

OFFICE OFFERING MEMORANDUM

1139 SPRUCE DRIVE

1139 SPRUCE DRIVE, MOUNTAINSIDE, NJ 07092

kw NJ METRO
GROUP
KELLERWILLIAMS, REALTY



OFFERING MEMORANDUM

KW COMMERCIAL
237 Lorraine Avenue
Montclair, NJ 60555



Each Office Independently Owned and Operated

PRESENTED BY:

CHERYL DARMANIN, CRE

Broker

O: (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.

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

BUILDING SF:	3,700
PRICE / SF:	\$26.00
RENTABLE SF:	3,700
CAP RATE:	
FLOORS:	2
YEAR BUILT:	1984
BUILDING CLASS:	C
ZONING:	Commercial - Office
PARKING:	Parking Lot

PROPERTY OVERVIEW

Size: 3700 SF

Layout: 11 Private Offices | 1 Conference Room | Open Work Area | 2nd Story

Additional Features: Storage Room | Optional Shared Reception Area

Presenting a fully built-out, turnkey office suite designed for immediate occupancy. This professional space offers 11 private offices, a dedicated conference room, and a flexible open area ideal for collaborative workstations or therapy breakout spaces.

Well-suited for therapists, medical professionals, or wellness practitioners, the layout supports both privacy and functionality. The storage room provides ample space for records, supplies, or equipment, while the potential for a shared reception area adds convenience without added overhead.

Located in a well-maintained, professional building with easy access and ample parking. Can be provided furnished.

Location: Centrally located in Mountainside, near Summit and Westfield

Key Benefits:

Plug-and-play setup – minimal work needed

Ideal mix of private and open space

Perfect for solo practitioners or group practice setups

Great visibility and professional atmosphere

Lease Type: Modified Gross

Availability: Immediate

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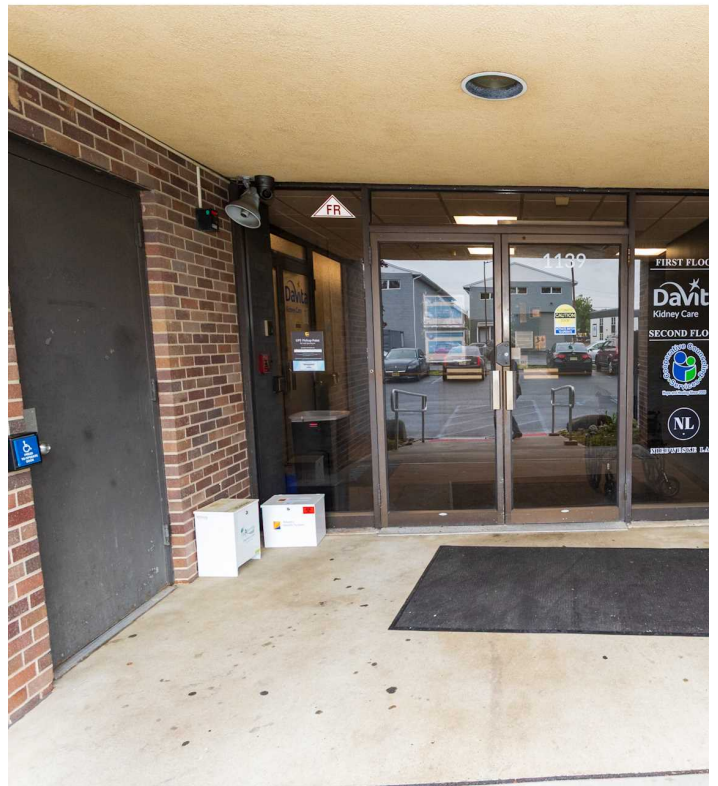
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PROPERTY PHOTOS

