



OFFICE BUILDING

FOR SALE

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820

*For More Information, Contact the Exclusive Brokers*

**CHRISTOPHER CHIUSOLO**

*Sales Associate*

cchiusolo@blauberg.com  
973.379.6644 x139

**TROY SCHAAFSMA**

*Sales Associate*

troys@blauberg.com  
973.379.6644 x116



**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



## LOCATION DESCRIPTION

Approx. 2.73 Miles to Garden State Parkway Exit 132  
 Approx. 3.5 Miles to I-287  
 Approx. 5.6 Miles to NJ Turnpike Exit 10  
 Approx. 18.7 Miles to Goethals Bridge  
 Approx. 20.1 Miles to Newark Liberty International Airport  
 Approx. 26.8 Miles to Holland Tunnel  
 Approx. 30.7 Miles to Lincoln Tunnel

## OFFERING SUMMARY

Sale Price:	\$5,950,000
Building Size:	18,300 SF

## PROPERTY HIGHLIGHTS

- ±18,300 SF High-End Medical / Office Building
- Currently Used As Medical Building
- 3 Stories, Class B Office (Fully Leased)
- Elevator Serviced, Wet Sprinkler System, HVAC
- Ideal for Owner Occupied
- Expanded Parking Possible
- Ideal for Lawyer, Architect, Accountant and Other Professionals
- ±3.6-Acre Lot (Block 425, Lot 8.N)
- Taxes at \$64,896 (2020)

For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

Sales Associate

cchiusolo@blauberg.com  
 973.379.6644 x139

**TROY SCHAAFSMA**

Sales Associate

troys@blauberg.com  
 973.379.6644 x116

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUOLO**

*Sales Associate*

cchiuolo@blauberg.com  
973.379.6644 x139

**TROY SCHAAFSMA**

*Sales Associate*

troys@blauberg.com  
973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUOLO**

