



# Office/Medical For Lease

67B Mountain Blvd, Warren Township,  
Somerset County, New Jersey 07059

## PROPERTY DESCRIPTION

Warren's largest Class-B office building comprising 33,000 SF, situated on 2.69 acres. Formerly the headquarters of PS&S Co., the property offers a well-maintained, professional office environment ideally suited for a single tenant or multi-tenant occupancy. Strategically located within the center of Warren's growing business district, the building provides exceptional visibility and accessibility, with quick access to major highways including I-287, I-78, and State Routes 28, 22 and 202/206. The campus-style setting, ample parking, and flexible floor plans present a desirable opportunity for tenants seeking a prominent headquarters.

## LEASABLE PREMISES AREA

### Entire Building:

1<sup>st</sup> Floor: 16,500 Rentable SF  
2<sup>nd</sup> Floor: 16,500 Rentable SF

## QUOTED RENTAL RATES

\$19.50 RSF Gross, plus TE

## OCCUPANCY

Immediate

## PARKING

133 On-site parking spaces

## HIGHLIGHTS

- Two building campus setting;
- Walking distance to stores, restaurants and banks;
- Prestigious corporate community with many blue-chip companies.

# FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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Associate- Brokerage Department  
908.604.6900 x 119  
charrington@silbertrealestate.com

**Brian S. Silbert**  
President & CEO  
908.604.6900  
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152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

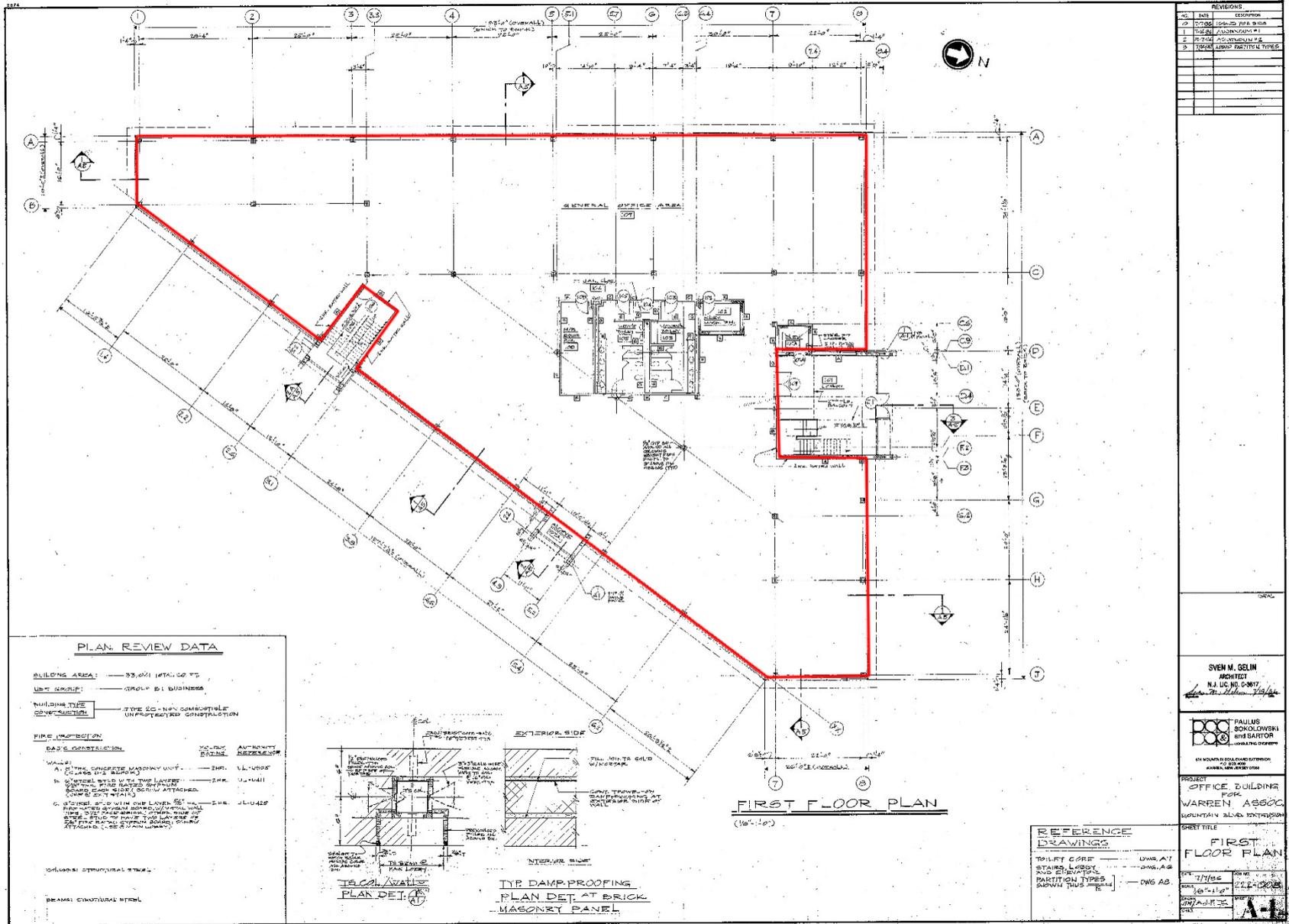
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# 1st Floor Leasing Plan



