



OFFICE BUILDING

FOR LEASE

±1,445 - 5,361 RSF OFFICE OPPORTUNITY

830 Morris Turnpike Suite 201, Short Hills, NJ 07078

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

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PROPERTY DESCRIPTION

Office Opportunity

LOCATION DESCRIPTION

Close to Short Hills Mall and Short Hills Hilton
NJ Transit Rail Direct to New York City
Summit and Millburn Train Stations Closeby

PROPERTY FEATURES

- Building Size: ±83,430 SF on 3.57 AC
- Stories: Four (4) Stories
- Elevators: Two (1st Through 4th Floors)
- Parking Ratio: 4:1,000

ON-SITE AMENITIES INCLUDE

- Abundant Covered Parking
- On-Site Management
- New Energy Efficient HVAC Daikin System
- New Kastle Secured Building Featuring Bluetooth Hands Free Door Access 24/7
- Roof Solar and Future EV Car Charging

OFF-SITE AMENITIES INCLUDE

- Fitness Center, Child Day Care, Restaurants, Banks

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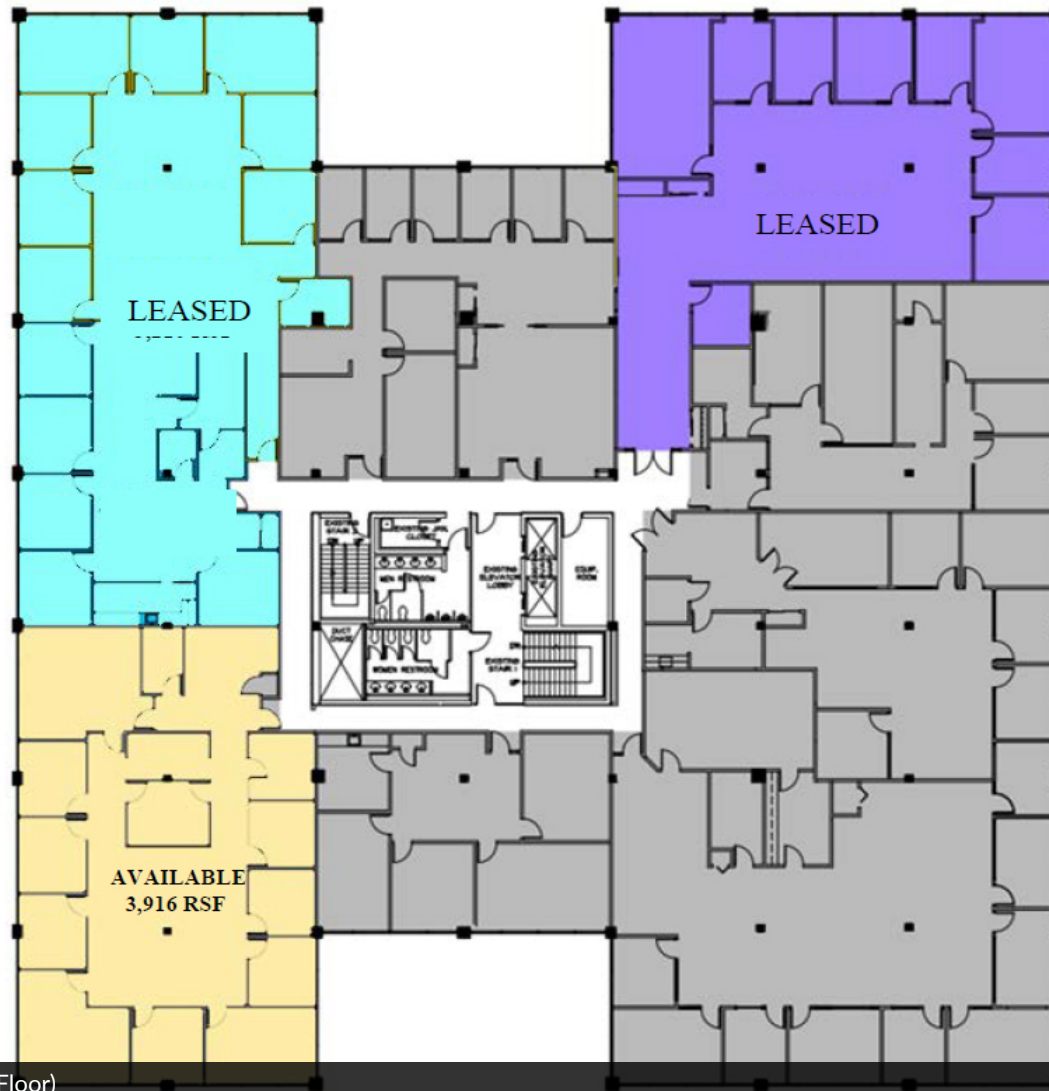
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±3,916 RSF | Office Opportunity (2nd Floor)