*Sales Associate*

cchiusolo@blauberg.com  
973.379.6644 x139

**TROY SCHAAFSMA**

*Sales Associate*

troys@blauberg.com  
973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



OFFICE BUILDING

FOR SALE

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

*Sales Associate*

cchiusolo@blauberg.com

973.379.6644 x139

**TROY SCHAAFSMA**

*Sales Associate*

troys@blauberg.com

973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

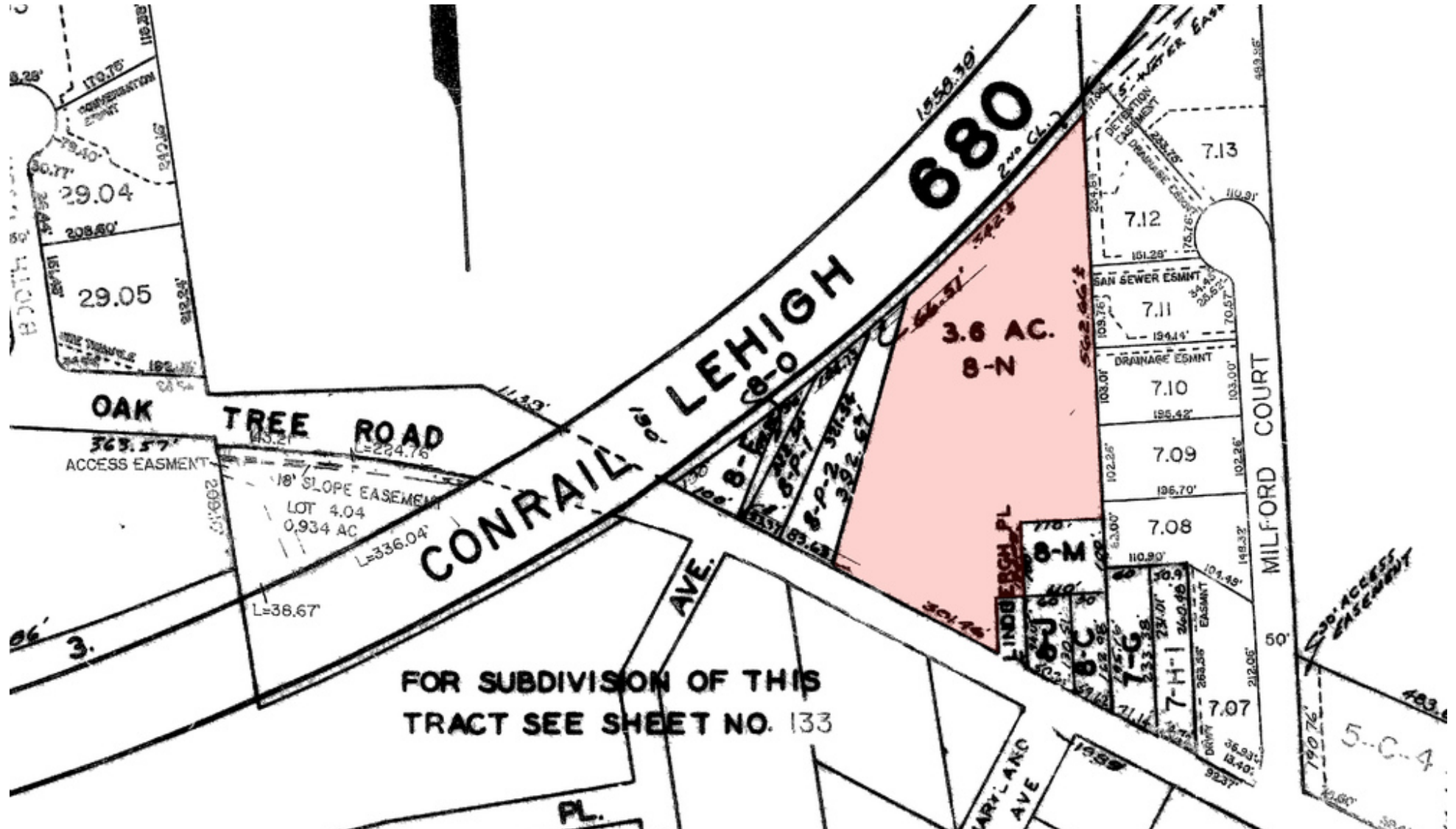
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



For More Information, Contact the Exclusive Brokers  
**CHRISTOPHER CHIUSOLO** | **TROY SCHAAFSMA**  
*Sales Associate* | *Sales Associate*  
 cchiusolo@blauberg.com | troys@blauberg.com  
 973.379.6644 x139 | 973.379.6644 x116

