



12 Lincoln Blvd,
Emerson, NJ



990 SF FOR LEASE | **SECOND FLOOR OFFICE SUITE!**

Prime, active, visible
Emerson/Westwood area

Located near
Bus & Train Stations

Bright
Modern Floor Plan

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

SF Available	990
Total SF	11,000
Lease Price	\$18.00/SF
Tenant Electric	+\$2.00
Heat	GAS
Zoning:	OFF
Lot Size	0.35
AC Office	Yes
Parking Spaces	30-shared



Second floor, corner suite with two private offices, (or one plus conference room) and generous open area. Large windows facing front of building. New development planned across from the building. Conveniently located off Kinderkamack Road, near Garden State Parkway, Route 17 and Forest Avenue. Building has been updated inside and out! Building located one block from Emerson bus and train stations.

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12 Lincoln Blvd. Emerson

LOCATED – Just outside the Westwood area, near Kinderkamack Road, maximizing exposure.

ADJACENT – Available units are next to Emerson Train Station, Starbucks, Marshalls, and Dunkin Donuts. Goldberg's Bagels, Boston Market, Quick Check.

STATISTICS: 3 Mile Radius

Population = 96,824

Daytime Employment = 41,868

Average HHI = \$121,065

TRANSPORTATION –

Located one block from Emerson Train station and one block from bus stop.



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