



OFFICE BUILDING

FOR LEASE

# ±1,920 SF OFFICE SPACE FOR LEASE

290 Route 22, Greenbrook, NJ 08812

*For More Information, Contact the Exclusive Brokers*

JASON M. CRIMMINS, CCIM, SIOR | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

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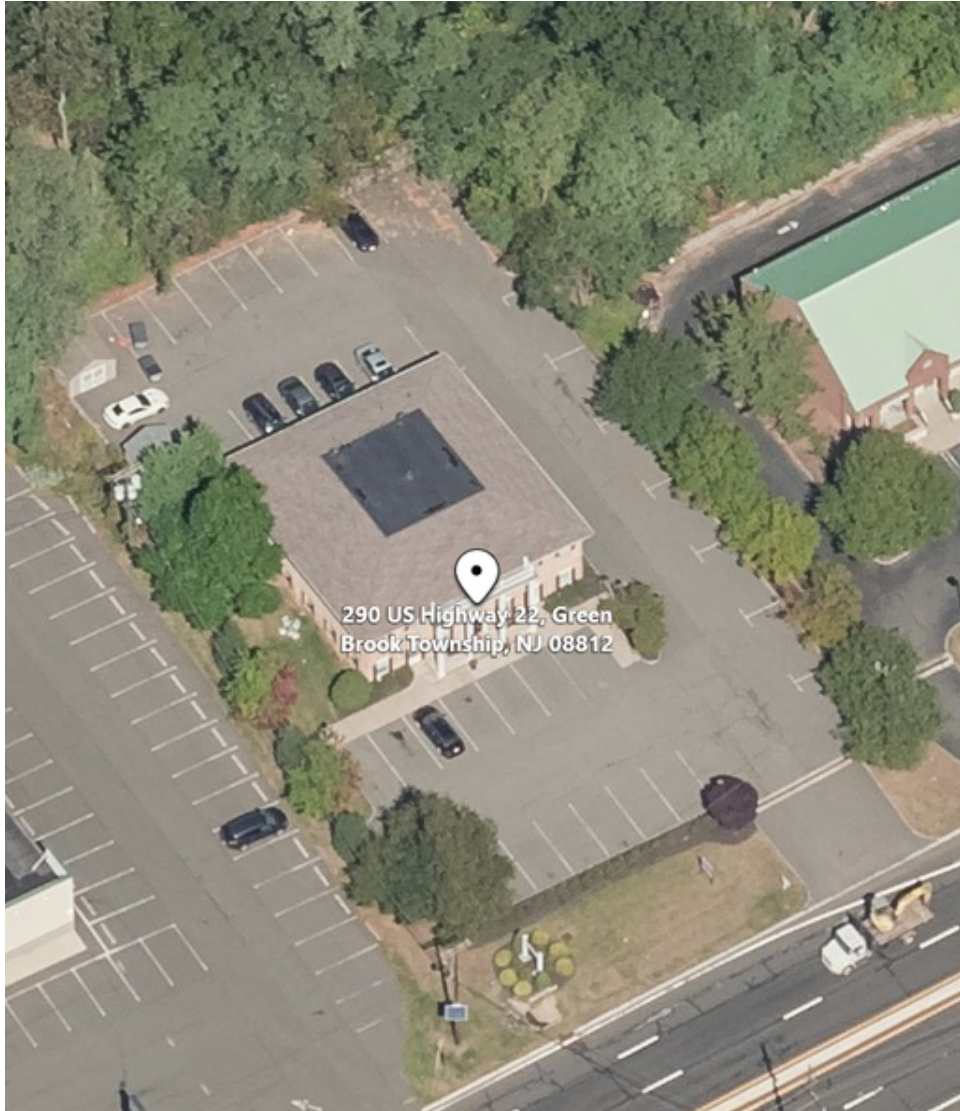


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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## PROPERTY DESCRIPTION

±1,920 SF Office Space For Lease

## LOCATION DESCRIPTION

Right Off of Route 22

±4.23 Miles to I-287

±4.6 Miles to I-78

## UNIT A (2ND FLOOR)

±1,270 SF Plus 22% Common Area

Main Room with Non-Working Fireplace

2 Executive Private Offices, Conference Room, Kitchenette, Pantry, Common Room

Lease at \$19 PSF Gross

## UNIT B (1ST FLOOR)

±650 SF Plus 22% Common Area

1 Large Private Office, 1 Small Private Office, 1 Multi Purpose Room

Storage Space Located Under Staircase

Lease at \$18 PSF Gross

## BOTH UNITS A & B

Shares Common Area / Waiting Area Upon Entrance of Building

Abundant Free Standing Parking Spaces

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# ±1,920 SF OFFICE SPACE FOR LEASE