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

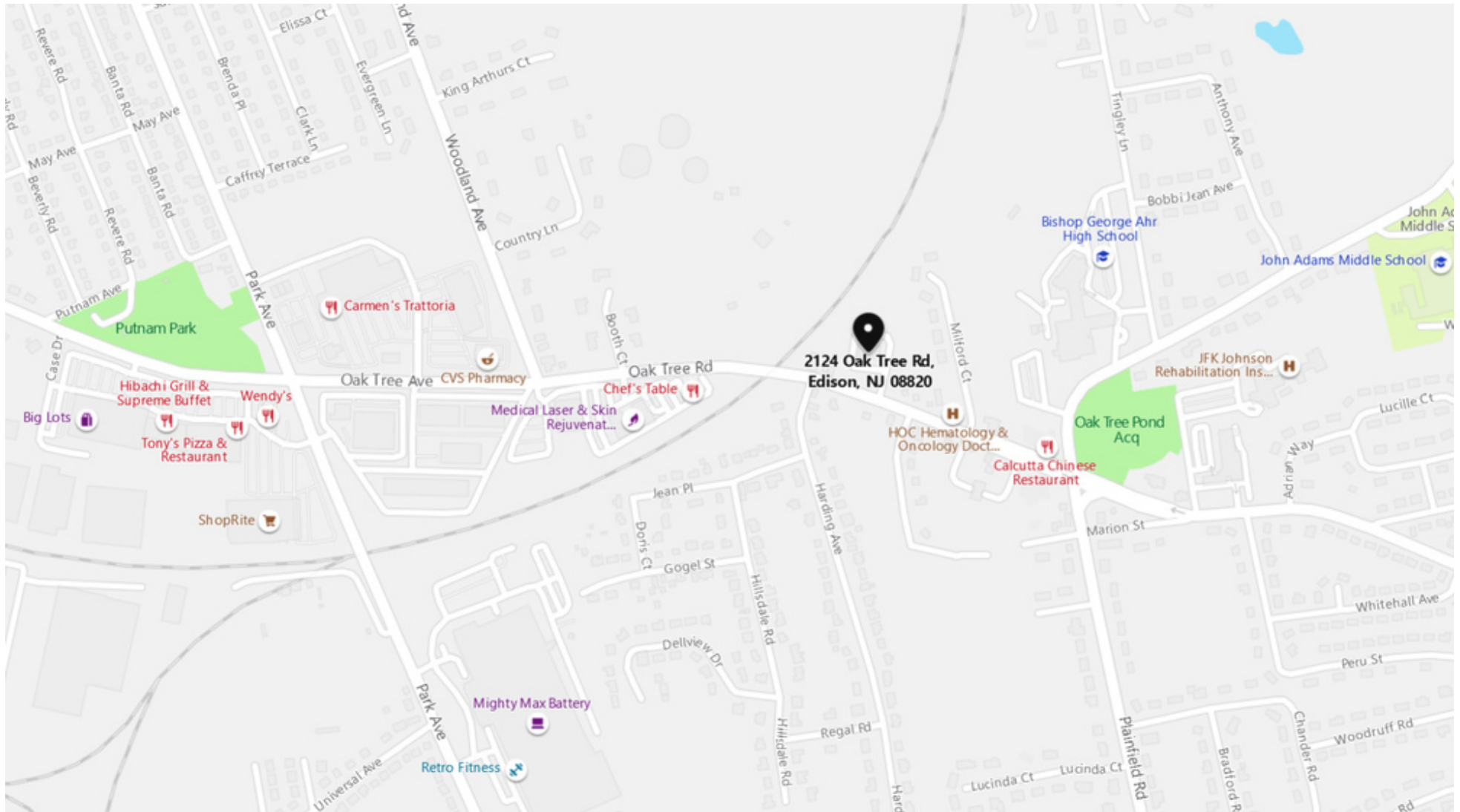


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUOLO**

Sales Associate

cchiuolo@blauberg.com

973.379.6644 x139