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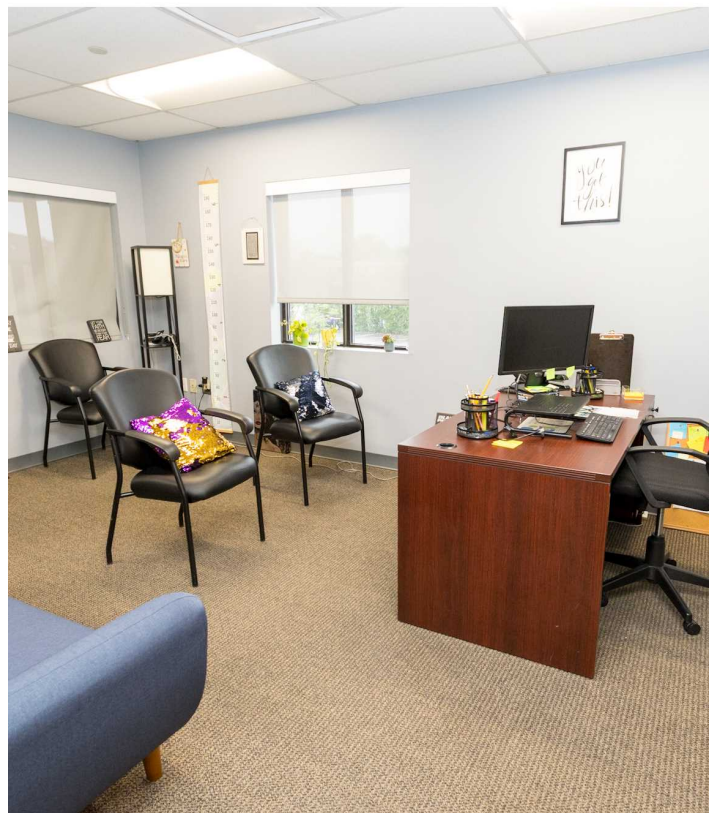
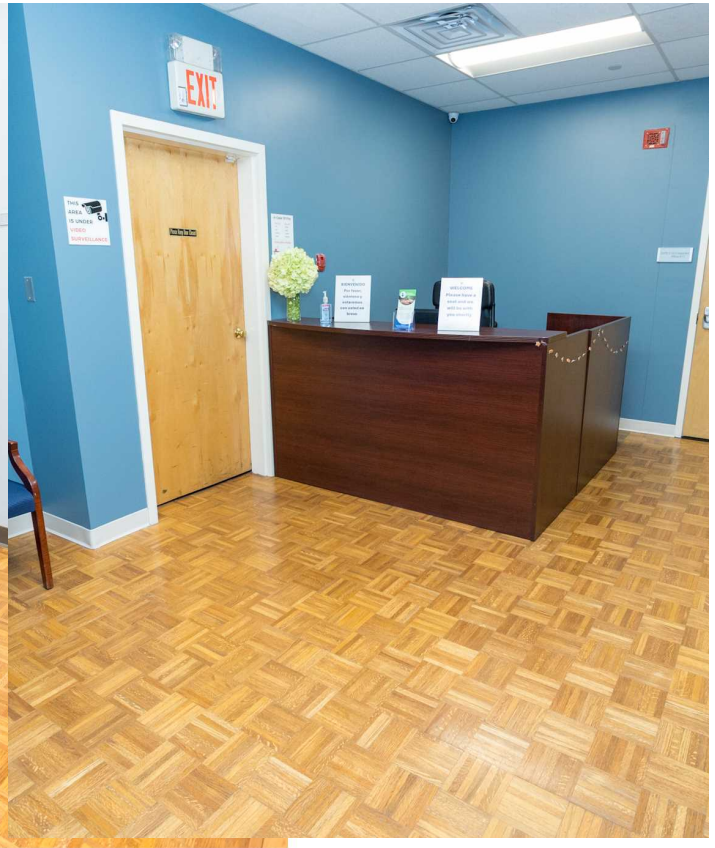
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PROPERTY PHOTOS