REVISIONS		
NO.	DATE	DESCRIPTION
1	10/20/08	ISSUED FOR PERMITS
2	11/10/08	ADJUSTMENTS PER
3	12/10/08	ADJUSTMENTS PER
4	01/10/09	ADJUSTMENTS PER
5	02/10/09	ADJUSTMENTS PER
6	03/10/09	ADJUSTMENTS PER
7	04/10/09	ADJUSTMENTS PER
8	05/10/09	ADJUSTMENTS PER
9	06/10/09	ADJUSTMENTS PER
10	07/10/09	ADJUSTMENTS PER
11	08/10/09	ADJUSTMENTS PER
12	09/10/09	ADJUSTMENTS PER
13	10/10/09	ADJUSTMENTS PER
14	11/10/09	ADJUSTMENTS PER
15	12/10/09	ADJUSTMENTS PER
16	01/10/10	ADJUSTMENTS PER
17	02/10/10	ADJUSTMENTS PER
18	03/10/10	ADJUSTMENTS PER
19	04/10/10	ADJUSTMENTS PER
20	05/10/10	ADJUSTMENTS PER
21	06/10/10	ADJUSTMENTS PER
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25	10/10/10	ADJUSTMENTS PER
26	11/10/10	ADJUSTMENTS PER
27	12/10/10	ADJUSTMENTS PER
28	01/10/11	ADJUSTMENTS PER
29	02/10/11	ADJUSTMENTS PER
30	03/10/11	ADJUSTMENTS PER
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39	12/10/11	ADJUSTMENTS PER
40	01/10/12	ADJUSTMENTS PER
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196	01/10/25	ADJUSTMENTS PER
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199	04/10/25	ADJUSTMENTS PER
200	05/10/25	ADJUSTMENTS PER

