

FOR SALE | OFF MARKET

OFFICE SUITES AVAILABLE

200 Centennial Avenue | Piscataway, NJ 08854



PROPERTY SUMMARY

Lease Rate:	\$19.50 SF/yr (Gross)
Building Size:	± 68,156 SF
Building Class:	B
Cross Streets:	River Road and Knightsbridge

PROPERTY OVERVIEW

As-Built Office Suites Available

LOCATION OVERVIEW

Located on Centennial Avenue, one-half mile east of the intersection of Route 18, one-half mile from Route 287, and within a few miles of the New Jersey Turnpike, Garden State Parkway and Routes 1 & 9. The property is 20 minutes from Newark International Airport, 10 minutes from Bridgewater Commons Mall, and 35 minutes to lower Manhattan.

PROPERTY HIGHLIGHTS

- Property provides special zoning for schools, training and learning centers, and day care.
- Lab use approved
- On-site property management.
- Covered and abundant parking
- Full floor availability can be arranged
- Units can be divisible to smaller or combined for larger options
- Negotiable terms
- Purchase option available
- Tenant electric is estimated to be \$2 PSF extra

FOR MORE INFORMATION, PLEASE CONTACT:

Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Gregg Nowell | P: 732.623.2143 | C: 732.859.5365 | nowell@sitarcompany.com

1481 Oak Tree Road
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Lease Rate:	\$19.50 SF/YR (GROSS)	Total Space	15,798 SF
Lease Type:	Gross	Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit 150, As Is	Office Building	\$19.50 SF/YR	Gross	± 1,797 SF	Negotiable
Suite 200		\$19.50 SF/YR	Gross	± 10,000 SF	Negotiable
Unit 200A, As Is	Office Building	\$19.50 SF/YR	Gross	± 2,300 SF	Negotiable
Unit 204 As Is	Office Building	\$19.50 SF/YR	Gross	± 1,701 SF	Negotiable

