

# Multiple Class A Units For Lease

1 Corporate Place South, Piscataway, NJ 08854

**sitar**  
Realty Company

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Multiple Class A units available for lease including fully furnished plug and play office options and data center. Local and motivated landlord with several locations in the immediate area. Management company in area. Flexible terms and pricing available. Fully gross leases with an additional subsidized tenant electric charge of \$2 PSF.

### PROPERTY HIGHLIGHTS

- Lower level and 2nd floor space available
- Larger combined spaces
- Many upgrades with full glass conference rooms, hardwood flooring, LED lighting, new furniture and cubicles can be included
- Private entrance as well as main entrance
- Loading area with dock
- Large doors if heavy equipment is needed
- Access to generator
- Medical approved starting at \$25 per SF

### LOCATION DESCRIPTION

Between Exits 6 and 8 of Route 287, on Corporate Place South, just off Centennial Avenue. Immediate access to Route 18 and 287, and easy access to Routes 22, 78, the New Jersey Turnpike and the Garden State Parkway.

### OFFERING SUMMARY

LEASE RATE:	\$21.50 SF/yr (Gross)
AVAILABLE SF:	±2,007 - 6,918 SF
LOT SIZE:	±5.48 Acres
BUILDING SIZE:	±88,780 SF

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## LEASE SPACES

### LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	2,007 - 6,918 SF	LEASE RATE:	\$21.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor Unit	Available	4,614 SF	Gross	\$21.50 SF/yr
Unit 200	Available	6,918 SF	Gross	\$21.50 SF/yr
Lower Level LL01	Available	2,007 - 3,142 SF	Gross	\$21.50 SF/yr
Lower Level LL02	Available	2,007 - 3,142 SF	Gross	\$21.50 SF/yr

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OFFICE FOR LEASE

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## 2ND & 3RD FLOOR UNITS



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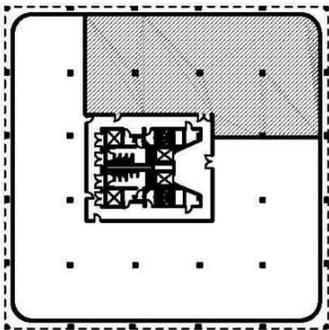
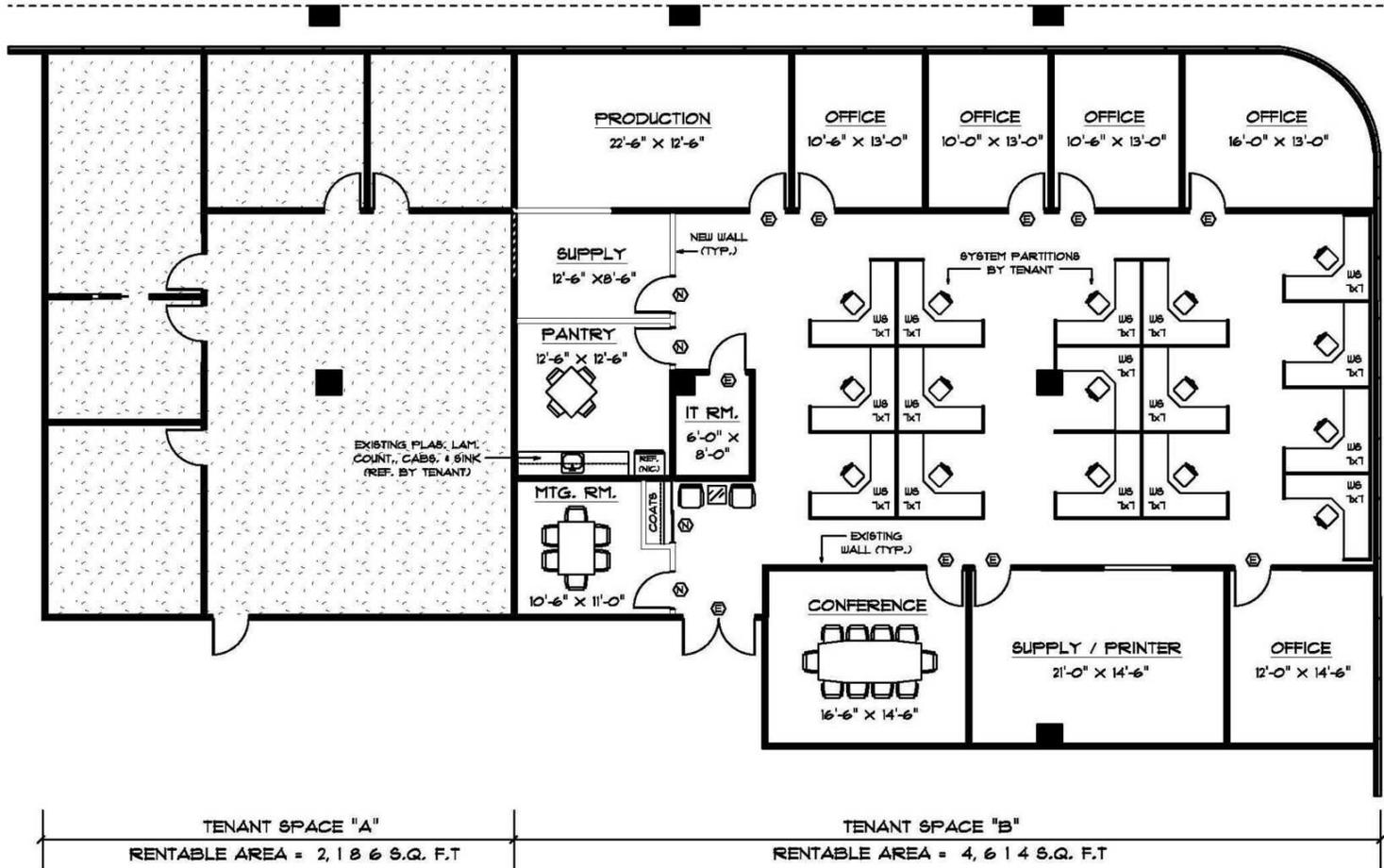
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## FLOOR PLAN - 2ND FLOOR



