



OFFICE BUILDING

FOR LEASE

±30,000 SF OFFICE FOR LEASE

201 Meadow Road, Edison, NJ 08817

For More Information, Contact the Exclusive Brokers

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±30,000 SF OFFICE FOR LEASE

201 Meadow Road, Edison, NJ 08817 - Property Summary



PROPERTY DESCRIPTION

±30,000 SF Office For Lease

LOCATION DESCRIPTION

±1.06 Miles to Route 1
 ±3.2 Miles to Route 18
 ±3.8 Miles to NJ Turnpike

OFFERING SUMMARY

Lease Rate:	\$10.95 SF/yr (MG) Plus Utilities
Available SF:	9,907 - 30,000 SF
Building Size:	30,000 SF

PROPERTY HIGHLIGHTS

- 1st Floor: ±20,000 SF
- 2nd Floor: ±9,907 SF
- Well-Appointed Offices
- Fully Built-Out with Perimeter Windowed Offices
- Conference Rooms, Private Bathrooms, Kitchenette Available

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201 Meadow Road, Edison, NJ 08817 - Property Images



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201 Meadow Road, Edison, NJ 08817 - Property Images



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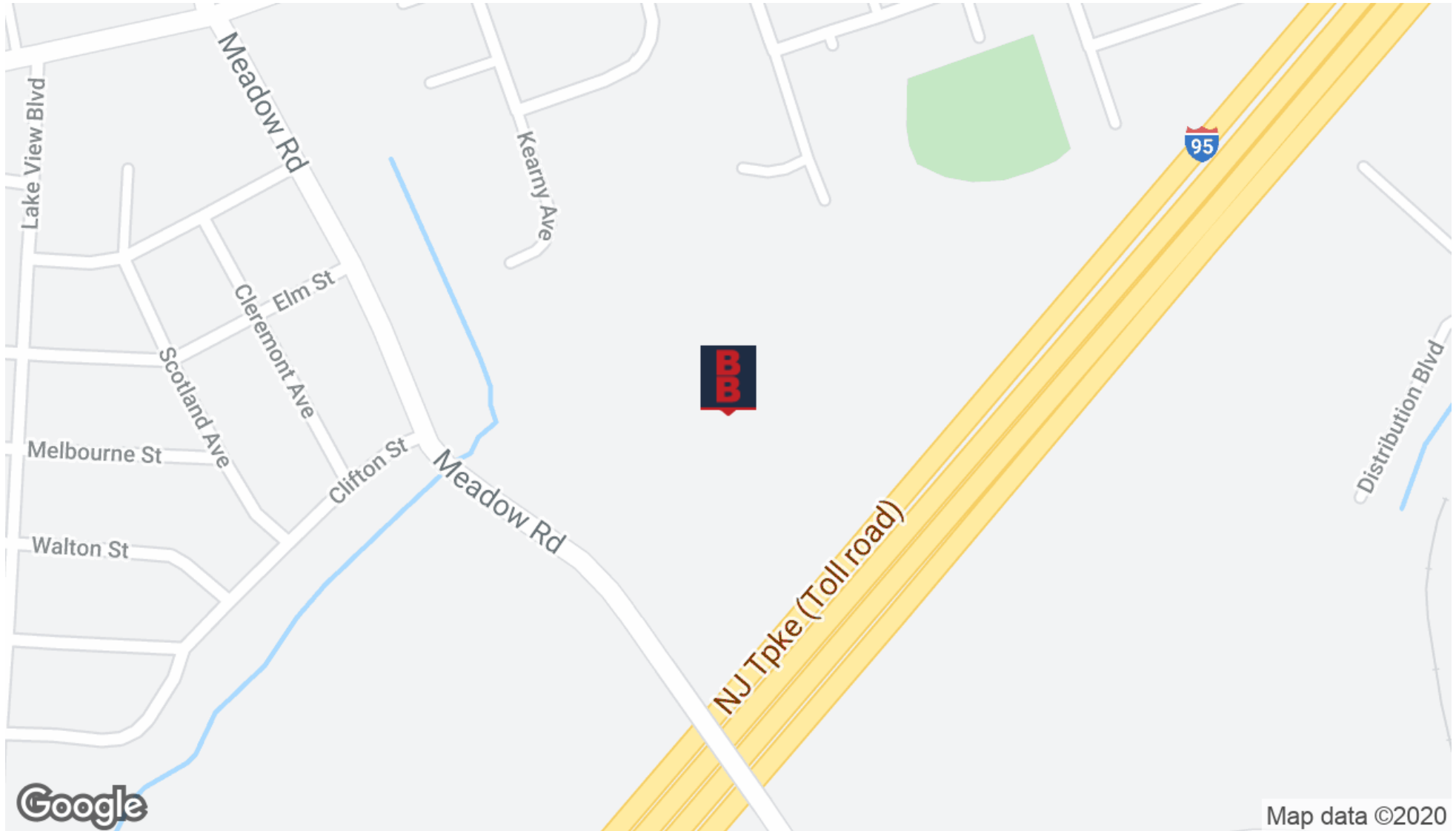
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201 Meadow Road, Edison, NJ 08817 - Aerial



