

Property Summary Report

61 Beaverbrook Rd

Lincoln Park, NJ 07035 - Eastern Morris Submarket



BUILDING

Type:	Class B Office
RBA:	17,082 SF
Floors:	3
Typical Floor:	5,694 SF

LAND

Land Area:	1.78 AC
Zoning:	B-2

EXPENSES PER SF

Taxes:	\$2.76 (2017)
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PARCEL

16-00003-0000-00284-0002

LEASING

Available Spaces: 1,000 - 3,900 SF Available in 4 Spaces

Availability: 51.5% Available; 36.9% Vacant

Leasing Company: Weichert Commercial Brokerage, Inc.

Contacts: Jennifer A. Corrao (973) 222-5944

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	3,900	3,900	3,900	\$16.00/MG	Vacant	Negotiable
Weichert Commercial Brokerage, Inc. - Jennifer A. Corrao (973) 222-5944								
P 1st	Off/Med	Relet	1,000	1,000	1,000	\$16.00/MG	Vacant	Negotiable
Weichert Commercial Brokerage, Inc. - Jennifer A. Corrao (973) 222-5944								
P 2nd	Office	Relet	1,400	1,400	1,400	\$16.00/MG	Vacant	Negotiable
Weichert Commercial Brokerage, Inc. - Jennifer A. Corrao (973) 222-5944								
P 2nd	Office	Relet	2,500	2,500	2,500	\$16.00/MG	Negotiable	Negotiable
Weichert Commercial Brokerage, Inc. - Jennifer A. Corrao (973) 222-5944								

SALE

Sale Company: Weichert Commercial Brokerage, Inc.

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TRANSPORTATION

Commuter Rail:	2 minute drive to Lincoln Park Commuter Rail (Montclair-Boonton Line)
Airport:	34 minute drive to Newark Liberty International Airport
Walk Score ®:	Somewhat Walkable (53)
Transit Score ®:	Some Transit (28)

KEY TENANTS

Vanguard Medical Group	5,694 SF	Cardiology Center-North Jersey	4,500 SF
General & Vascular Surgical Associates	1,500 SF	Gastroenterology Associates of New Jersey	950 SF

PROPERTY CONTACTS

Recorded Owner:	MNB Associates
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MARKET CONDITIONS

Vacancy Rates	Current	YOY	Gross Asking Rents Per SF	Current	YOY
Current Building	36.9%	▼ 11.4%	Current Building	\$20.51	↔ 0.0%
Submarket 1-3 Star	6.8%	▲ 0.6%	Submarket 1-3 Star	\$19.26	▼ -1.2%
Market Overall	14.0%	↔ 0.0%	Market Overall	\$25.79	▲ 1.4%
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	17,790	▲ 160.9%	12 Mo. Sales Volume (Mil.)	\$0	
Months On Market	9.5	▼ 0.2 mo			