

# UNION515

Office Center

515 UNION BOULEVARD | TOTOWA, NEW JERSEY



## Property Overview

515 Union Boulevard ("Union 515") is currently undergoing major renovations to meet the needs of professional office users and area medical services providers in a highly accessible location. The building has been completely redesigned and is being re-developed for one or more major users. Additionally, Union 515 can accommodate medical services providers as well as retail businesses.

The Property provides easy access to major roadways such as I-80 (Exit 55A), Routes 46 and 23, as well as multiple county arterials. Surrounding hospitals and medical centers include Valley Hospital, St. Joseph's Regional Medical Center, Kindred Hospital and St. Barnabas. The property is located minutes away from the Willowbrook Mall and multiple entertainment venues.

**Union 515 provides new construction office space in a highly flexible design that can accommodate a variety of user types.**

## Highlights

- DELIVERY: Q3/Q4 2018
- 6.62 acre site
- Efficient floor plates with skylight atriums
- 113,000± RSF
- 400 parking spaces (expandable)
- On-site bank branch and ATM
- NJ Transit bus stop at the property

## Demographics

Radius	1 Mile	2 Miles	5 Miles
Total Population	11,229	55,137	425,469
Average Household Income	\$105,620	\$97,206	\$95,473
Median Household Income	\$75,011	\$68,531	\$62,543
Median Age	44.3	40.3	38.0
Bachelor's Degree & Higher	26.4%	27.0%	29.4%

For more information, please contact:

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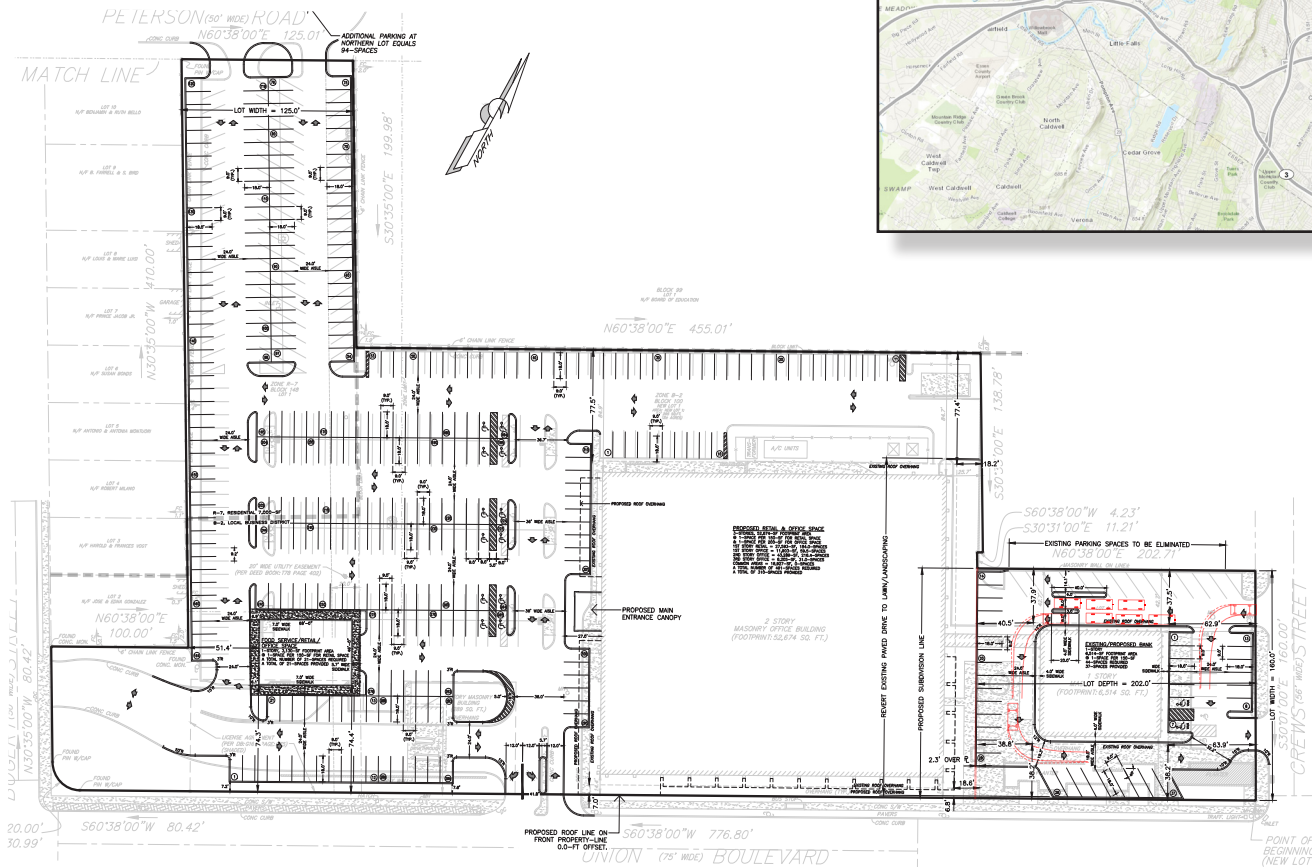
## Office Center

### Location

- Easy access to major roadways such as I-80, Route 46 and Route 23 as well as multiple county arterials
- Area retailers include Marshall's, Bob's Stores, The Home Depot, Costco and others
- Area restaurants include The Cheesecake Factory, Niccola's, Panera Bread and Red Lobster
- Surrounding hospitals and medical centers include Valley Hospital, St. Joseph's Regional Medical Center, Kindred Hospital and St. Barnabas
- Close proximity to Willowbrook Mall and major retailers along Route 46 corridor



### Site Plan



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