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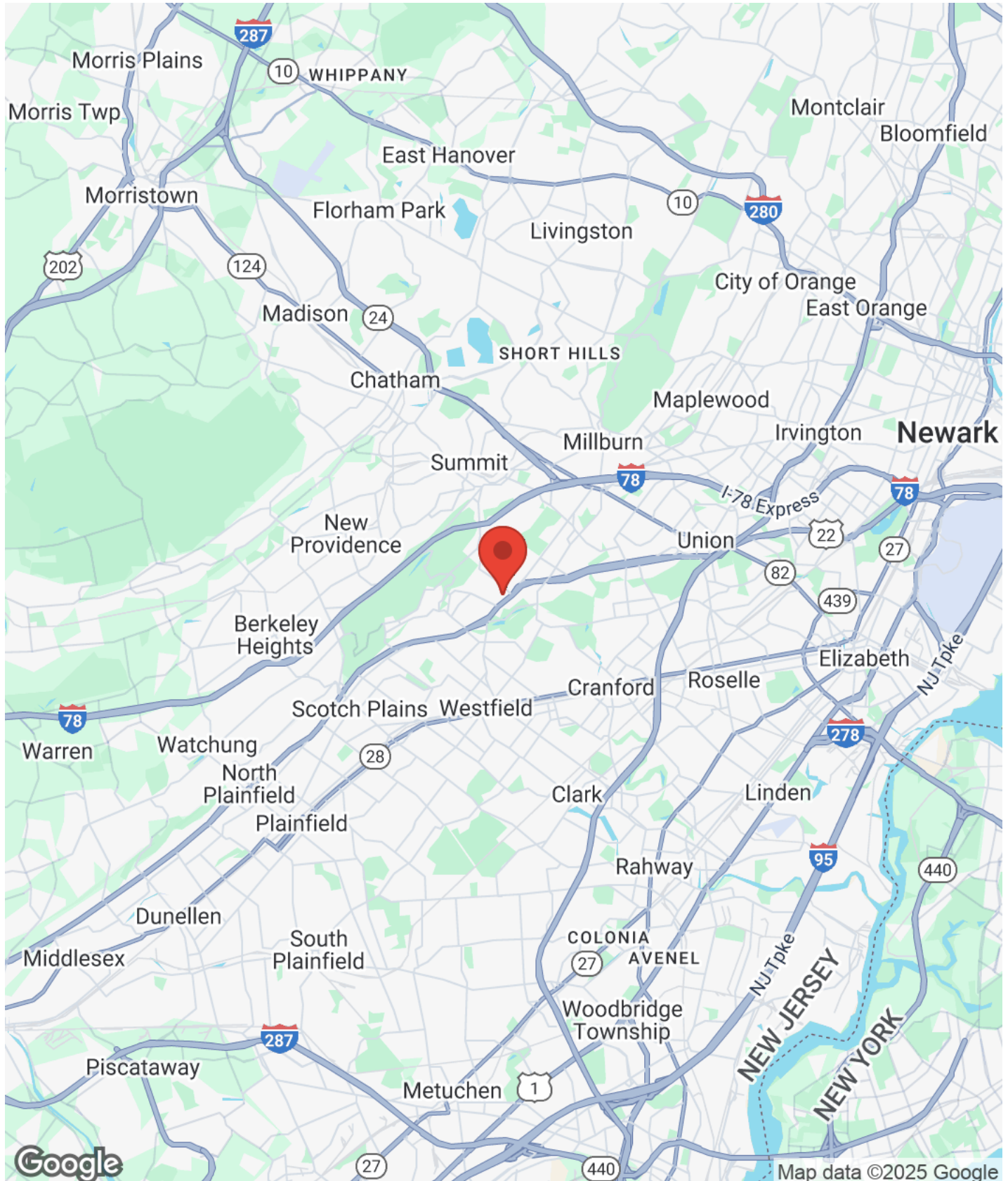
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REGIONAL MAP