KEY PLAN

SECOND FLOOR - SUITE 201

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OFFICE FOR LEASE

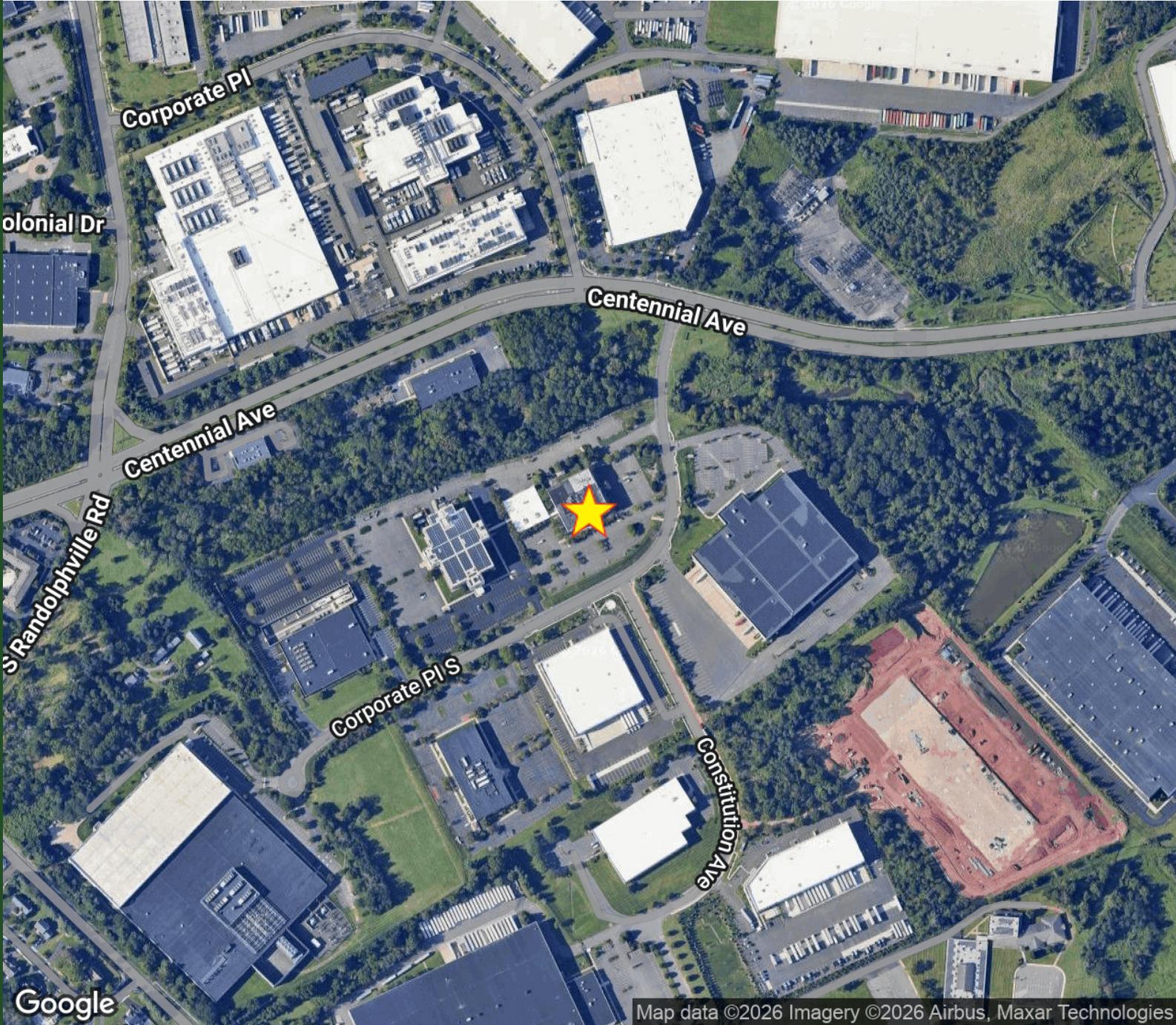
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## LOCATION MAP