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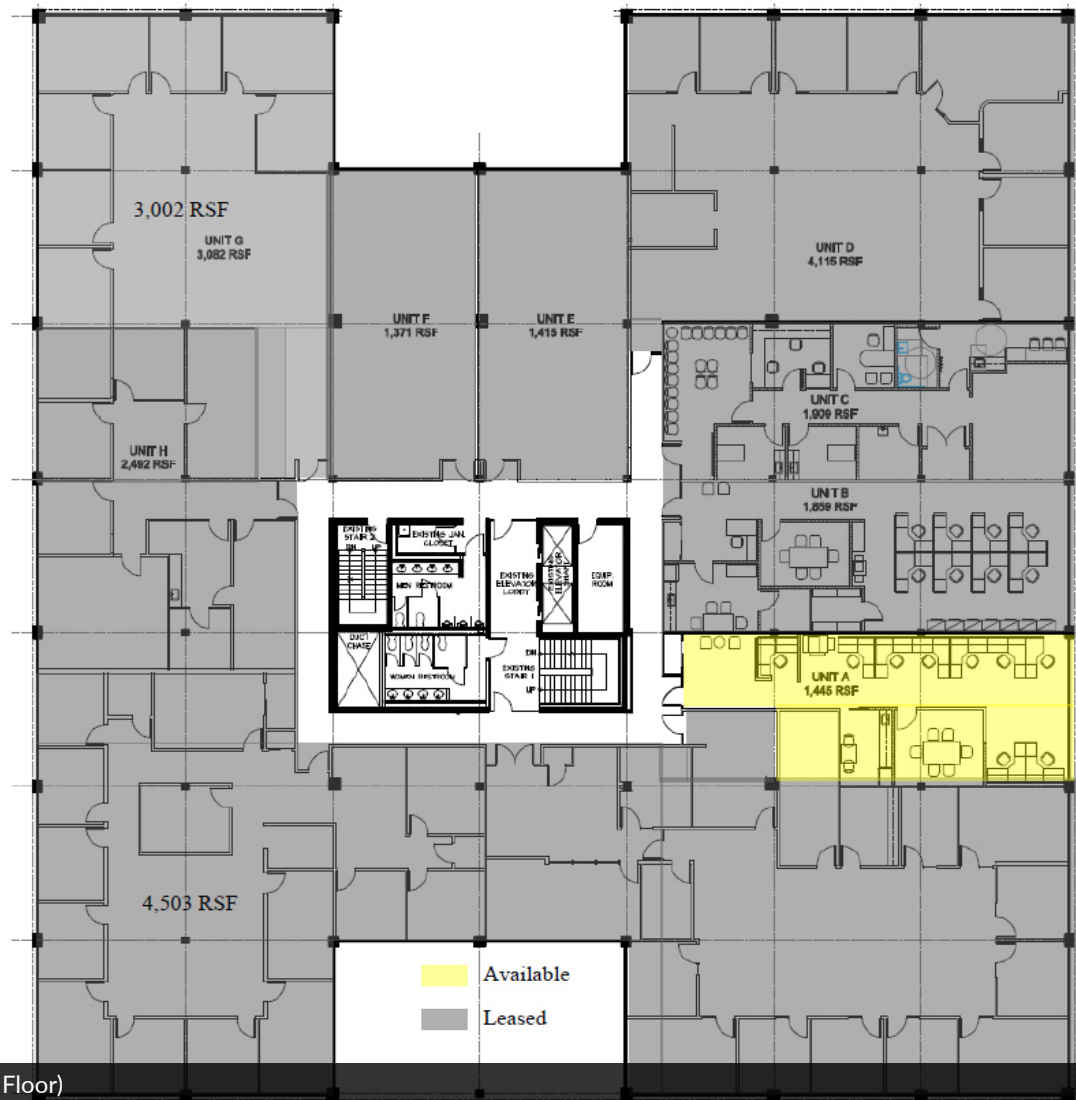
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±1,445 RSF | Office Opportunity (3rd Floor)