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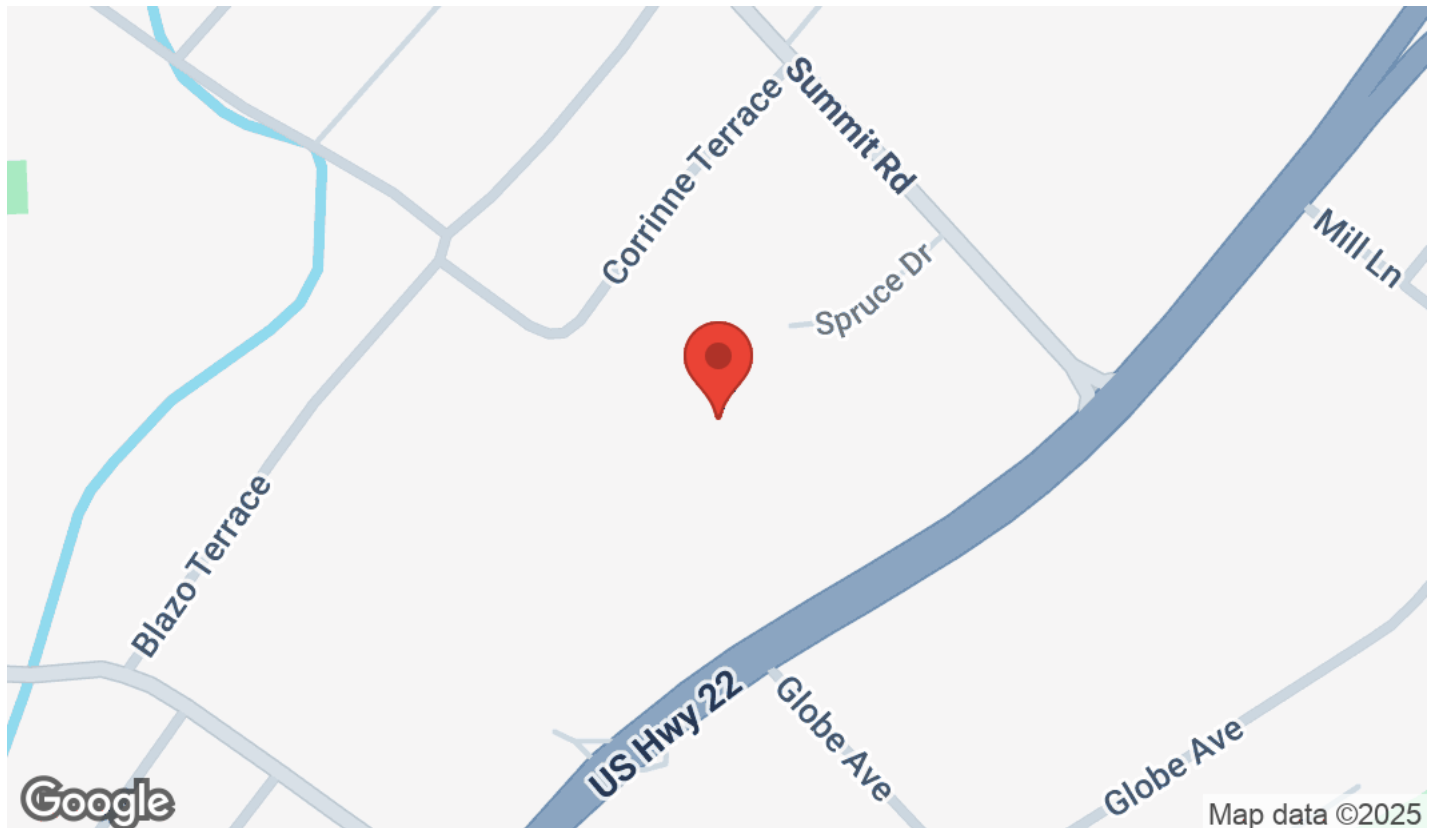
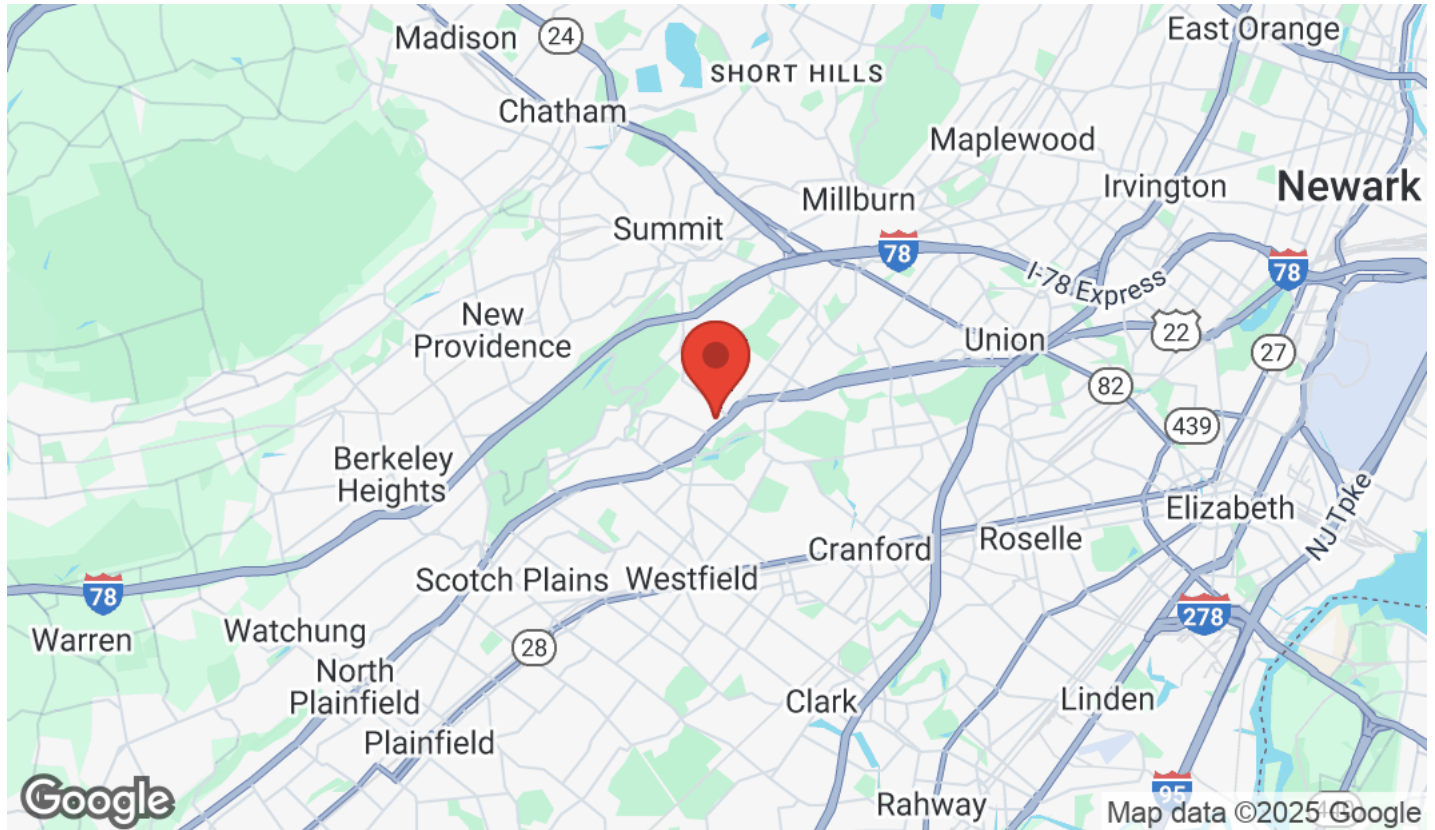
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LOCATION MAPS

