

FOR LEASE | OFFICE

# 200 CENTENNIAL AVENUE

200 Centennial Avenue | Piscataway, NJ 08854



## PROPERTY SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)
Building Size:	± 68,156 SF
Building Class:	B
Cross Streets:	River Road and Knightsbridge

## PROPERTY OVERVIEW

As-Built Office Suites Available

## LOCATION OVERVIEW

Located on Centennial Avenue, one-half mile east of the intersection of Route 18, one-half mile from Route 287, and within a few miles of the New Jersey Turnpike, Garden State Parkway and Routes 1 & 9. The property is 20 minutes from Newark International Airport, 10 minutes from Bridgewater Commons Mall, and 35 minutes to lower Manhattan.

## PROPERTY HIGHLIGHTS

- Property provides special zoning for schools, training and learning centers, and day care.
- Lab use approved
- On-site property management.
- Abundant parking
- Negotiable terms

FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Bogash** | P: 732.623.2159 | C: 732.319.4680 | [bogash@sitarcompany.com](mailto:bogash@sitarcompany.com)  
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**Lease Rate:** \$18.00 SF/YR (GROSS)      **Total Space** 11,306 SF  
**Lease Type:** Gross      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit 100	Office Building	\$18.00 SF/YR	Gross	± 6,044 SF	Negotiable
Unit 130	Office Building	\$18.00 SF/YR	Gross	± 2,288 SF	Negotiable
Unit 201	Office Building	\$18.00 SF/YR	Gross	± 2,104 SF	Negotiable
Unit 205	Office Building	\$18.00 SF/YR	Gross	± 870 SF	Negotiable

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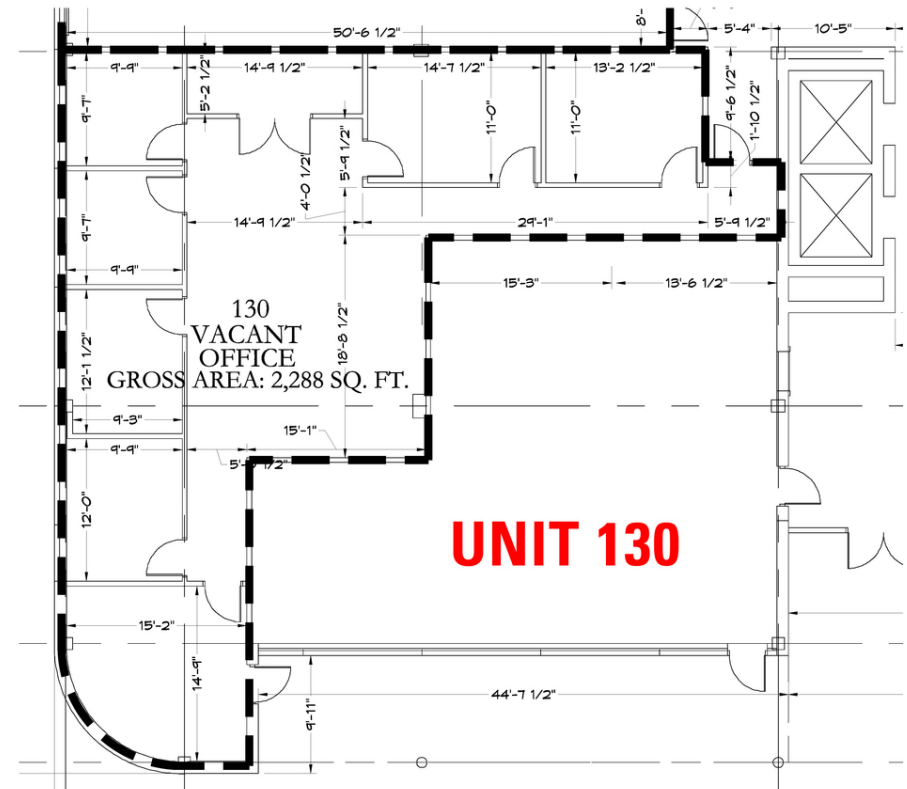
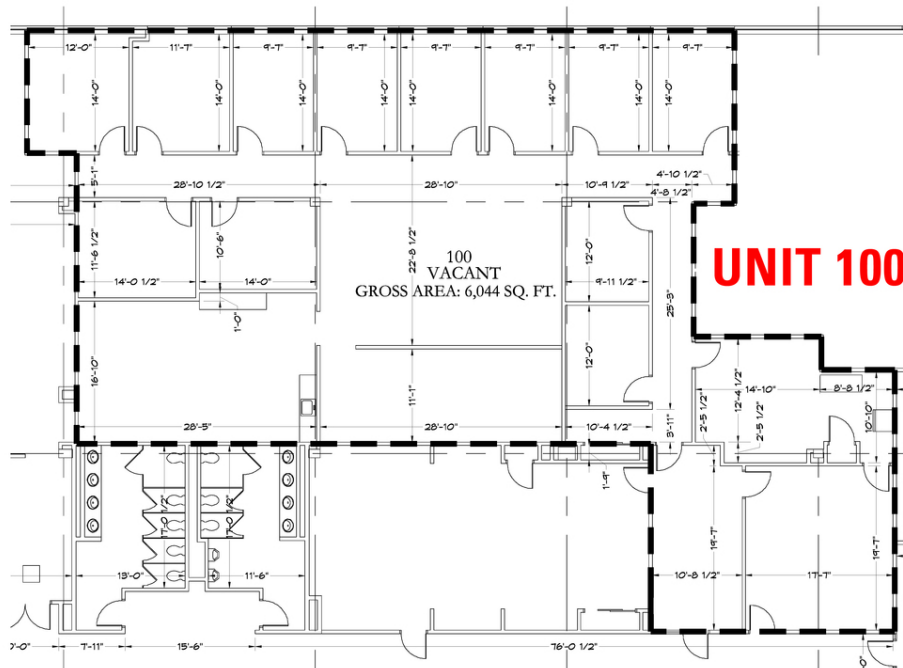


