

**Specifications**

±400 - 5,000 SF  
AVAILABLE SPACE

Ideal for Medical or Professional Use  
Open Canvas – Build to Suit  
Reception / Conference Room /  
Kitchenette  
Multiple Entrances  
Handicap Accessible  
Onsite Parking

PROPERTY HIGHLIGHTS

Short Walk to Restaurants, Banks,  
Retail Stores

NEARBY AMENITIES

Directly Off Route 202  
Convenient to I-80  
Approx. 3 Miles to I-287

ACCESSIBILITY

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

**Juan Disla**  
*Director*  
973.379.6644 x 226  
JD@blauberg.com

**Jack Schlenger**  
*Associate*  
973.379.6644 x 239  
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**FOR LEASE | 63 BEAVER BROOK ROAD | LINCOLN PARK, NJ**

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**5 MILES**

- Total Population: 134,274
- Households: 49,961
- Median Household Income: \$150,790
- Average Household Size: 2.7
- Transportation to Work: 71,014
- Labor Force: 109,704

**10 MILES**

- Total Population: 820,042
- Households: 294,122
- Median Household Income: \$134,371
- Average Household Size: 2.7
- Transportation to Work: 424,941
- Labor Force: 660,454

**15 MILES**

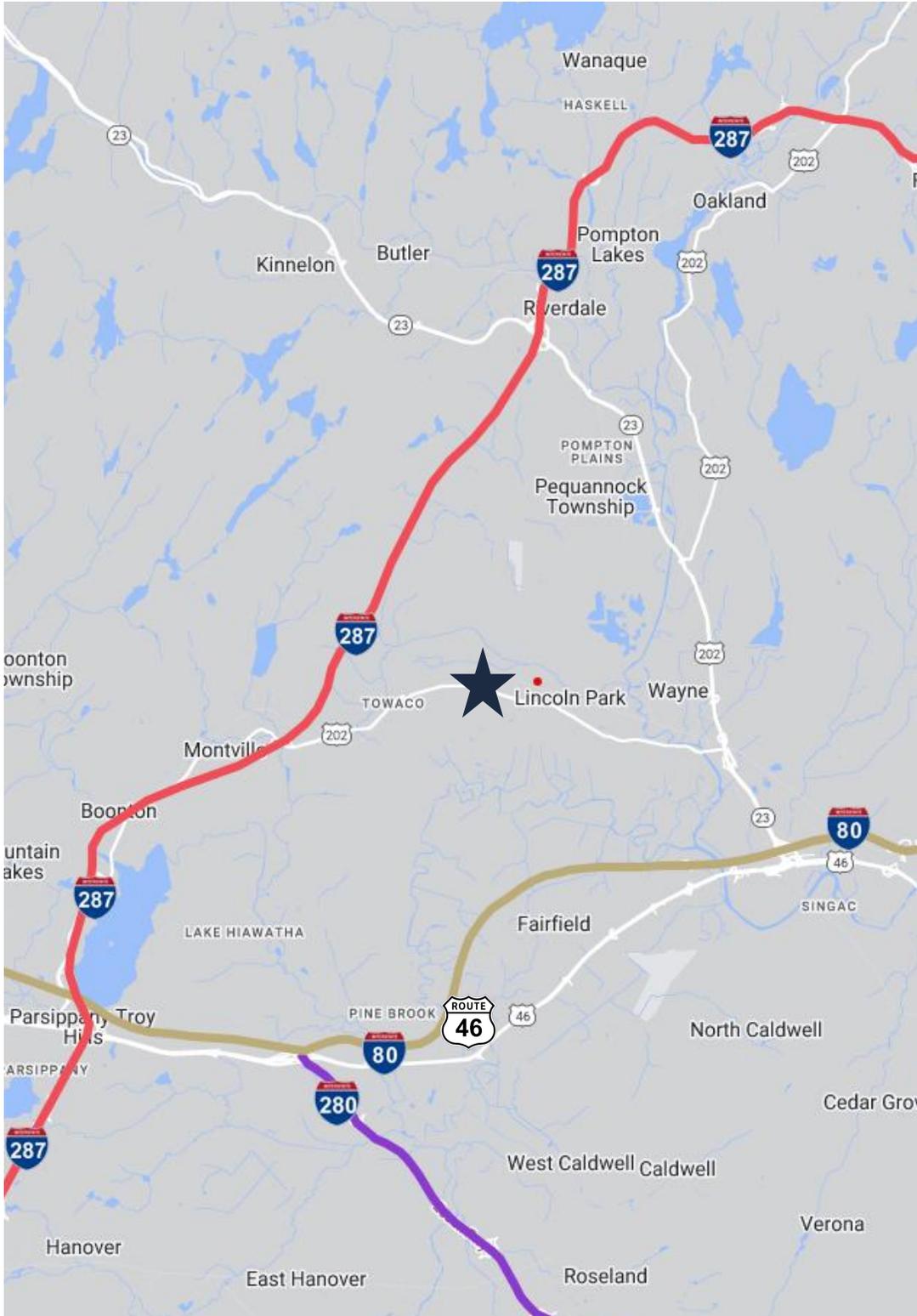
- Total Population: 2.28M
- Households: 829,433
- Median Household Income: \$124,591
- Average Household Size: 2.7
- Transportation to Work: 1.18M
- Labor Force: 1.84M

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## ACCESSIBILITY



0.3 Miles  
Route 202



3.7 MI  
Route 46



3.7 MI  
I-80



4.0 MI  
I-287



11.8 MI  
I-280

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