SVEN M. GELIN  
ARCHITECT  
NJ LIC. NO. 30817  
*Sven M. Gelin*

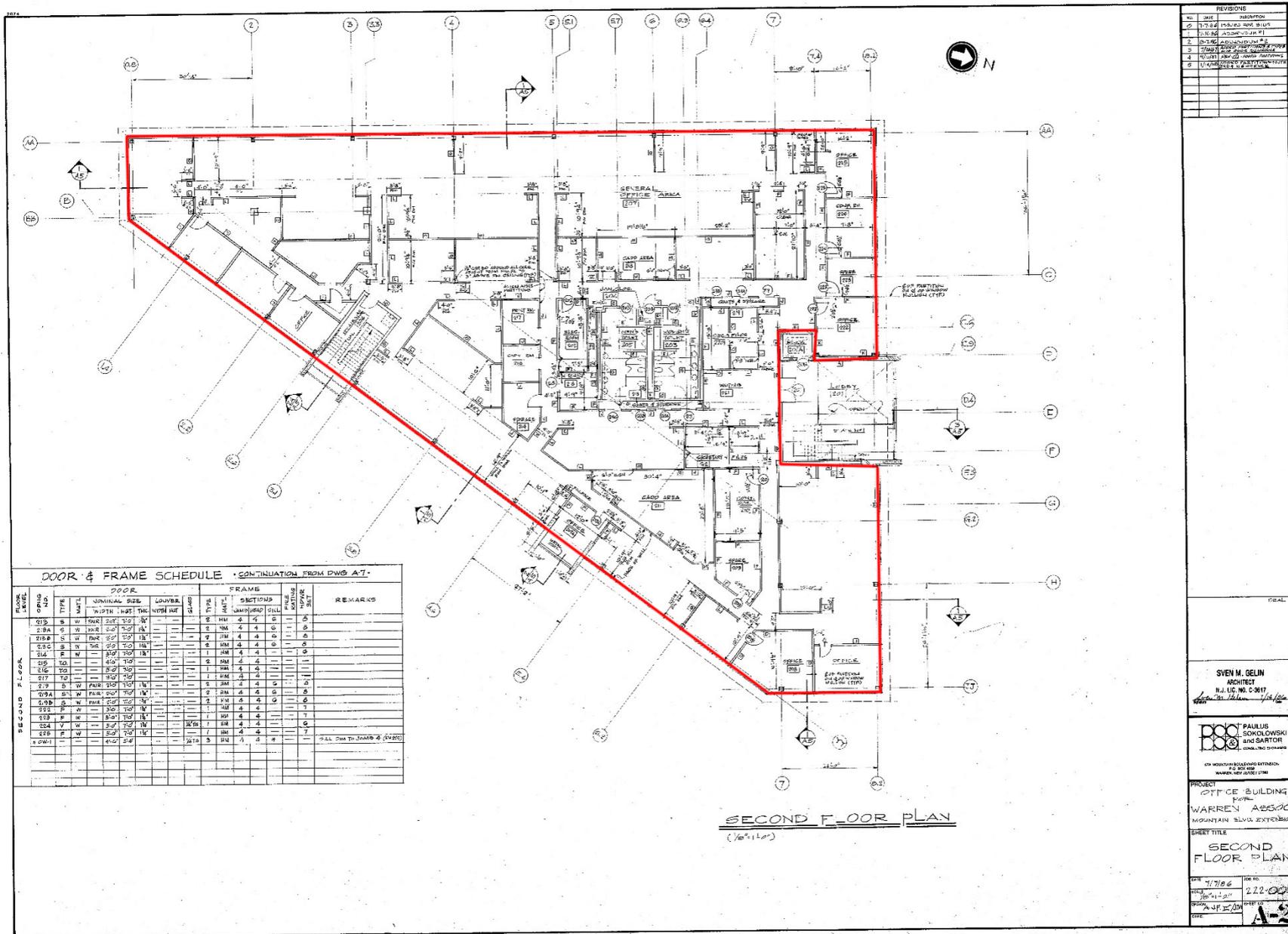
PAULUS  
BOKOLOWSKI  
and PARTNER  
ARCHITECTS  
LEASING DESIGN

PROJECT  
OFFICE BUILDING  
FOR  
WARREN ASSOC.  
MOUNTAIN BLVD. EXTENSION

SHEET TITLE  
FIRST FLOOR PLAN

REFERENCE  
DRAWINGS  
TRULY CORE - DWG. AT  
STAIRS, LOBBY, AND ELEVATOR - DWG. AG  
PARTITION TYPES - DWG. AB  
SHOWN THIS DATE

# 2nd Floor Leasing Plan



REVISIONS	
1	ISSUED FOR PERMITS
2	ISSUED FOR LEASING
3	ISSUED FOR LEASING
4	ISSUED FOR LEASING
5	ISSUED FOR LEASING
6	ISSUED FOR LEASING
7	ISSUED FOR LEASING
8	ISSUED FOR LEASING
9	ISSUED FOR LEASING
10	ISSUED FOR LEASING

**DOOR & FRAME SCHEDULE - CONTINUATION FROM DWG A1 -**

FLOOR LEVEL	DOOR NO.	DOOR				FRAME				REMARKS	
		TYPE	W	H	FIN.	TYPE	W	H	FIN.		
SECOND FLOOR	218	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219A	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219B	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219C	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219D	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219E	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219F	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219G	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219H	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219I	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219J	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219K	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219L	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219M	S	W	3'-0"	7'-0"	1	HW	4	4	0	
	219N	S	W	3'-0"	7'-0"	1	HW	4	4	0	