**TROY SCHAAFSMA**

Sales Associate

troys@blauberg.com

973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

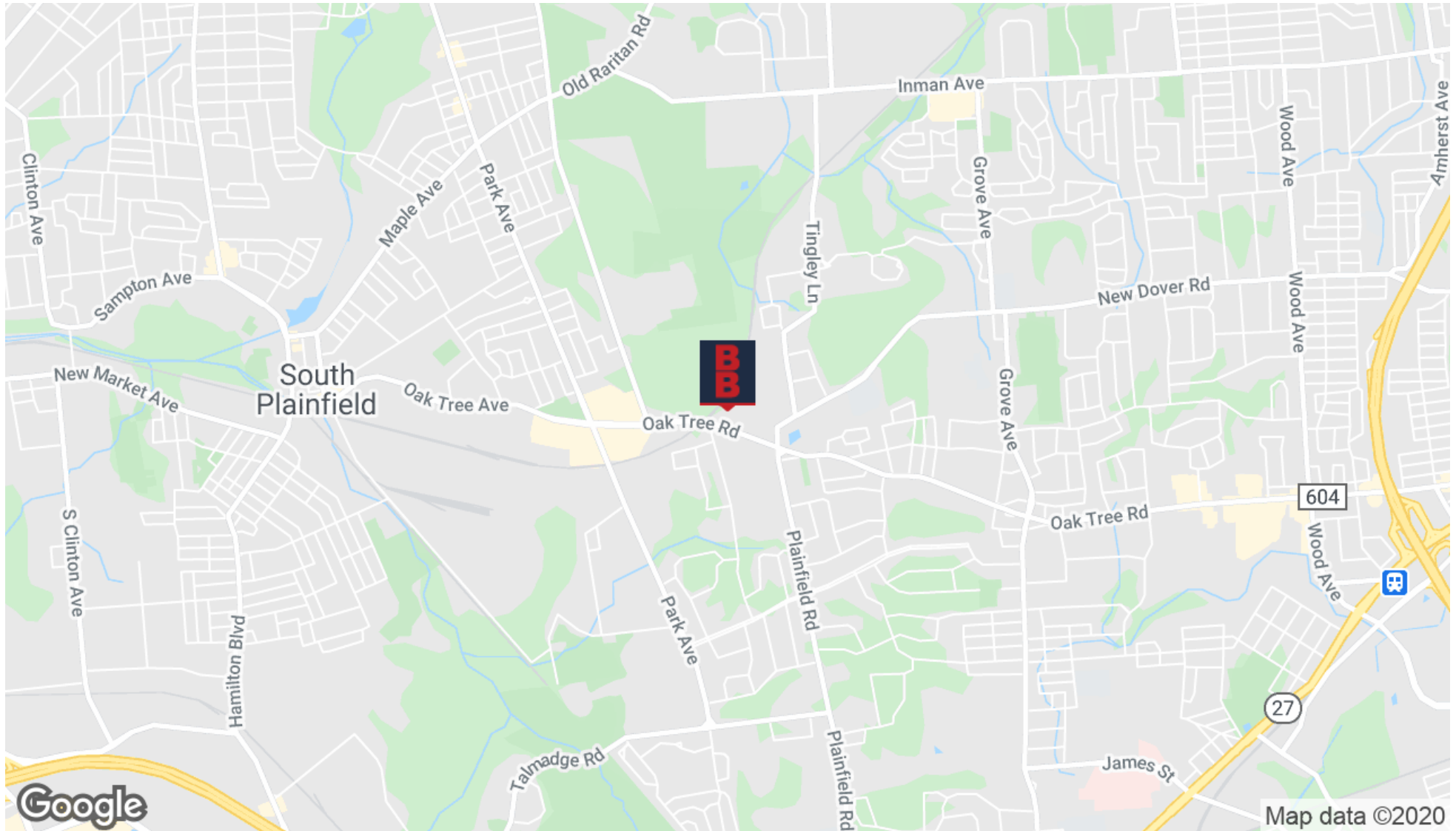
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

