

Multiple Class A Units For Lease

1 Corporate Place South, Piscataway, NJ 08854

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Multiple Class A units available for lease including fully furnished plug and play office options, data center and lab & training area. Local and motivated landlord with several locations in the immediate area. Management company in area. Flexible terms and pricing available. Fully gross leases with an additional subsidized tenant electric charge of \$2 PSF.

PROPERTY HIGHLIGHTS

- 1st floor lab/training center +/-13,414 SF, 2nd floor unit 4,614 SF and full 3rd floor unit +/- 21,000 SF (divisible)
- Small office units available along with a full 3rd floor corporate headquarters option
- Many upgrades with full glass conference rooms, hardwood flooring, LED lighting, new furniture and cubicles can be included
- Lab/training center/IT technology school permitted uses on +/-13,414 SF 1st floor area
- Basement level data center - call for pricing and terms
- Heavy power generator onsite dedicated for lab/data center, floor drains, loading area, dock and drive-in door in back of building
- Multiple separate 1st floor and data center entrances fully secured

LOCATION DESCRIPTION

Between Exits 6 and 8 of Route 287, on Corporate Place South, just off Centennial Avenue. Immediate access to Route 18 and 287, and easy access to Routes 22, 78, the New Jersey Turnpike and the Garden State Parkway.

OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (Gross)
AVAILABLE SF:	4,614 - 21,000 SF
LOT SIZE:	5.48 Acres
BUILDING SIZE:	88,780 SF

SPACES	LEASE RATE	SPACE SIZE
2ND FLOOR UNIT	\$19.50 SF/yr	4,614 SF
3RD FLOOR CORPORATE HEADQUARTERS	\$19.50 SF/yr	21,000 SF

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OFFICE FOR LEASE

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1ST FLOOR LAB/TRAINING CENTER ±13,414 SF



Data Center



1st Floor Lab Area



1st Floor Lab Area

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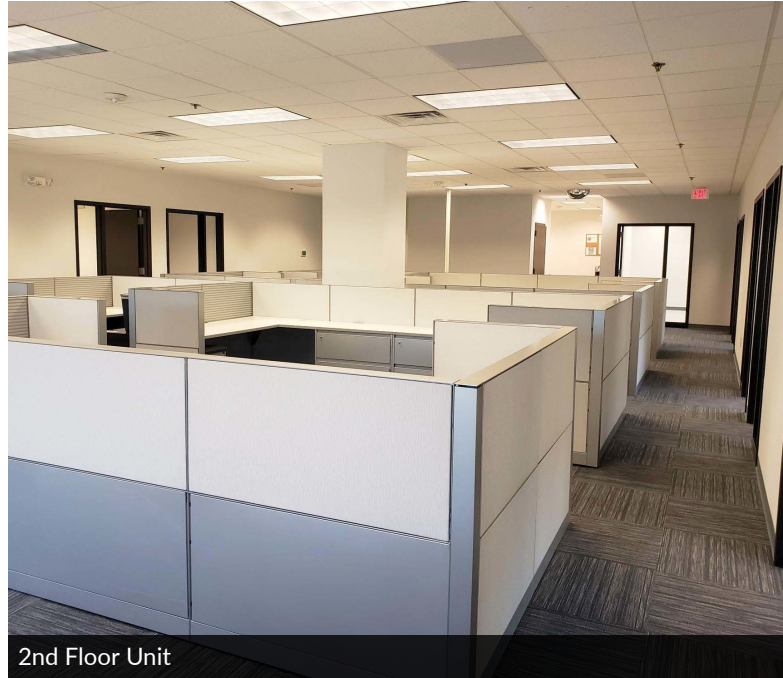
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2ND & 3RD FLOOR UNITS