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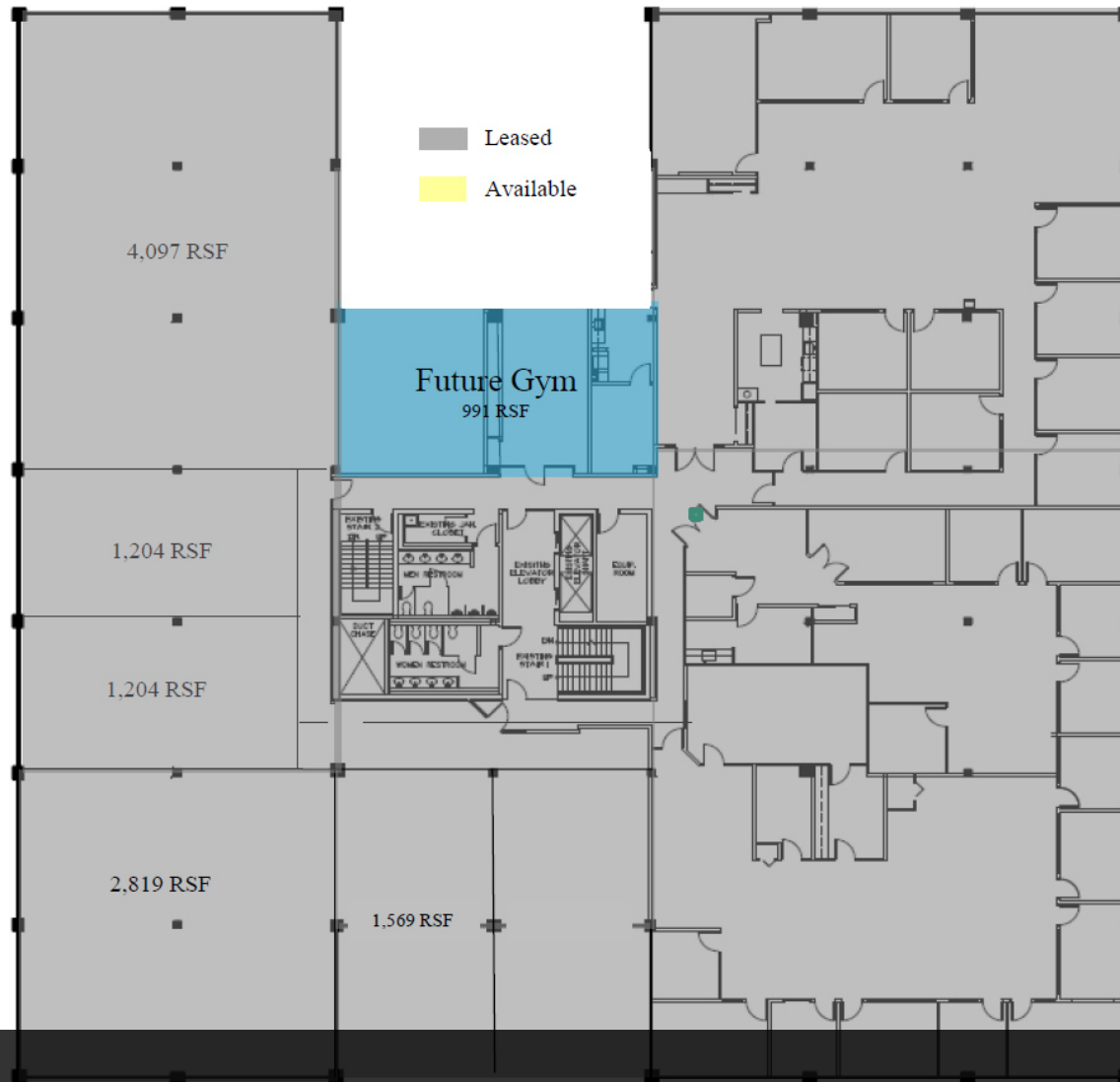
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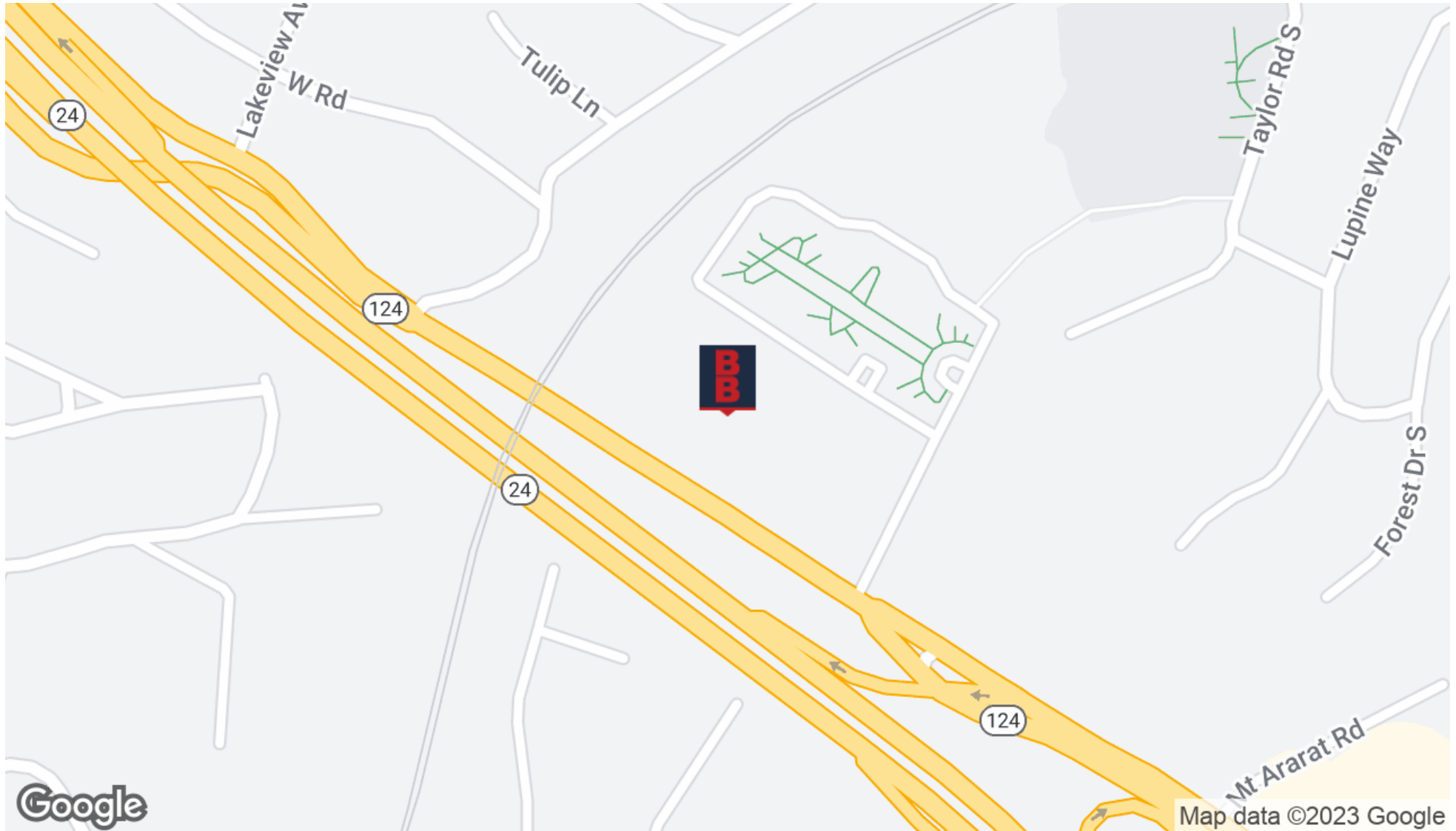
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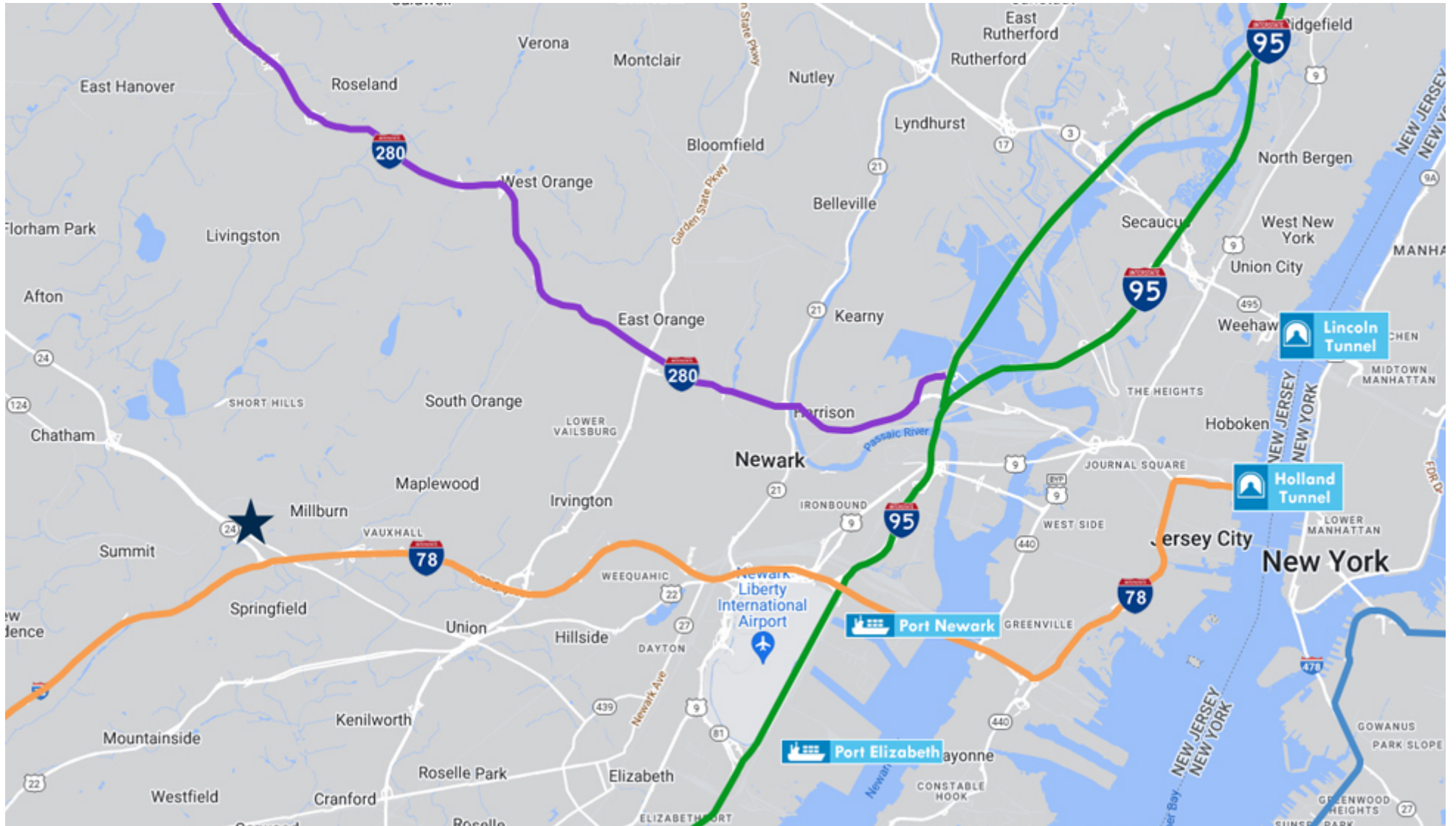
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	15,032	100,918	299,083
2019 Estimate	14,392	96,636	291,474
2010 Census	12,070	80,752	270,862
Growth 2019-2024	4.45%	4.43%	2.61%
Growth 2010-2019	19.24%	19.67%	7.61%
