment or as a potential headquarters facility for an owner-user, the property offers strong fundamentals, accessibility, and long-term value within the Central New Jersey commercial real estate landscape.

PROPERTY FACTS

Property Type: Professional Office

Building Class: Class B

Condominium Size: ±4,875 SF

Stories: 2

Year Built: 1980

Renovations: Renovated common areas and building upgrades (approx. 2010)

Tenancy: Multi-Tenant Office Condominium

Lot Size: ±4.92 Acres (office complex site)

Zoning: OP-1 (Office Professional)

Parking: Approx. 50–52 Surface Spaces

Parking Ratio: ±5.3 Spaces per 1,000 SF

Building Systems: Central HVAC, Air Conditioning

Utilities: Public Water, Public Sewer, Natural Gas, Electricity

The property is part of the **Brier Hill Court professional office complex**, a well-established professional services cluster with a park-like setting and abundant parking. The building's configuration supports a mix of practices, professional offices, and service-oriented tenants.



MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	10,799	60,105	165,871
2024 HOUSEHOLDS	3,997	21,094	57,085
2024 MEDIAN HH INCOME	\$122,927	\$124,747	\$111,414

C2 BRIER HILL COURT, EAST BRUNSWICK, NJ 08816

FINANCIAL SUMMARY

PRESENT INCOME FINANCIAL EVALUATION

Total (Present) Gross Income	\$106,239.00
Association Fees	(\$22,000.00)
Janitorial Fees	(\$11,700.00)
Real Estate Taxes	(\$9,971.22)
Management Fee (2% gross income)	(\$2,124.78)
Vacancy Factor - (3% gross income)	(\$3,187.17)
NOI	\$57,255.83
6.75% cap rate for in place income	\$849,493.03

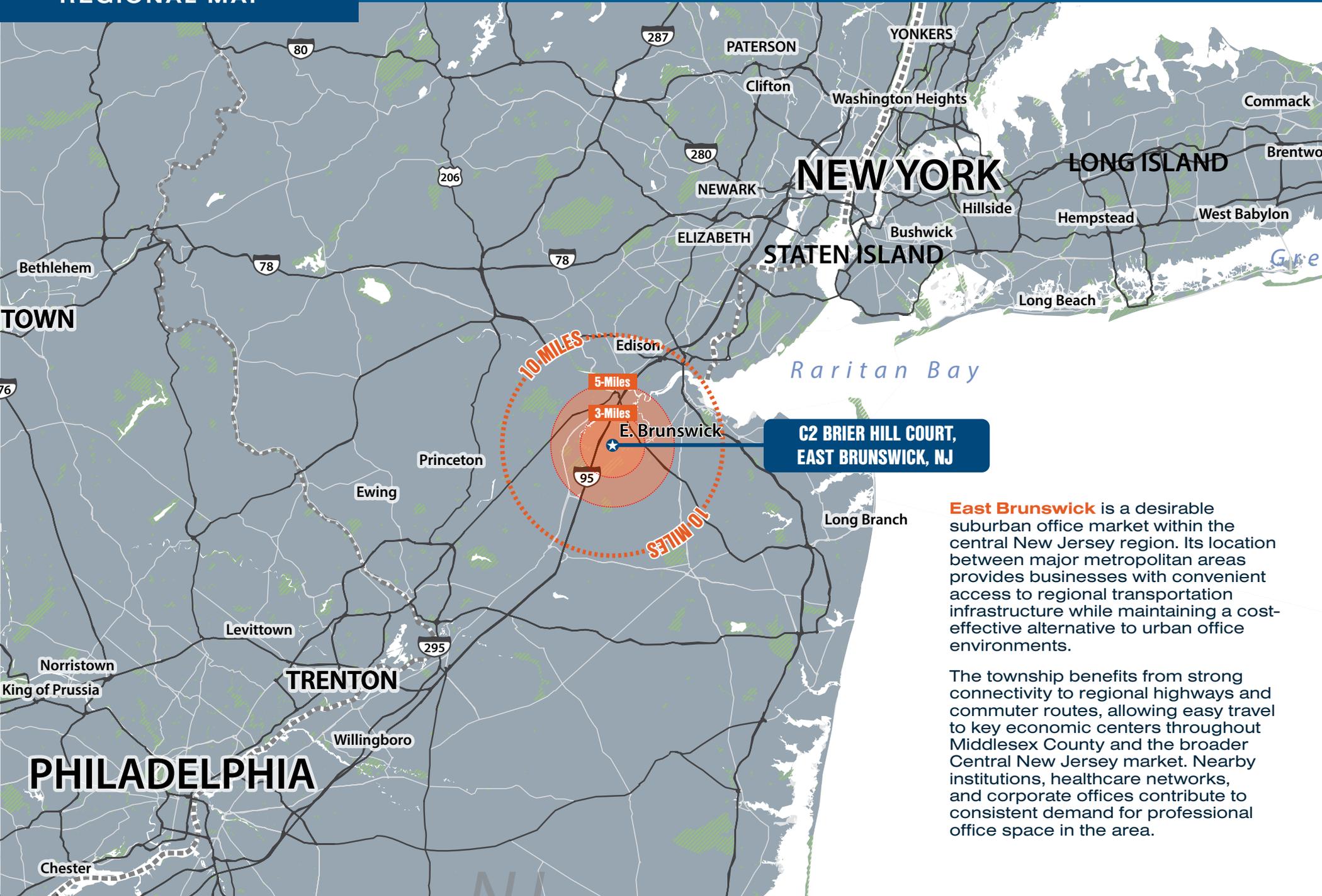


COMMERCIAL RENT ROLL

Tenant Name	Unit	Lease Expires	Monthly	Annual
Poulomi Technologies, Inc.-Mahi	207B	1/31/2028	\$704.00	\$8,448.00
Poulomi Technologies, Inc.-Mahi	207A	1/31/2026	\$489.25	\$5,871.00
Inspiring Your Creativity, LLC	210	10/14/2030	\$950.00	\$11,400.00
Dr. Michelle Kessous & Dr. Liat Haim	202	1/31/2028	\$790.00	\$9,480.00
Adaptive Strategies Group	201	8/18/2027	\$600.00	\$7,200.00
United Driving School	202A	10/31/2026	\$550.00	\$6,600.00
CT Home Health Care	200	11/30/2028	\$1,545.00	\$18,540.00
Pennington Metal Corp - Frank Rama	208	10/31/2026	\$675.00	\$8,100.00
Acupuncture KYI	209	10/31/2027	\$550.00	\$6,600.00
Rafail Martaniz - Landscaping	206	2/28/2028	\$2,000.00	\$24,000.00
TOTAL:			\$8,853.25	\$106,239.00



REGIONAL MAP



**C2 BRIER HILL COURT,
EAST BRUNSWICK, NJ**

East Brunswick is a desirable suburban office market within the central New Jersey region. Its location between major metropolitan areas provides businesses with convenient access to regional transportation infrastructure while maintaining a cost-effective alternative to urban office environments.

The township benefits from strong connectivity to regional highways and commuter routes, allowing easy travel to key economic centers throughout Middlesex County and the broader Central New Jersey market. Nearby institutions, healthcare networks, and corporate offices contribute to consistent demand for professional office space in the area.

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