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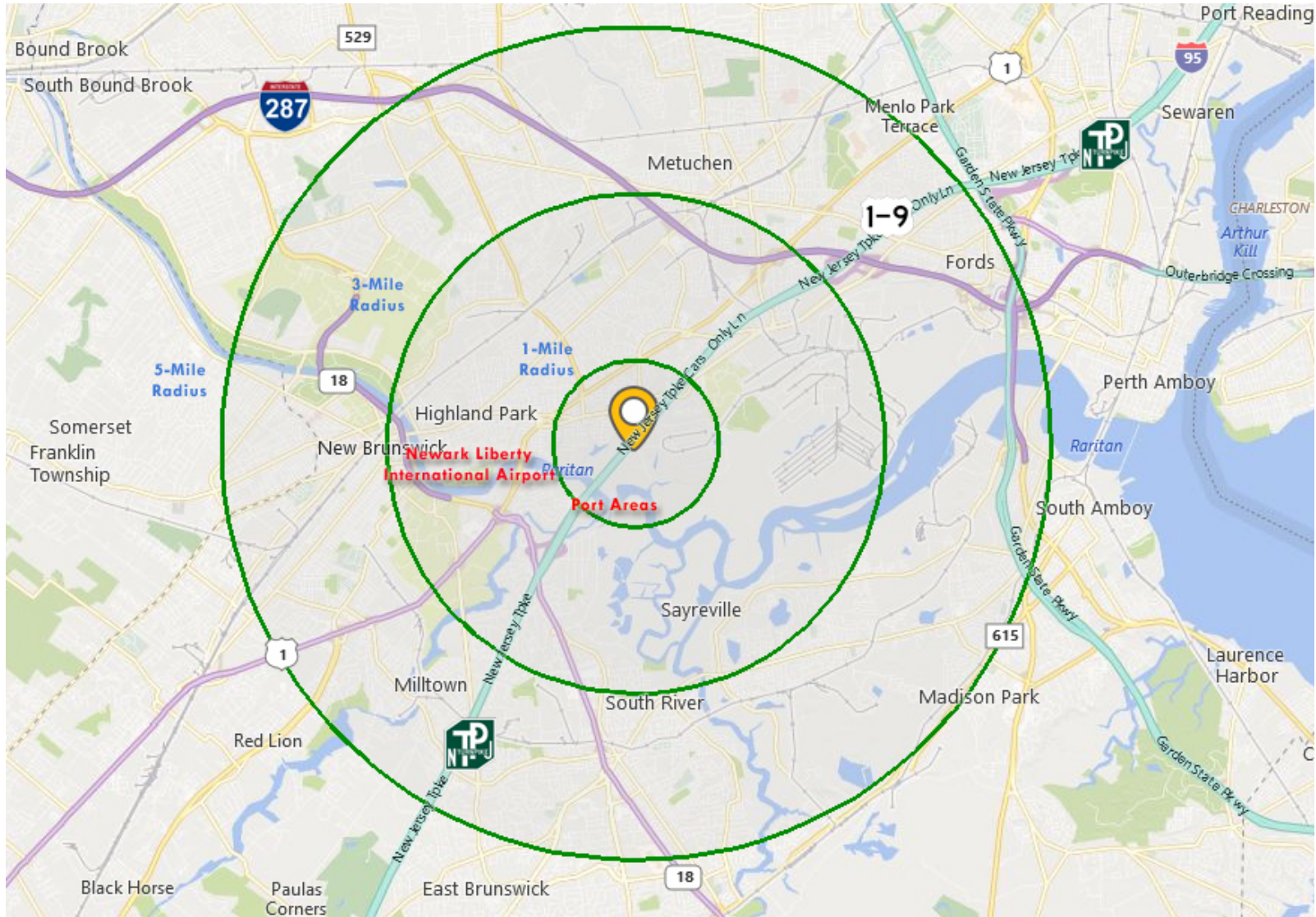
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±30,000 SF OFFICE FOR LEASE

201 Meadow Road, Edison, NJ 08817 - Radius



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201 Meadow Road, Edison, NJ 08817 - Demographics 2018

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	10,145	91,106	304,837
2019 Estimate	10,002	89,632	299,574
2010 Census	9,498	84,089	279,222
Growth 2019-2024	1.43%	1.64%	1.76%
Growth 2010-2019	5.31%	6.59%	7.29%
2019 Population Hispanic Origin	2,031	15,565	69,838
2019 Population by Race:			
White	5,872	49,729	176,366
Black	1,011	11,767	40,813
Am. Indian & Alaskan	39	386	2,249
Asian	2,846	25,777	73,111
Hawaiian & Pacific Island	7	84	354
Other	227	1,889	6,682
U.S. Armed Forces:	0	4	42
Households:			
2024 Projection	3,815	32,772	101,358
2019 Estimate	3,757	32,213	99,472
2010 Census	3,552	30,063	91,976
Growth 2019 - 2024	1.54%	1.74%	1.90%
Growth 2010 - 2019	5.77%	7.15%	8.15%
Owner Occupied	2,256	17,915	59,294
Renter Occupied	1,502	14,299	40,178
2019 Avg Household Income	\$90,227	\$101,526	\$100,637
2019 Med Household Income	\$72,801	\$81,837	\$80,884
2019 Households by Household Inc:			
<\$25,000	447	4,408	14,841
\$25,000 - \$50,000	924	5,439	16,981
\$50,000 - \$75,000	559	4,962	14,542
\$75,000 - \$100,000	532	4,746	14,327
\$100,000 - \$125,000	469	3,609	11,170
\$125,000 - \$150,000	225	2,736	8,212
\$150,000 - \$200,000	386	3,364	10,174
\$200,000+	216	2,950	9,225

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