290 Route 22, Greenbrook, NJ 08812 - Common Area



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# ±1,920 SF OFFICE SPACE FOR LEASE

290 Route 22, Greenbrook, NJ 08812 - Unit A (±1,270 SF, 2nd Floor)



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# ±1,920 SF OFFICE SPACE FOR LEASE

290 Route 22, Greenbrook, NJ 08812 - Unit B (±650 SF, 1st Floor)



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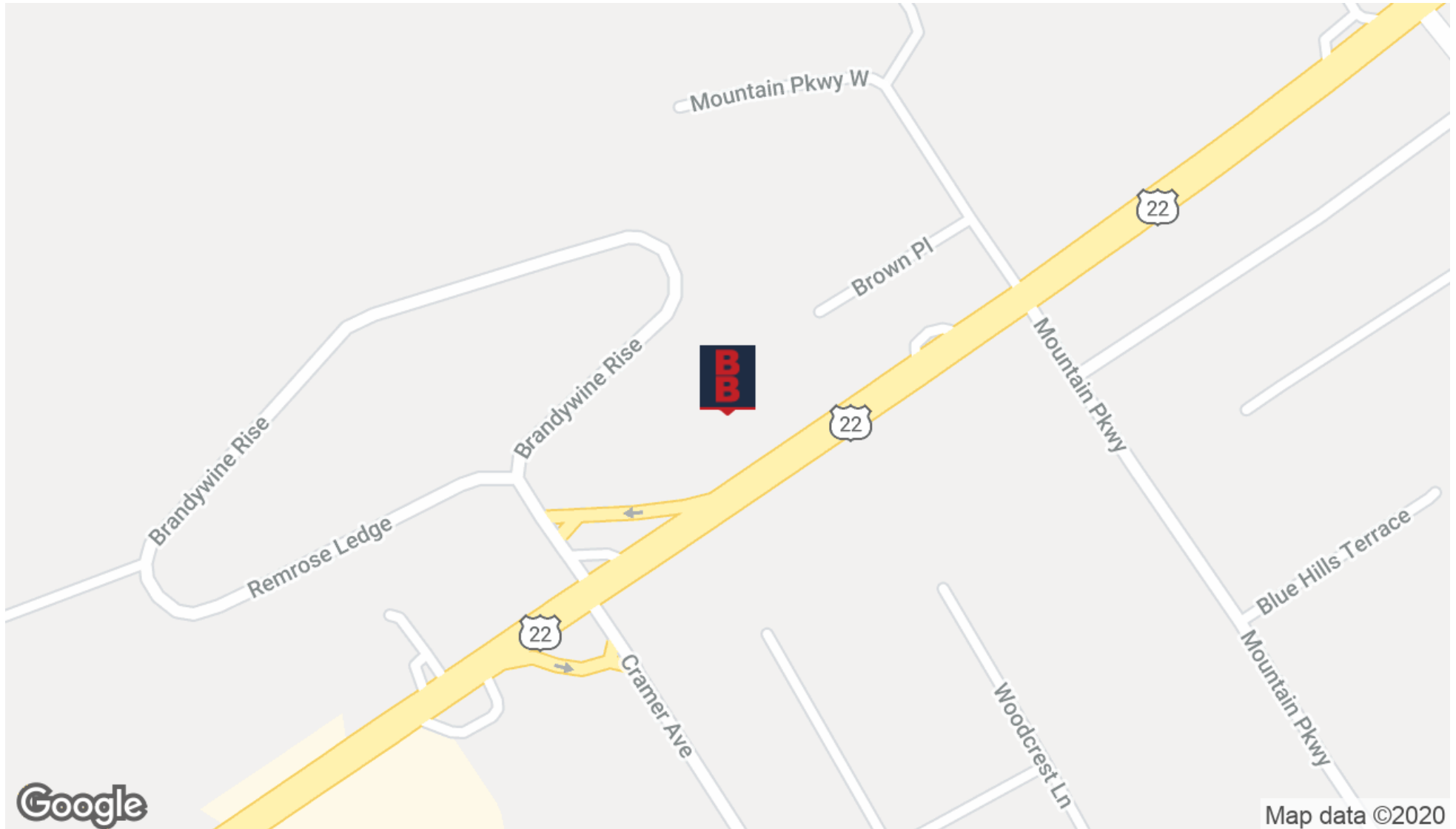
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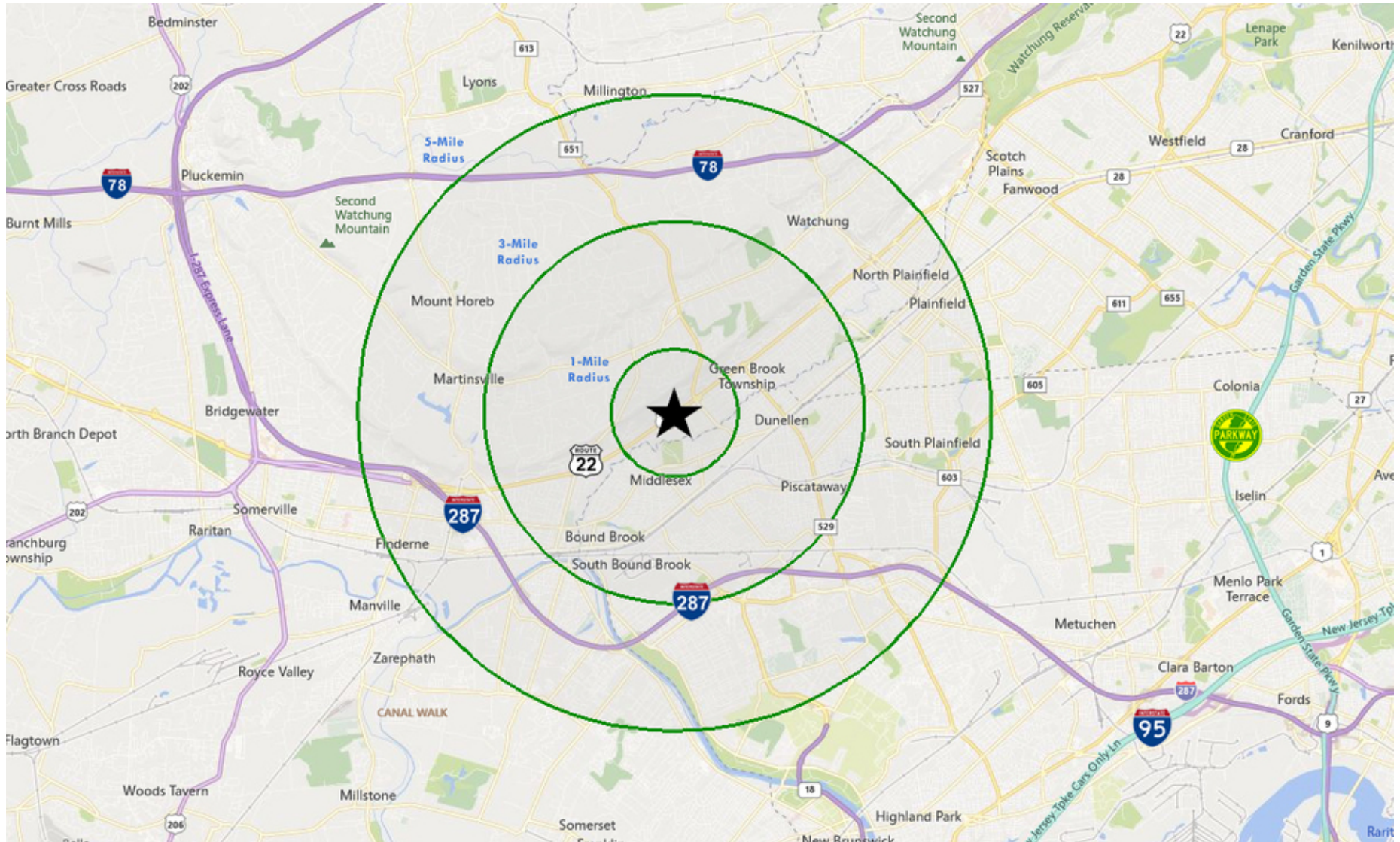
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	6,633	78,387	203,395
2019 Estimate	6,733	77,589	200,603
2010 Census	7,436	75,445	192,703
Growth 2019-2024	(1.49%)	1.03%	1.39%
Growth 2010-2019	(9.45%)	2.84%	4.10%
2019 Population Hispanic Origin	1,179	16,478	56,072
<b>2019 Population by Race:</b>			
White	4,933	51,388	124,246
Black	382	11,228	37,930