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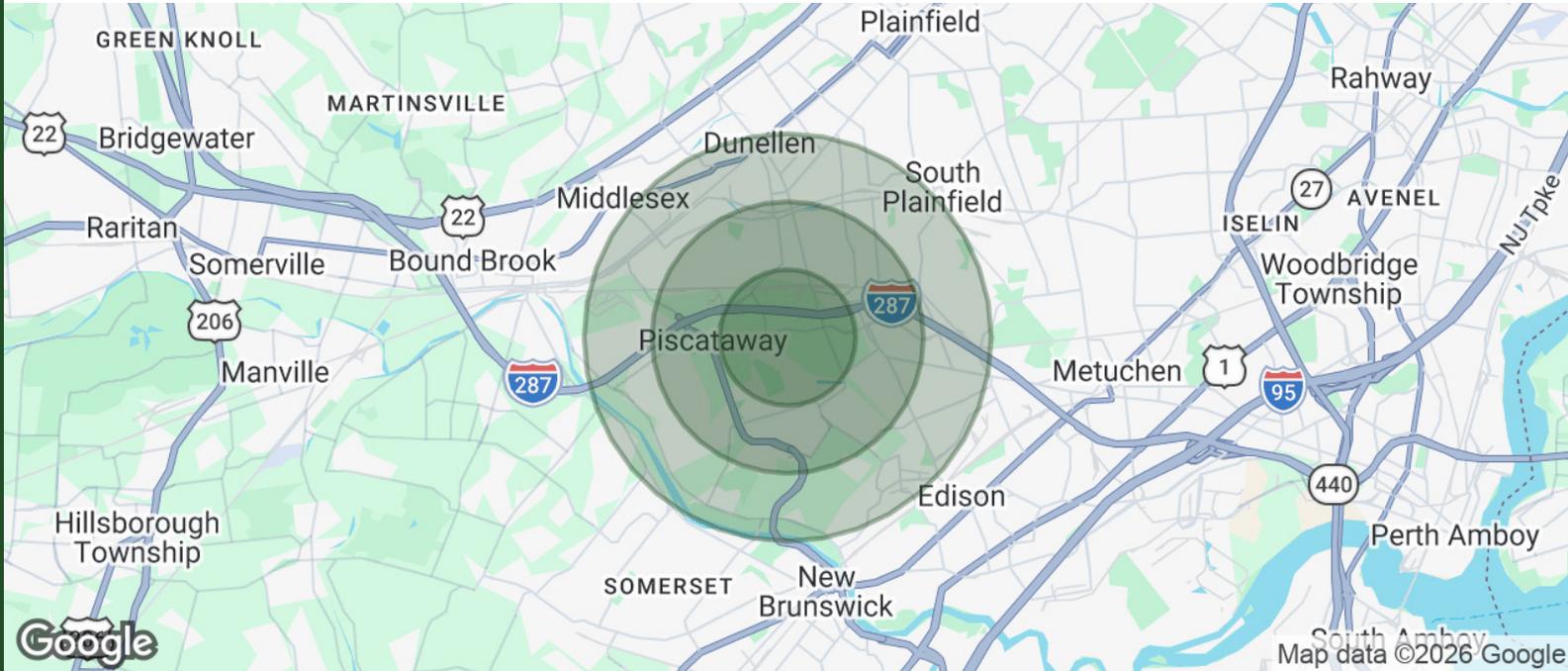
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,330	36,831	84,987
AVERAGE AGE	43.7	36.6	36.8
AVERAGE AGE (MALE)	43.0	35.9	36.1
AVERAGE AGE (FEMALE)	43.6	37.2	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	775	11,319	26,716
# OF PERSONS PER HH	3.0	3.3	3.2
AVERAGE HH INCOME	\$137,065	\$113,151	\$113,192
AVERAGE HOUSE VALUE	\$363,901	\$288,591	\$308,034

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

**Our mission** is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

**Our vision** is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

**Our commitment** is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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