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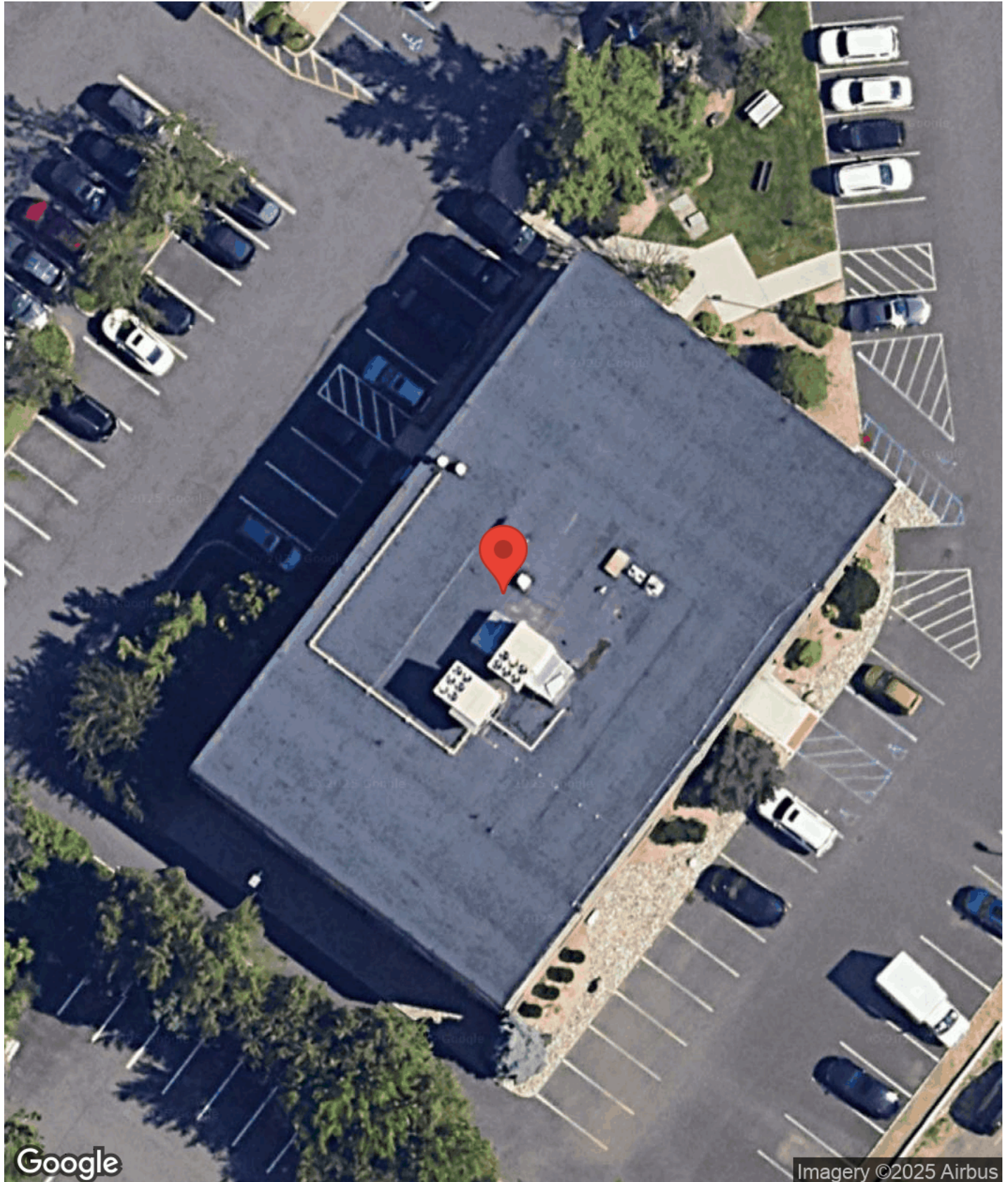
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AERIAL MAP

