



OFFICE BUILDING

FOR LEASE

±1,400 SF HIGH-END OFFICE SPACE

64 River Road, Summit, NJ 07901

For More Information, Contact the Exclusive Brokers

TAMARA BLAU

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 3.4 Miles to I-78

Approx. 7.5 Miles to Garden State Parkway

Approx. 12.9 Miles to NJ Turnpike

Approx. 14 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (Plus Electric and Gas)
Available SF:	1,400 SF
Building Size:	4,500 SF

PROPERTY HIGHLIGHTS

- ±1,400 SF High-End Office Space (Ground Floor)
- 3 Private Offices
- Open Work Spaces
- Conference Room
- Two Reception Areas
- Kitchenettes
- Immaculate Bathroom Facilities on Both Floors
- 10-Car Parking Lot (Room to Expand)
- Outside Picnic Area on Rooftop Deck
- Modern Architectural Stairwell
- Equinox Gym Right Next Door

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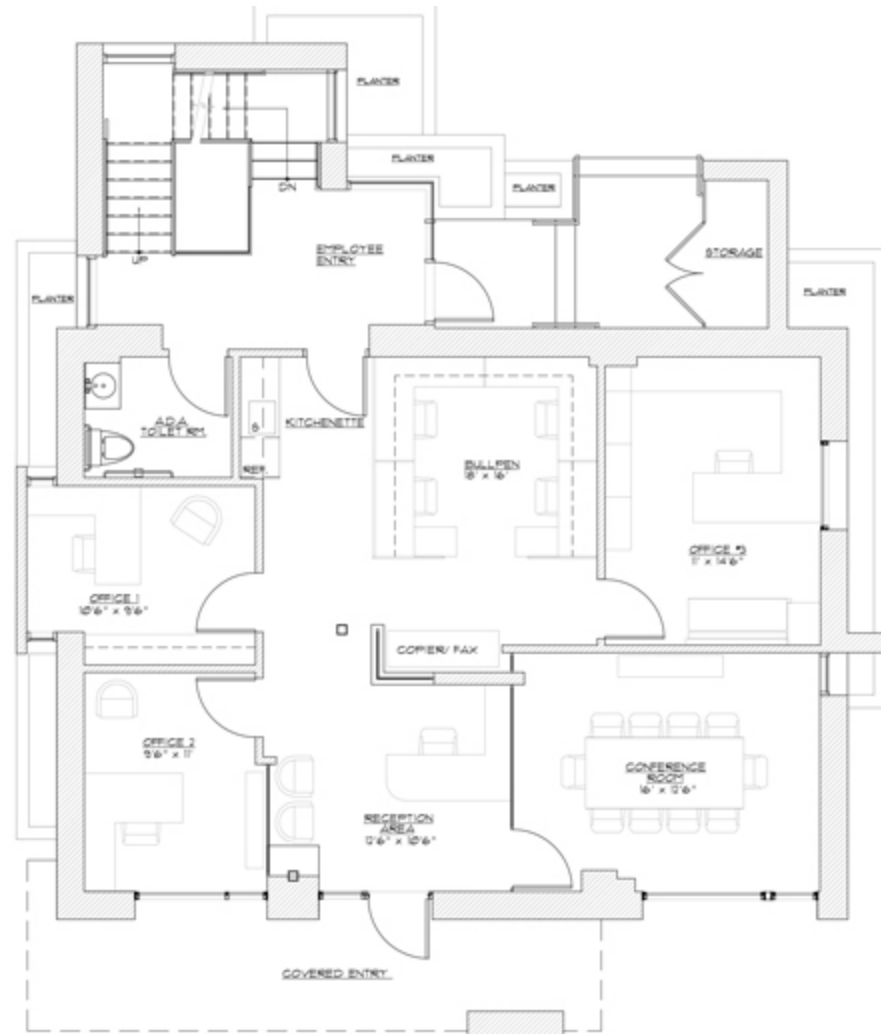
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GROUND FLOOR PLAN