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Sitar
Realty Company

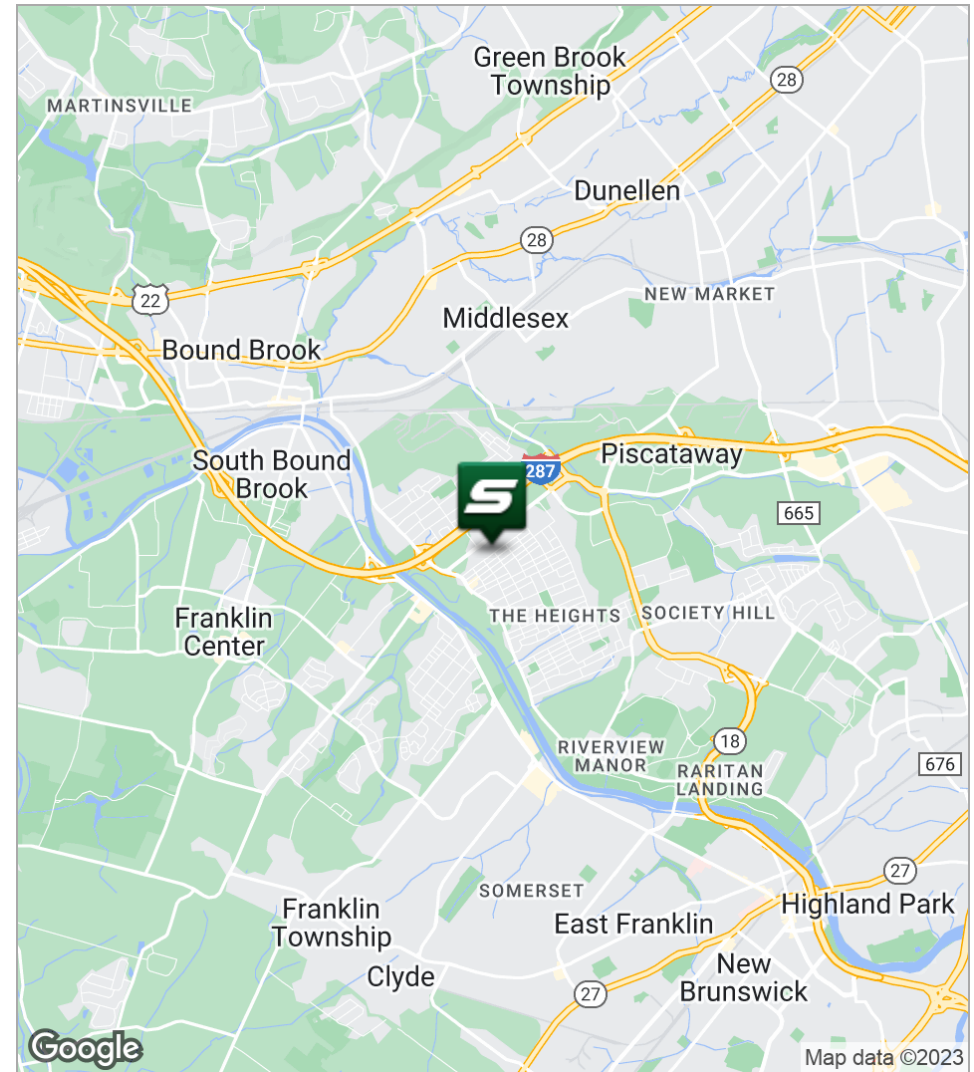
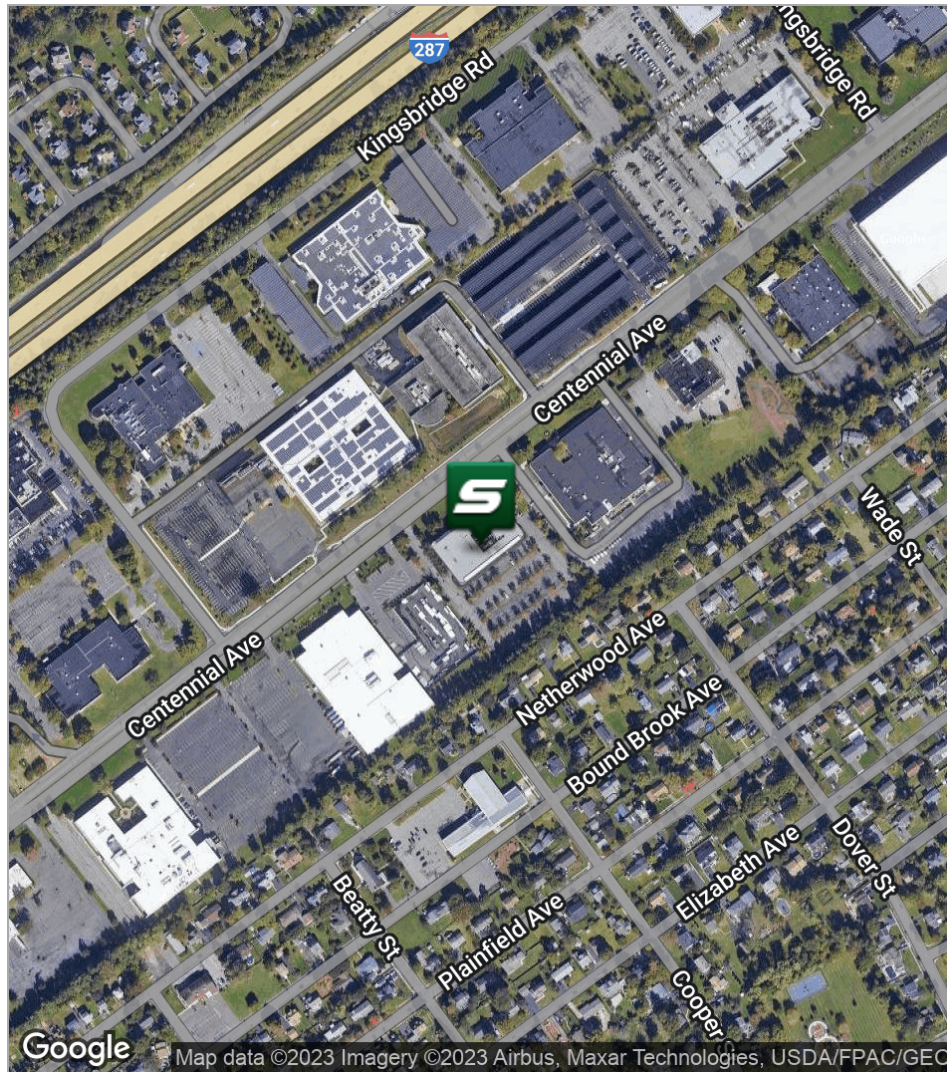