Am. Indian & Alaskan	19	376	1,630
Asian	1,285	12,933	32,025
Hawaiian & Pacific Island	11	93	283
Other	102	1,571	4,490
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>25</b>	<b>29</b>
<b>Households:</b>			
2024 Projection	2,351	27,352	68,867
2019 Estimate	2,385	27,071	67,869
2010 Census	2,627	26,314	64,861
Growth 2019 - 2024	(1.43%)	1.04%	1.47%
Growth 2010 - 2019	(9.21%)	2.88%	4.64%
Owner Occupied	1,832	20,371	44,738
Renter Occupied	552	6,699	23,131
<b>2019 Avg Household Income</b>	<b>\$123,422</b>	<b>\$119,079</b>	<b>\$109,589</b>
<b>2019 Med Household Income</b>	<b>\$90,679</b>	<b>\$94,681</b>	<b>\$85,320</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	216	3,056	8,903
\$25,000 - \$50,000	348	3,928	11,004
\$50,000 - \$75,000	377	3,537	10,393
\$75,000 - \$100,000	401	3,829	8,802
\$100,000 - \$125,000	126	3,160	7,908
\$125,000 - \$150,000	188	2,510	5,580
\$150,000 - \$200,000	347	3,038	6,751
\$200,000+	382	4,013	8,526

