



OFFICE BUILDING

FOR LEASE

±800 - 14,250 SF AVAILABLE OFFICE, MEDICAL, FLEX FACILITY

625 Central Avenue, Westfield, NJ 07090

For More Information, Contact

BRAD JACOBS

Director

bjacobs@blauberg.com
732.997.9511

TAMARA BLAU

Director

tblau@blauberg.com
917.488.6846

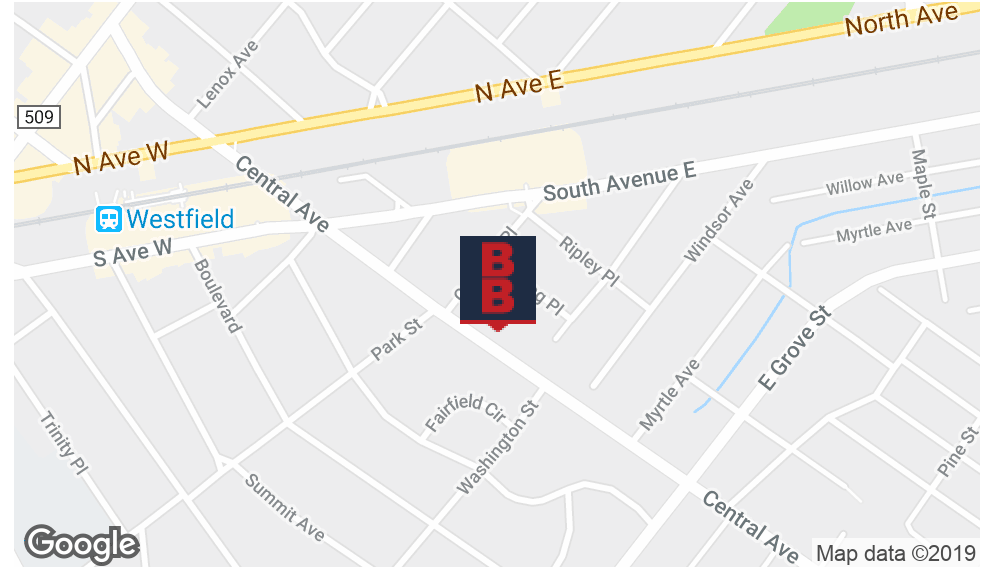


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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625 Central Avenue, Westfield, NJ 07090 - Property Summary



PROPERTY DESCRIPTION

±800 - 14,250 SF Available Office, Medical, Flex Facility

LOCATION DESCRIPTION

2 Blocks from Downtown Westfield

Close Proximity to Garden State Parkway and Route 22

OFFERING SUMMARY

Lease Rate:	\$17 PSF NNN
Available SF:	±800 - 14,250 SF
Building Size:	14,250 SF

PROPERTY HIGHLIGHTS

- ±14,250 SF 2-Story Building on 0.58 Acres
- ±800 - 14,250 SF Available Space
- 3 Drive-Ins, Gas Heat, Fully Air-Conditioned
- 2 Garages at the Rear of the Building
- Block and Steel Construction, Built in 1988
- 32 Parking Spaces
- Zoned Commercial (Multiple Uses Allowed)
- Taxes at \$3.81 PSF (2018)

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625 Central Avenue, Westfield, NJ 07090 - Back to front of building on entrance side.



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625 Central Avenue, Westfield, NJ 07090 - Location Map



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625 Central Avenue, Westfield, NJ 07090 - Retail Map



