



OFFICE BUILDING

FOR LEASE

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837

*For More Information, Contact the Exclusive Brokers*

**CHRISTOPHER CHIUSOLO**

*Sales Associate*

cchiusolo@blauberg.com

973.379.6644 x139



**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837



## PROPERTY DESCRIPTION

Large 1st floor suite with five private rooms and a large open area for waiting room or additional working space. Suite has entrances at the front of the building and the rear which has direct access to the large parking lot.

## LOCATION DESCRIPTION

The building is located just off Woodbridge Avenue in Edison, within minutes of the Garden State Parkway, NJ Turnpike, US Hwy 1 & 9 and I-287.

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Gross)
Available SF:	1,865 SF
Building Size:	6,180 SF

## PROPERTY HIGHLIGHTS

- Building Size: 6,180 SF (Space Available: 1,865)
- 3 Offices, 2 Conference Rooms, Break Room, File Room
- Waiting & Secretary Area: 16' x 22'
- Small Conference Room: 13' x 9'
- Large Conference Room: 11' x 24'
- Office 1: 11' x 10'
- Office 2: 11' x 10'
- Office 3: 11' x 13'
- Break Room: 7' x 11'
- File Room: 7' x 6'
- Bath Rooms (2): 5' x 4' Each
- All Measurements Are Approximate

For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUOLO**

Sales Associate

cchiuolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

OFFICE BUILDING

FOR LEASE

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	6,228	85,219	316,860
2019 Estimate	6,257	83,920	312,234
2010 Census	6,580	79,173	295,699
Growth 2019-2024	(0.46%)	1.55%	1.48%
Growth 2010-2019	(4.91%)	6.00%	5.59%
2019 Population Hispanic Origin	819	12,921	81,785
<b>2019 Population by Race:</b>			
White	2,869	46,963	183,024
Black	741	7,608	33,791
Am. Indian & Alaskan	22	322	2,290
Asian	2,474	27,157	85,609
Hawaiian & Pacific Island	9	75	398
Other	141	1,794	7,124
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>9</b>	<b>54</b>
<b>Households:</b>			
2024 Projection	2,353	31,926	109,696
2019 Estimate	2,365	31,388	107,952
2010 Census	2,494	29,327	101,457
Growth 2019 - 2024	(0.51%)	1.71%	1.62%
Growth 2010 - 2019	(5.17%)	7.03%	6.40%
Owner Occupied	1,395	19,809	64,330
Renter Occupied	970	11,580	43,622
<b>2019 Avg Household Income</b>	<b>\$109,929</b>	<b>\$109,226</b>	<b>\$102,057</b>
<b>2019 Med Household Income</b>	<b>\$93,767</b>	<b>\$90,254</b>	<b>\$82,494</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	247	2,986	15,289
\$25,000 - \$50,000	375	5,224	17,696
\$50,000 - \$75,000	293	4,519	16,147
\$75,000 - \$100,000	355	4,860	16,165
\$100,000 - \$125,000	352	4,257	12,576
\$125,000 - \$150,000	191	2,650	8,826
\$150,000 - \$200,000	321	3,654	11,052
\$200,000+	229	3,239	10,204

For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUSOLO**

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837



For More Information, Contact the Exclusive Brokers

**CHRISTOPHER CHIUOLO**

Sales Associate

cchiuolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±1,850 SF OFFICE / MEDICAL OFFICE

32 Main Street, Edison, NJ 08837



## CHRISTOPHER CHIUOLO

Sales Associate

cchiusolo@blauberg.com

Direct: 973.379.6644 x139 | Cell: 973.970.0703

## PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, sales associate for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

## EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

## MEMBERSHIPS

Elks Club Member

*For More Information, Contact the Exclusive Brokers*

## CHRISTOPHER CHIUOLO

*Sales Associate*

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.