2nd Floor Unit



2nd Floor Unit



3rd Floor Unit



3rd Floor Unit

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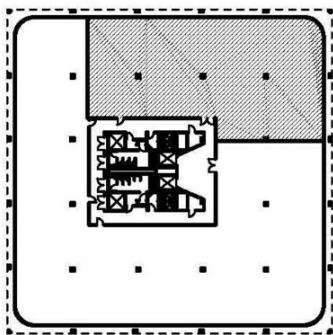
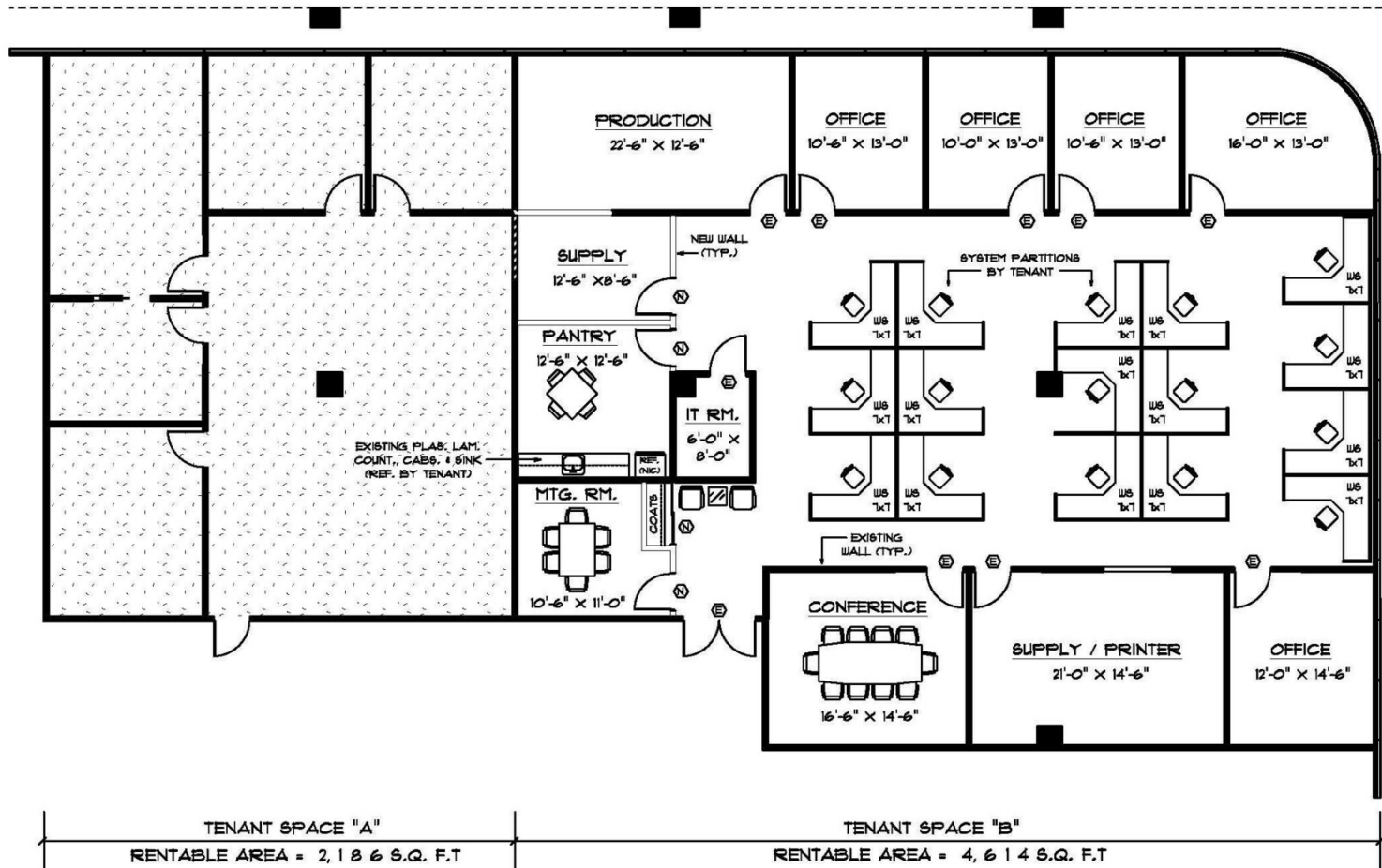
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FLOOR PLAN - 2ND FLOOR