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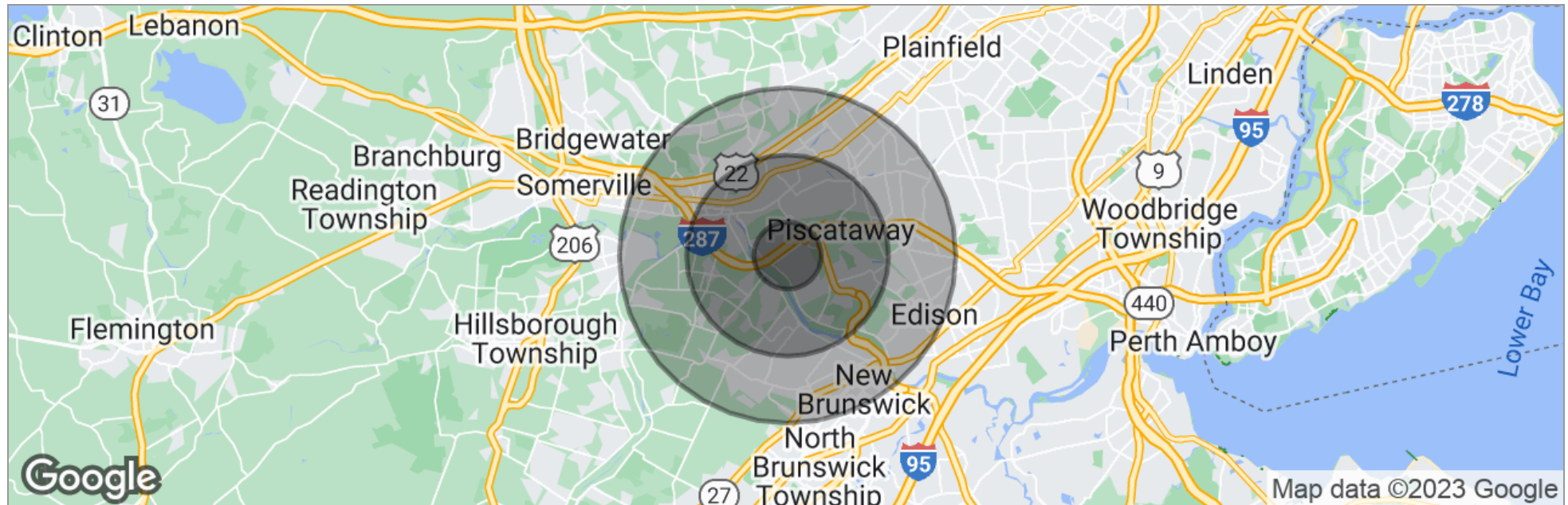


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	1 Mile	3 Miles	5 Miles
Total Population	6,334	52,722	203,768
Population Density	2,016	1,865	2,594
Median Age	42.0	40.4	36.9
Median Age (Male)	41.2	39.2	36.1
Median Age (Female)	42.4	41.1	37.5
Total Households	2,164	19,975	71,932
# of Persons Per HH	2.9	2.6	2.8
Average HH Income	\$121,659	\$110,002	\$104,998
Average House Value	\$514,416	\$502,993	\$391,332

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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