**SECOND FLOOR PLAN**  
(1/8"=1'-0")

**SVEN M. GELIN**  
ARCHITECT  
N.J. LIC. NO. C-3617  
Sven M. Gelin - 1/1/18

**PAULUS SKOLOWSKI and SARTOR**  
ARCHITECTS  
100 MOUNTAIN BLVD. EXTENSION  
WARREN, NJ 07059  
WWW.SKSARTOR.COM

PROJECT: **OFFICE BUILDING**  
WARREN ASSOC.  
MOUNTAIN BLVD. EXTENSION  
SHEET TITLE: **SECOND FLOOR PLAN**

DATE: 7/7/16  
SCALE: 1/8"=1'-0"  
DRAWN: J.P.F./DM  
CHECKED: A.S.  
SHEET NO.: 222-005  
TOTAL SHEETS: 2

# Interior Photos



# Exterior Photos



# Trade Aerial





# AREA DEMOGRAPHICS

## 2 Mile Radius

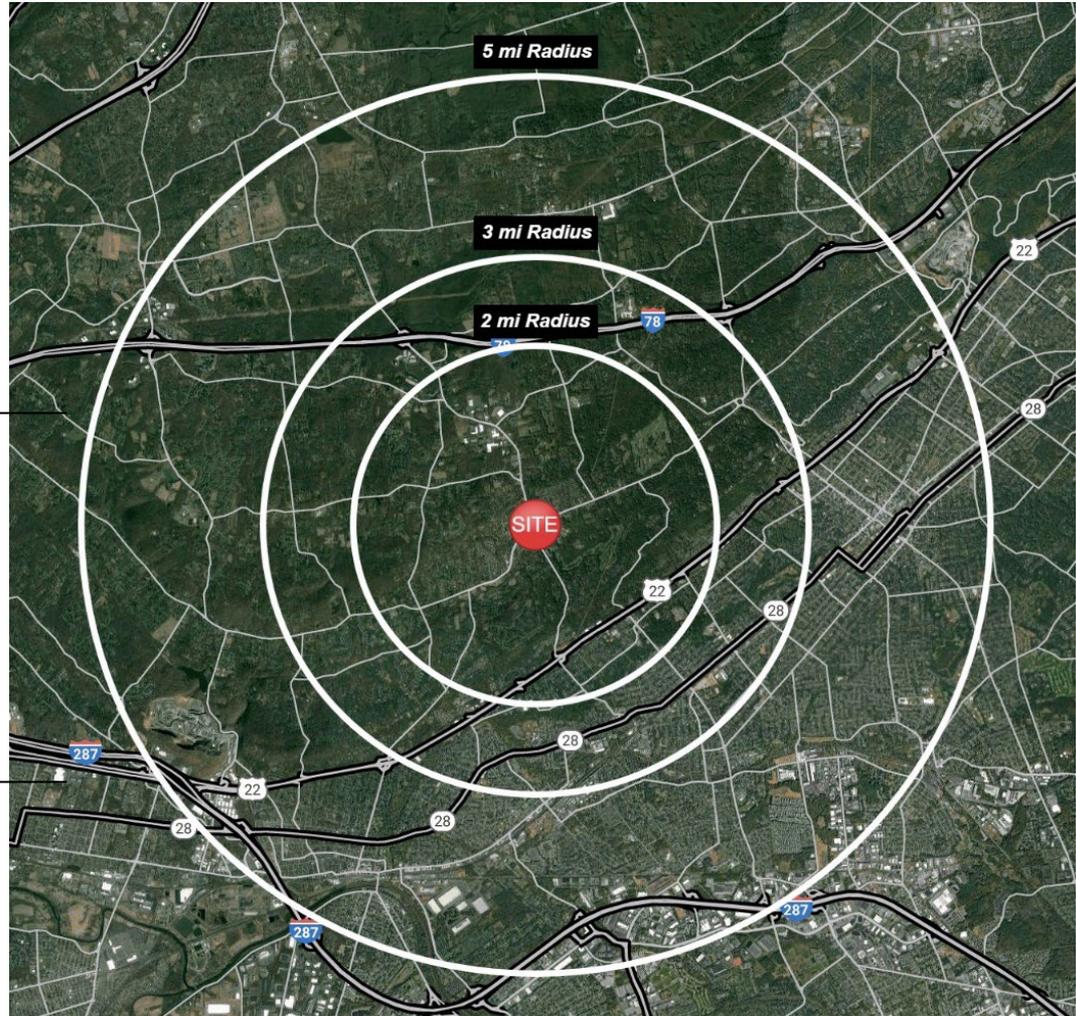
Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

## 3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

## 5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789



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