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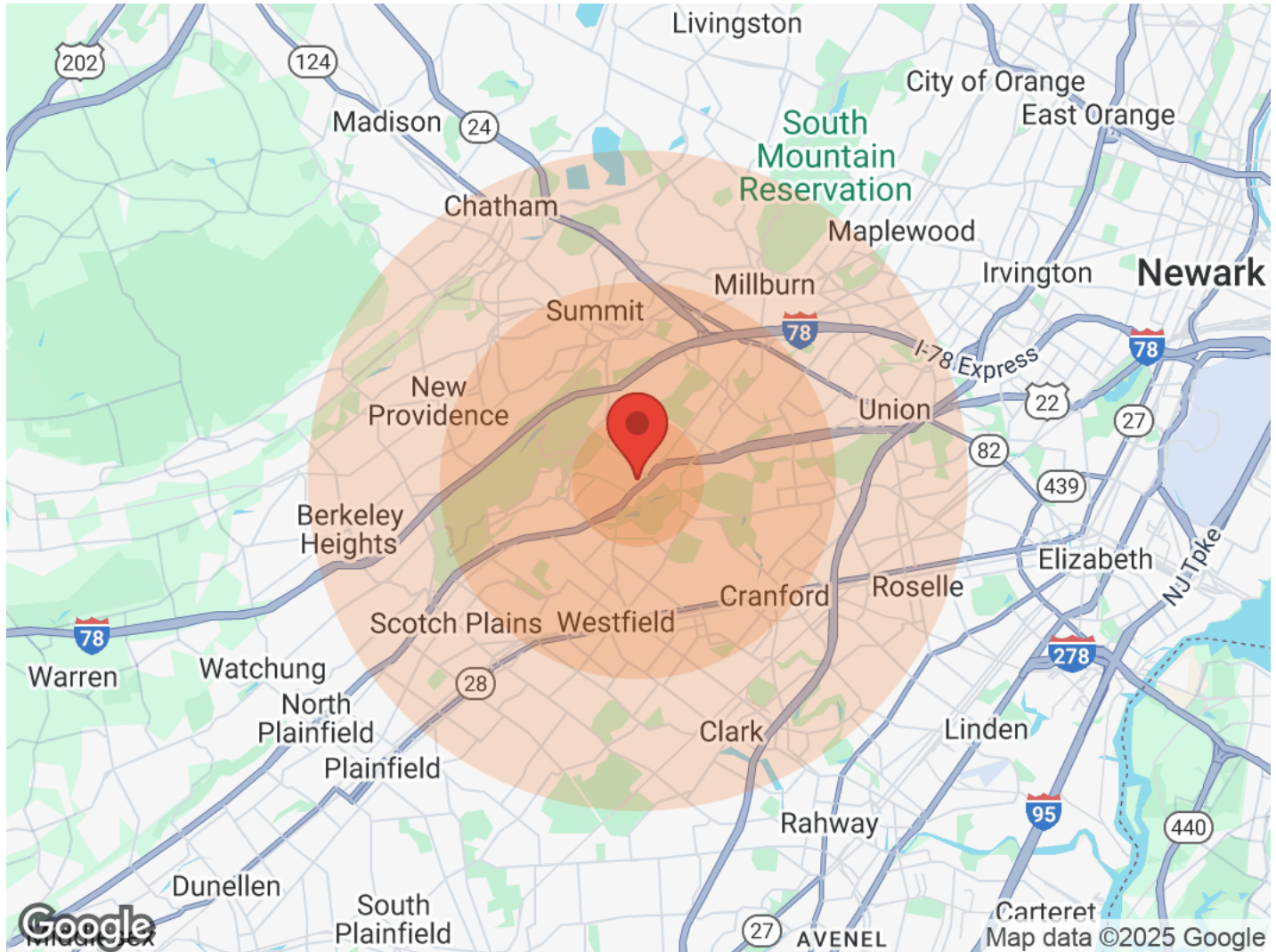
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,336	49,071	143,769
Female	3,663	51,826	154,489
Total Population	6,999	100,897	298,258