2019 Population Hispanic Origin	1,574	10,589	33,262
2019 Population by Race:			
White	11,074	74,485	204,480
Black	640	8,172	49,452
Am. Indian & Alaskan	21	169	773
Asian	2,303	11,834	30,840
Hawaiian & Pacific Island	14	43	133
Other	340	1,933	5,796
U.S. Armed Forces:	0	29	63
Households:			
2024 Projection	5,329	36,713	107,722
2019 Estimate	5,110	35,142	104,965
2010 Census	4,329	29,268	97,403
Growth 2019 - 2024	4.29%	4.47%	2.63%
Growth 2010 - 2019	18.04%	20.07%	7.76%
Owner Occupied	3,570	25,660	75,701
Renter Occupied	1,540	9,482	29,264
2019 Avg Household Income	\$184,960	\$164,534	\$148,774
2019 Med Household Income	\$151,102	\$134,154	\$117,325
2019 Households by Household Inc:			
<\$25,000	373	3,232	10,998
\$25,000 - \$50,000	308	3,049	11,555
\$50,000 - \$75,000	432	3,716	12,107
\$75,000 - \$100,000	482	3,320	10,715
\$100,000 - \$125,000	352	3,136	10,255
\$125,000 - \$150,000	599	3,056	8,685
\$150,000 - \$200,000	431	3,820	11,873
\$200,000+	2,134	11,815	28,776