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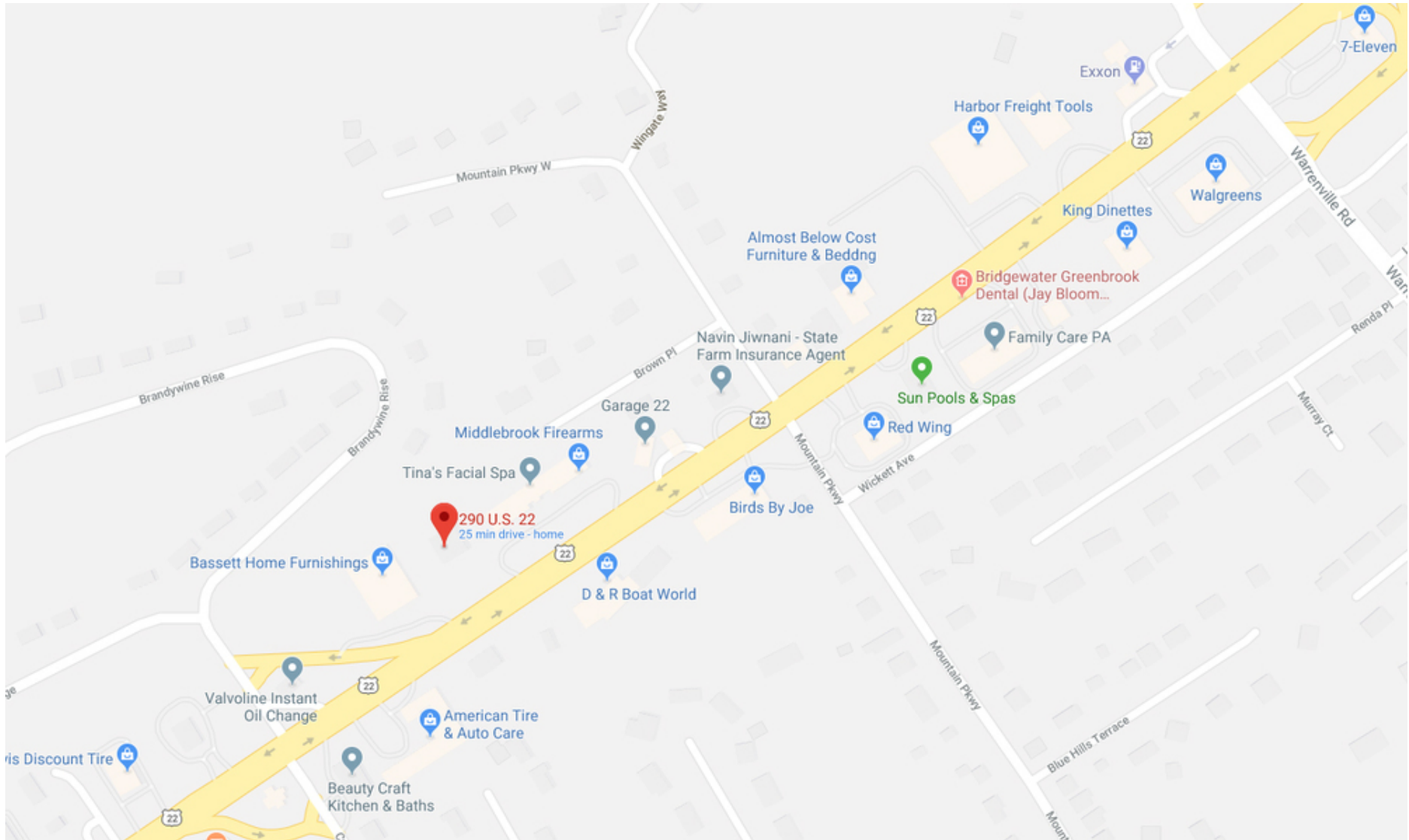


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