*Sales Associate*

cchiusolo@blauberg.com

973.379.6644 x139

**TROY SCHAAFSMA**

*Sales Associate*

troys@blauberg.com

973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

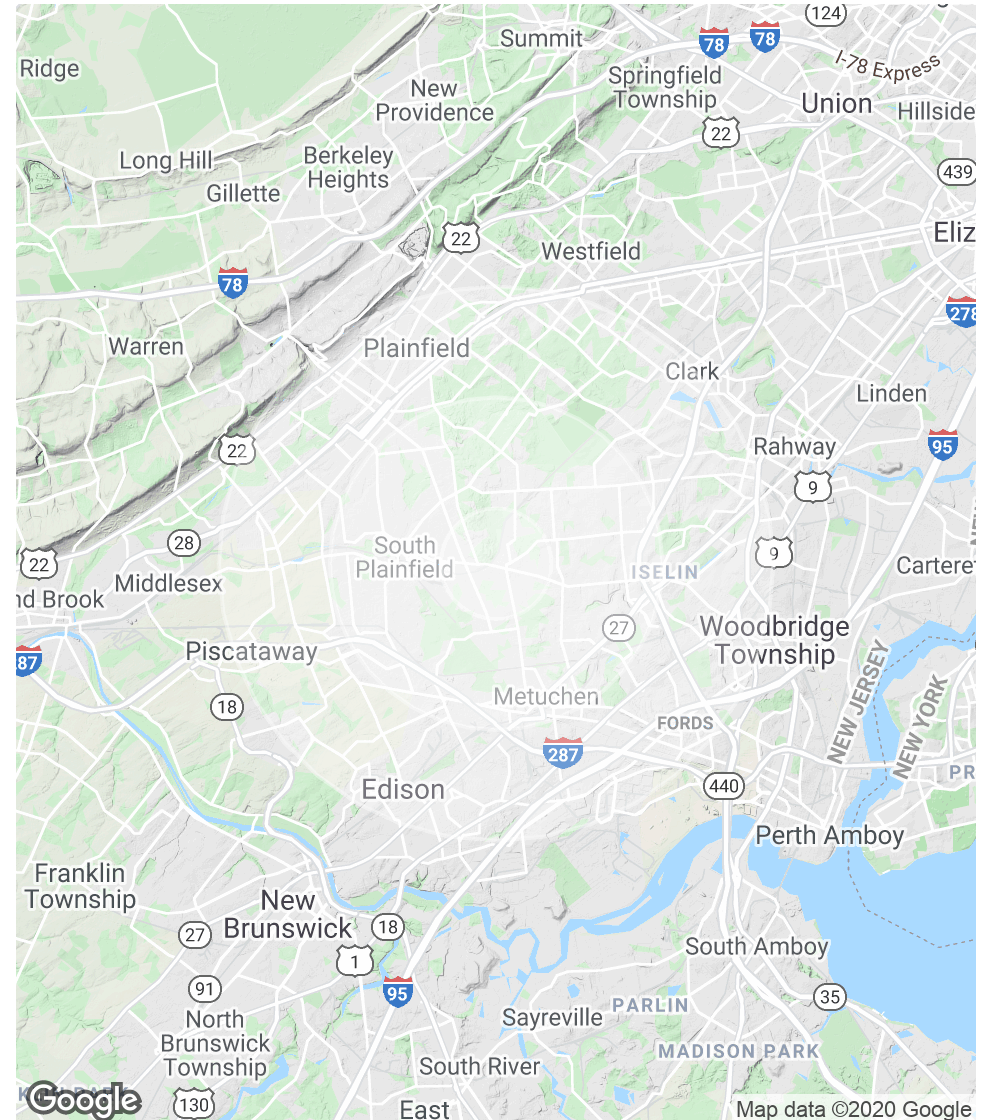


# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,185	94,080	333,205
Average age	39.1	39.8	38.2
Average age (Male)	37.8	39.1	37.3
Average age (Female)	40.9	40.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,058	31,937	113,060
# of persons per HH	3.0	2.9	2.9
Average HH income	\$137,163	\$126,401	\$103,168
Average house value	\$513,662	\$482,284	\$416,195

\* Demographic data derived from 2010 US Census



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

**TROY SCHAAFSMA**

Sales Associate

troys@blauberg.com

973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820



**CHRISTOPHER CHIUOLO**

Sales Associate

C: 973.970.0703

cchiusolo@blauberg.com



**TROY SCHAAAFSMA**

Sales Associate

C: 973.906.5112

troys@blauberg.com

*For More Information, Contact the Exclusive Brokers*

**CHRISTOPHER CHIUOLO**

*Sales Associate*

cchiusolo@blauberg.com

973.379.6644 x139

**TROY SCHAAAFSMA**

*Sales Associate*

troys@blauberg.com

973.379.6644 x116

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.