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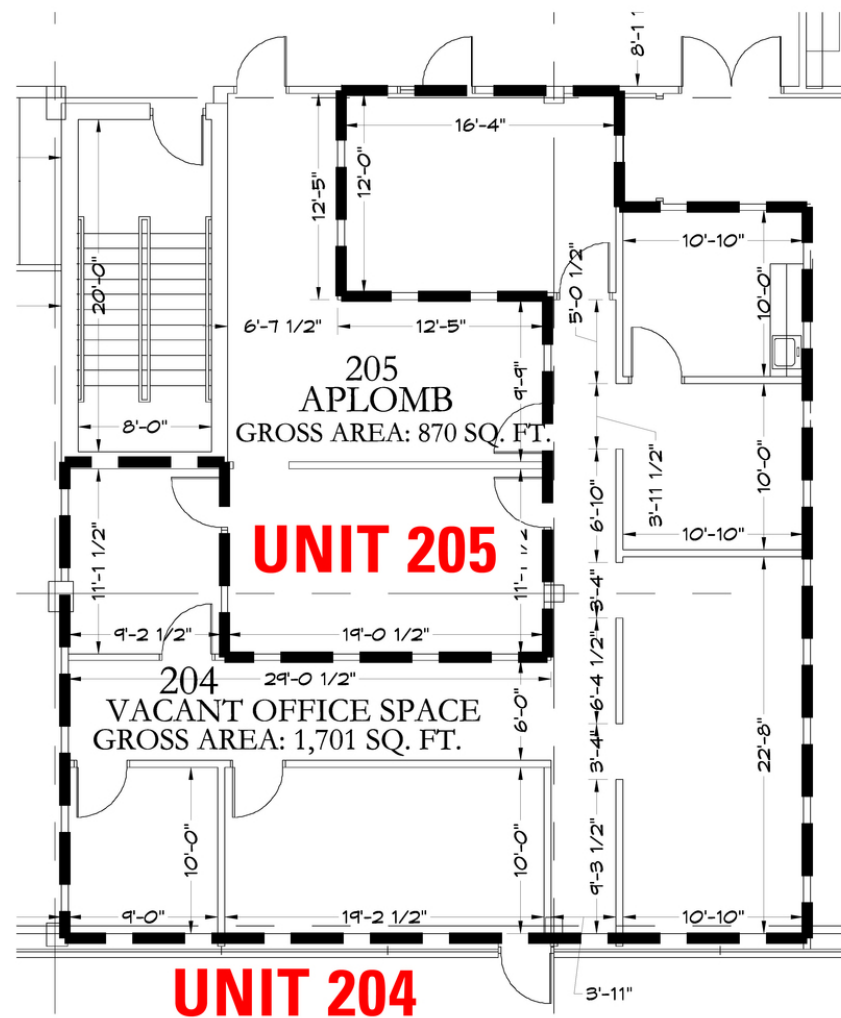
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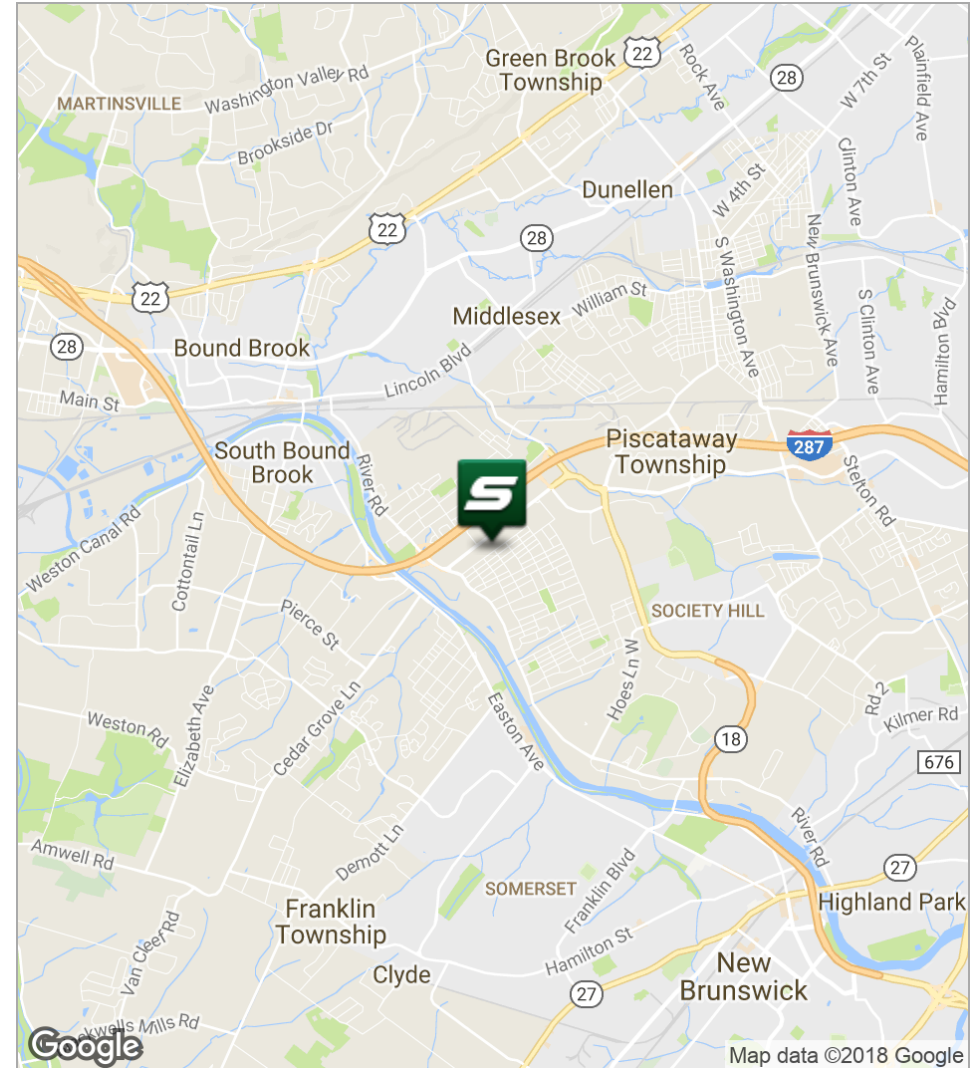
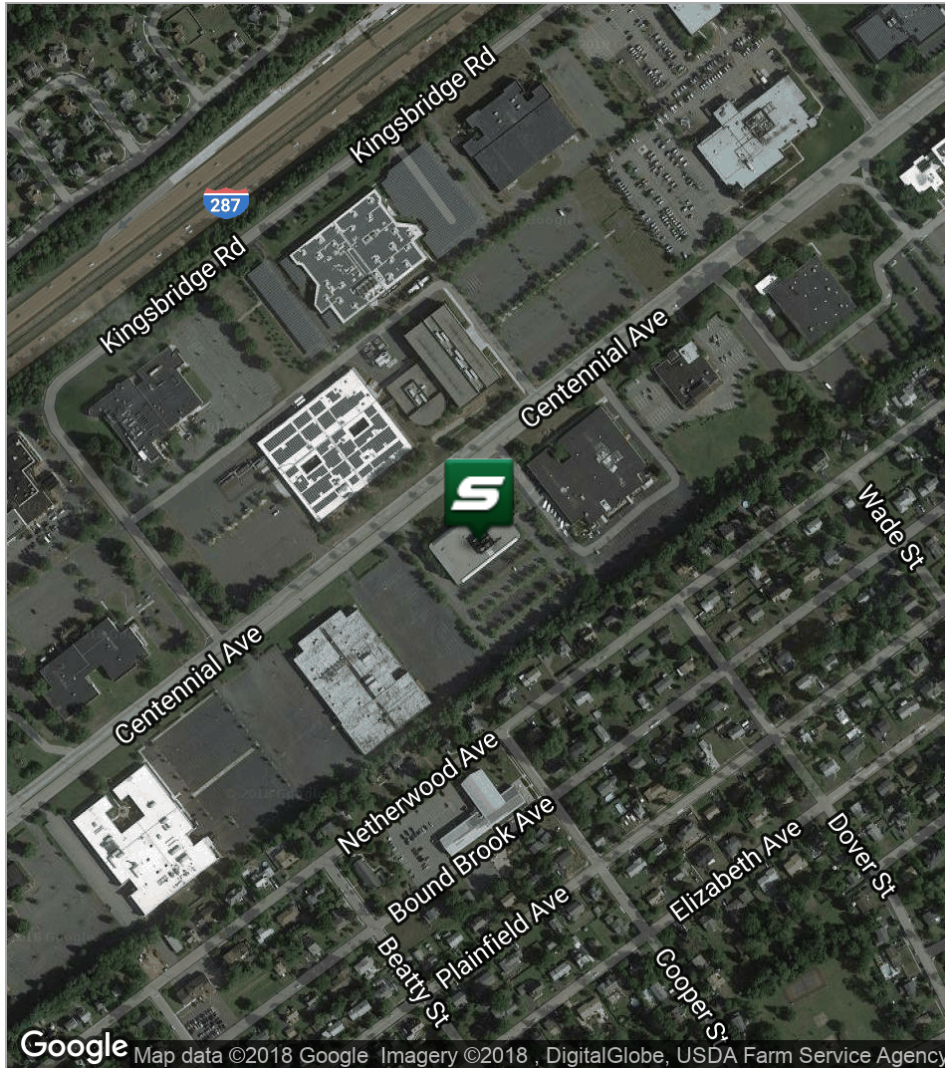
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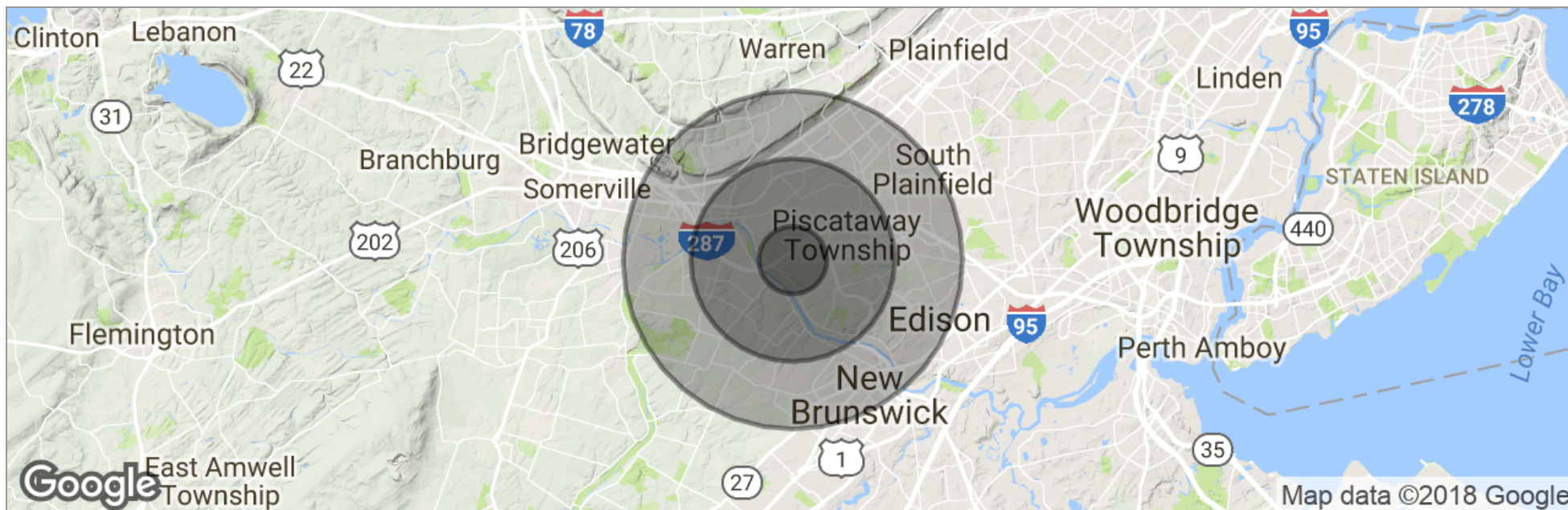
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	1 Mile	3 Miles	5 Miles
Total Population	5,988	78,363	228,892
Population Density	1,906	2,772	2,914
Median Age	41.8	38.7	35.3
Median Age (Male)	38.8	37.1	34.3
Median Age (Female)	44.1	39.7	36.1
Total Households	2,132	28,036	74,870
# of Persons Per HH	2.8	2.8	3.1
Average HH Income	\$114,562	\$100,442	\$93,296
Average House Value	\$415,807	\$377,231	\$390,804

\* Demographic data derived from 2010 US Census

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## 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.

## Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

## 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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