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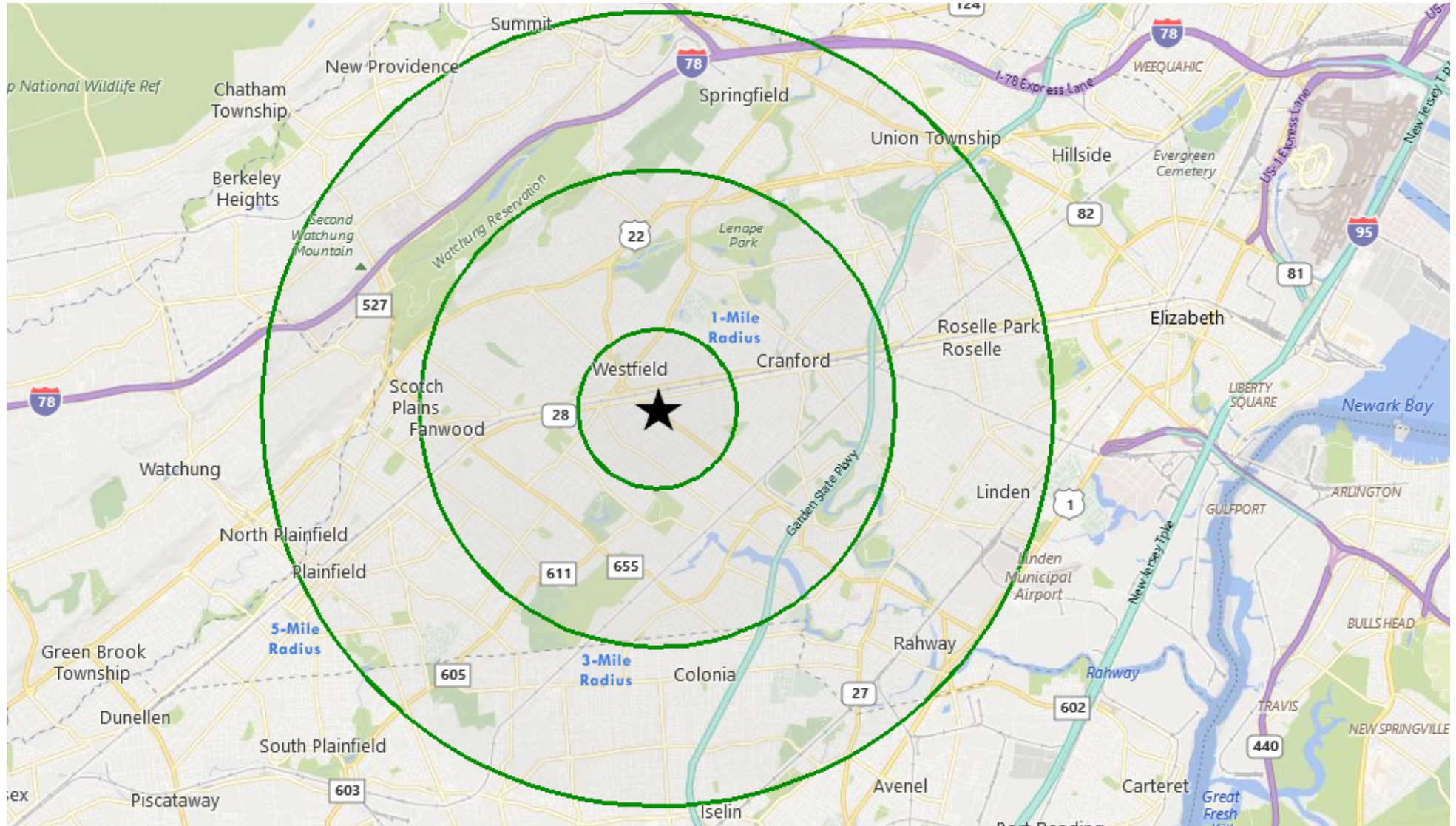
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625 Central Avenue, Westfield, NJ 07090 - Demographics 2018

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	17,170	116,854	375,169
2018 Estimate	16,991	114,370	367,217
2010 Census	17,187	108,839	348,276
Growth 2018-2023	1.05%	2.17%	2.17%
Growth 2010-2018	(1.14%)	5.08%	5.44%
2018 Population Hispanic Origin	1,315	9,384	68,145
2018 Population by Race:			
White	14,858	98,922	255,151
Black	759	6,126	65,087
Am. Indian & Alaskan	37	179	1,482
Asian	1,004	7,221	38,268
Hawaiian & Pacific Island	17	67	254
Other	316	1,855	6,975
U.S. Armed Forces:	0	6	45
Households:			
2023 Projection	6,455	43,012	134,988
2018 Estimate	6,386	42,129	132,169
2010 Census	6,448	40,224	125,539
Growth 2018 - 2023	1.08%	2.10%	2.13%
Growth 2010 - 2018	(0.96%)	4.74%	5.28%
Owner Occupied	4,681	34,130	95,946
Renter Occupied	1,706	7,999	36,224
2018 Avg Household Income	\$163,269	\$154,568	\$122,828
2018 Med Household Income	\$139,779	\$127,781	\$93,079
2018 Households by Household Inc:			
<\$25,000	497	2,707	14,888
\$25,000 - \$50,000	563	4,460	19,149
\$50,000 - \$75,000	843	5,495	20,544
\$75,000 - \$100,000	534	4,089	15,905
\$100,000 - \$125,000	360	3,842	13,110
\$125,000 - \$150,000	669	4,239	11,010
\$150,000 - \$200,000	917	5,768	14,849
\$200,000+	2,002	11,529	22,712

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PROFESSIONAL BACKGROUND

Brad Jacobs, Director with The Blau & Berg Company, is responsible for building a network of new clients, as well as represent owners and buyers with the selling and leasing of commercial properties. He has been with the company since 2012. Prior to joining The Blau & Berg Company, Brad was a business owner from 2004-2012, where he ran a successful design and construction company. Prior to that, Brad was a partner in his family's general contracting company. His extensive knowledge of building and renovations play a unique and powerful advantage in negotiating real estate contracts. Brad is a veteran of The United States Army Signal Corp.

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PROFESSIONAL BACKGROUND

Tamara, Director with The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants. She brings a wealth of experience within the food and beverage industry positioning her to assist her clients identify ideal market opportunities in that sector. Her outgoing and positive outlook on life, coupled with her knack for networking, has helped her develop long lasting client relationships. She is trained in negotiations and site selection for private and institutional companies with a concentration on agency and tenant representation.

Tamara has assisted with property management of family-owned multifamily apartment buildings and was also a licensed residential real estate salesperson for Bellmarc Realty in New York City. She has over seventeen years of in-depth experience in the food and beverage industry, having worked for Barry Callebaut who is among the world's largest cocoa manufacturers of high-quality chocolate and cocoa products. She has also worked as a consultant and sales manager in the food and beverage industry for:

- FMC Corporation (one of the world's leading specialty chemical companies serving agricultural, industrial and consumer markets globally)
- Borthwick's Flavors
- Van Leer Chocolate Corporation

EDUCATION

Livingston High School

Bachelor's degree (B.S.) from the Agricultural and Health Science department at the University of Wisconsin-Madison

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