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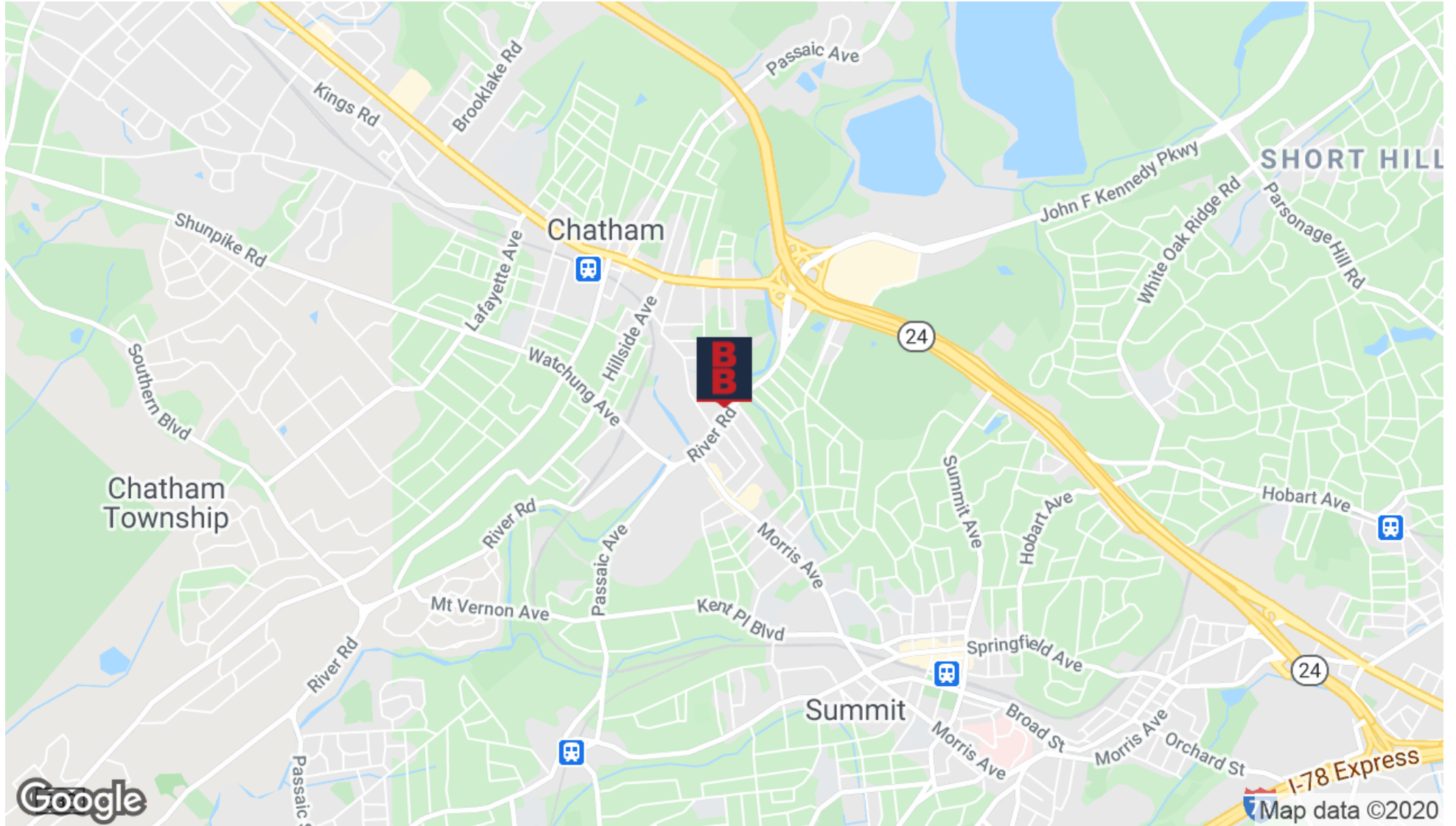
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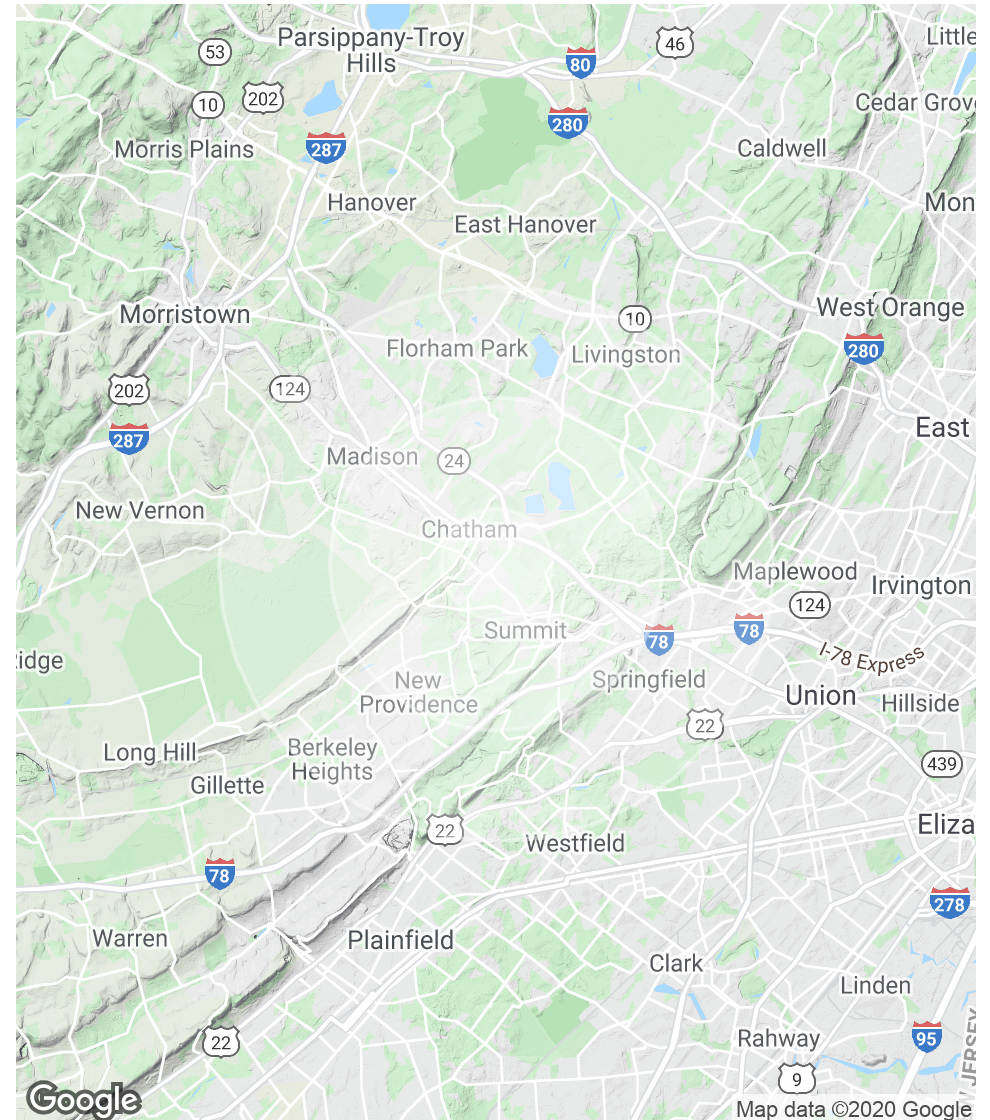
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,234	74,068	178,711
Average age	37.1	39.3	40.3
Average age (Male)	37.5	38.8	39.5
Average age (Female)	37.0	39.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,598	26,043	63,134
# of persons per HH	2.8	2.8	2.8
Average HH income	\$199,780	\$192,681	\$173,333
Average house value	\$798,834	\$769,429	\$703,081

* Demographic data derived from 2010 US Census



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