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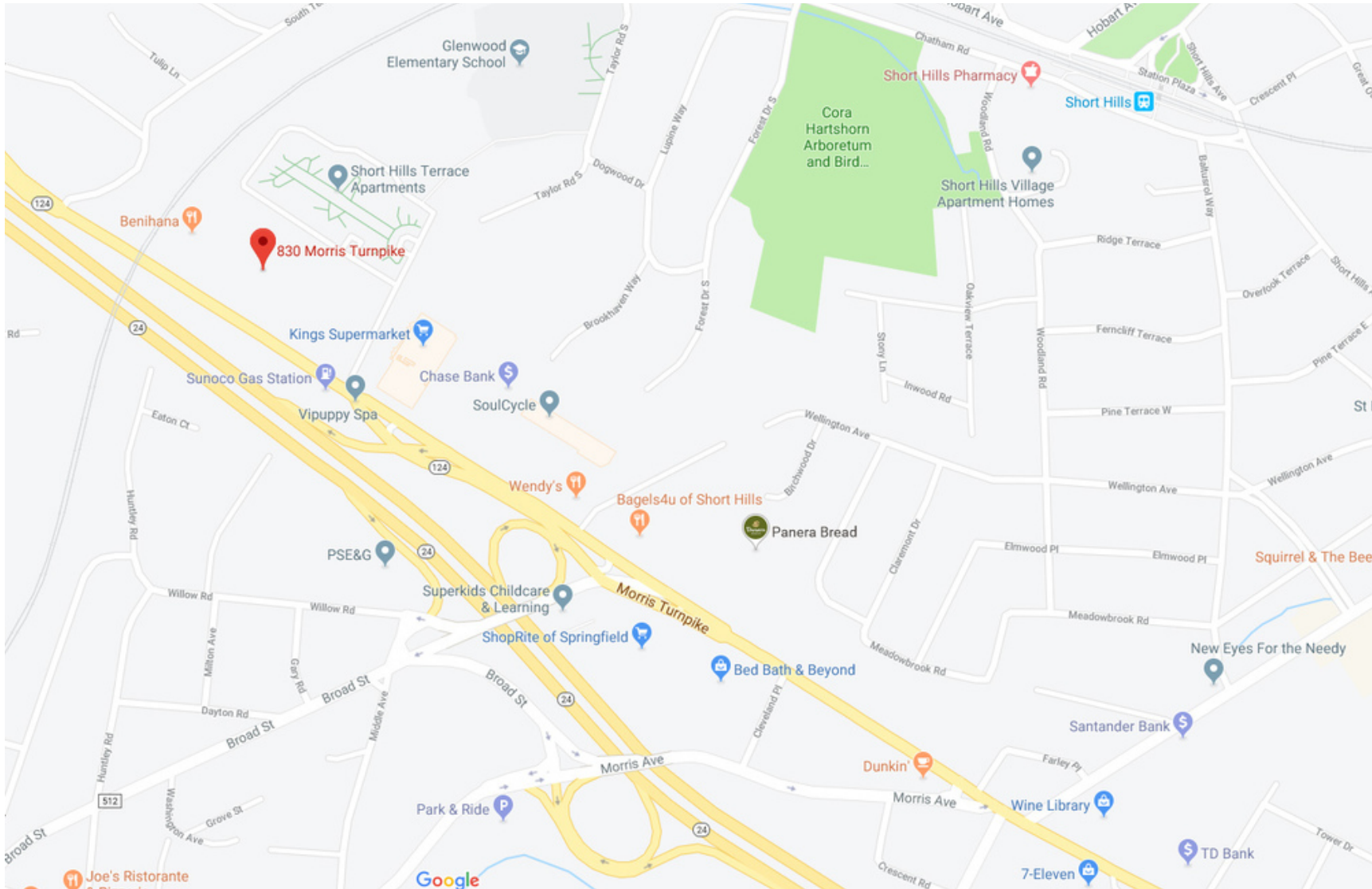
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