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,327	19,112	56,526
Ages 15-24	1,051	14,401	41,622
Ages 25-54	2,112	34,987	106,259
Ages 55-64	922	13,455	39,715
Ages 65+	1,587	18,942	54,136

Race	1 Mile	3 Miles	5 Miles
White	6,759	91,003	238,410
Black	74	3,537	33,719
Am In/AK Nat	N/A	17	52
Hawaiian	N/A	N/A	1
Hispanic	154	7,422	30,461
Multi-Racial	100	5,030	22,720

Income	1 Mile	3 Miles	5 Miles
Median	\$92,225	\$104,552	\$98,415
< \$15,000	71	1,468	5,334
\$15,000-\$24,999	107	1,827	6,164
\$25,000-\$34,999	136	1,843	6,558
\$35,000-\$49,999	178	2,769	8,983
\$50,000-\$74,999	234	4,834	16,059
\$75,000-\$99,999	387	4,855	13,839
\$100,000-\$149,999	462	7,964	21,169
\$150,000-\$199,999	294	4,097	11,411
> \$200,000	609	7,516	18,593

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,829	41,364	120,067
Occupied	2,746	39,853	115,469
Owner Occupied	2,459	30,642	89,260
Renter Occupied	287	9,211	26,209
Vacant	83	1,511	4,598

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PROFESSIONAL BIO

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



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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.

DISCLAIMER

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