

# The Walton Building

242 Old New Brunswick Road, Piscataway, NJ 08854

## PROPERTY SUMMARY

### New Availabilities at The Walton Building



#### PROPERTY DESCRIPTION

Competitive lease rates reduced to \$19.50 PSF, plus tenant electric at \$2 PSF. Local, motivated landlord. On-site management.

#### PROPERTY HIGHLIGHTS

- Office space for lease with Route 287 exposure
- Zoning allows for medical, training schools, IT, and general office space
- 4/1000 parking ratio
- Building signage opportunity available to large sq. ft. user
- Amenities include on-site café with outdoor seating, interior storage space and meeting/event rooms

#### LOCATION DESCRIPTION

Located between Exits 7 and 8 of Route 287; within one-half mile of from the 4-way interchange at Randolphville Road. 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:    | \$19.50 SF/yr (Gross) |
| AVAILABLE SF:  | ±2,148 - 6,009 SF     |
| LOT SIZE:      | ±6.17 Acres           |
| BUILDING SIZE: | ±104,518 SF           |

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OFFICE FOR LEASE

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## EXTERIOR PHOTOS



Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com  
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## INTERIOR PHOTOS



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## LOCATION MAP



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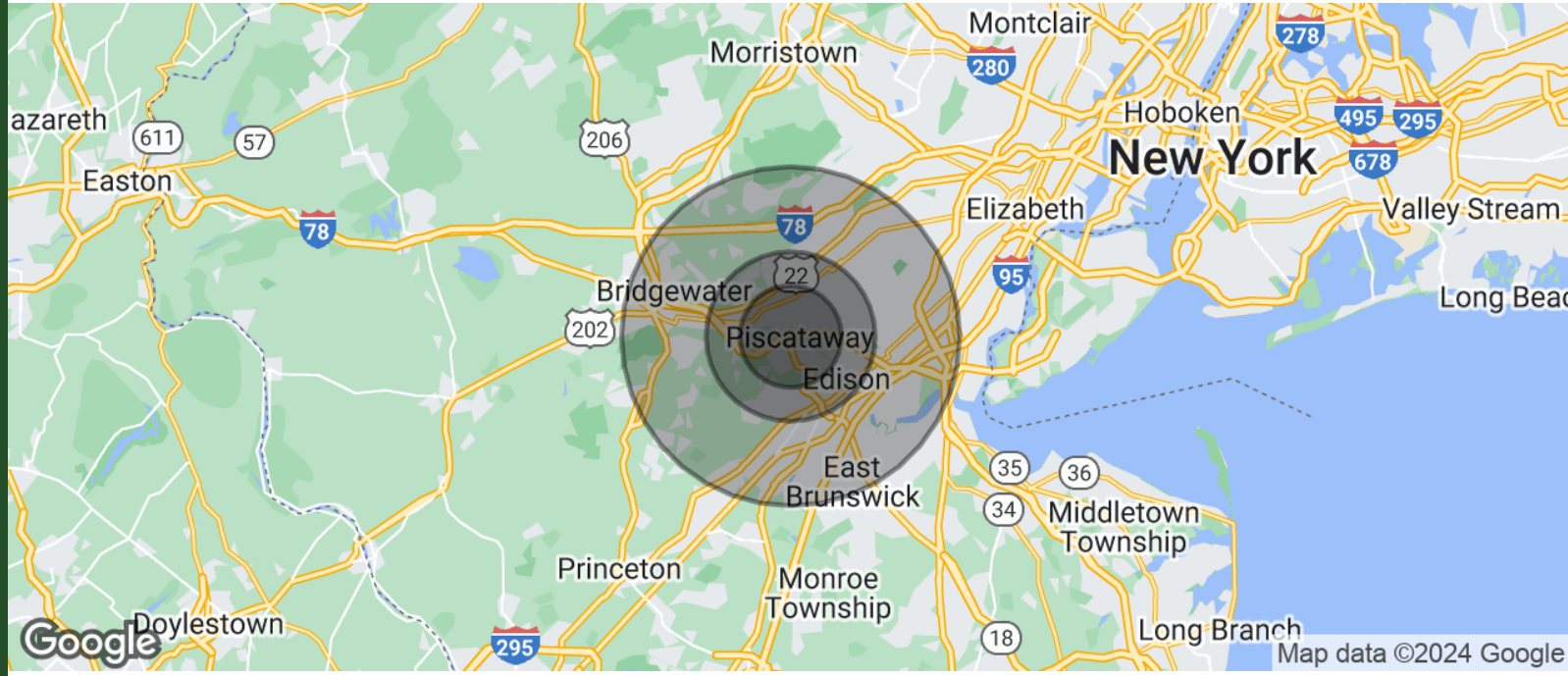
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| TOTAL POPULATION     | 67,127  | 230,890 | 756,658  |
| AVERAGE AGE          | 39.4    | 36.6    | 39.4     |
| AVERAGE AGE (MALE)   | 38.8    | 35.8    | 38.4     |
| AVERAGE AGE (FEMALE) | 40.0    | 37.4    | 40.2     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 24,096    | 80,532    | 272,772   |
| # OF PERSONS PER HH | 2.8       | 2.9       | 2.8       |
| AVERAGE HH INCOME   | \$110,480 | \$106,252 | \$118,916 |
| AVERAGE HOUSE VALUE | \$445,976 | \$382,810 | \$441,293 |

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### 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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