SECOND FLOOR - SUITE 201

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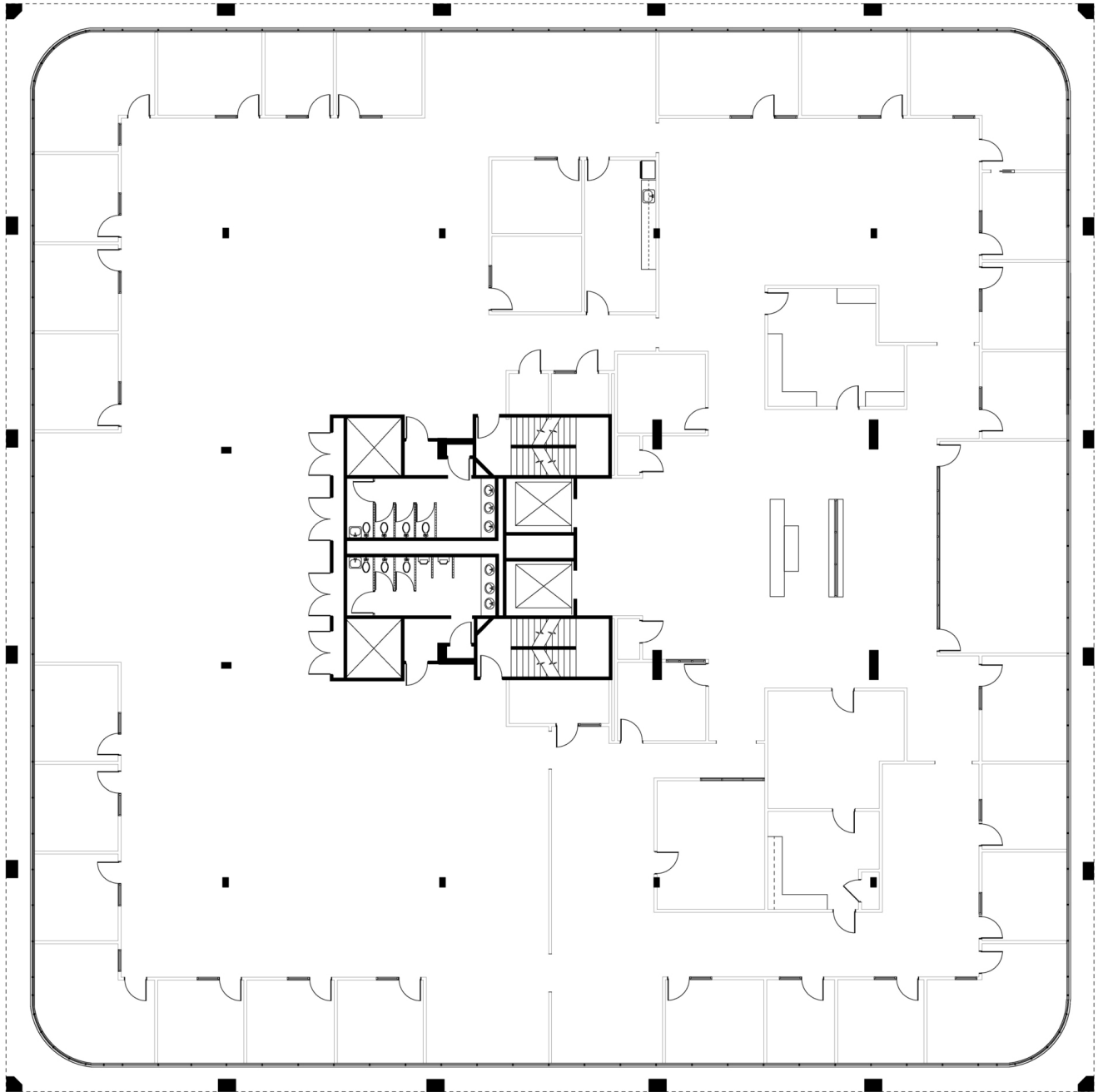
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FLOOR PLAN - 3RD FLOOR



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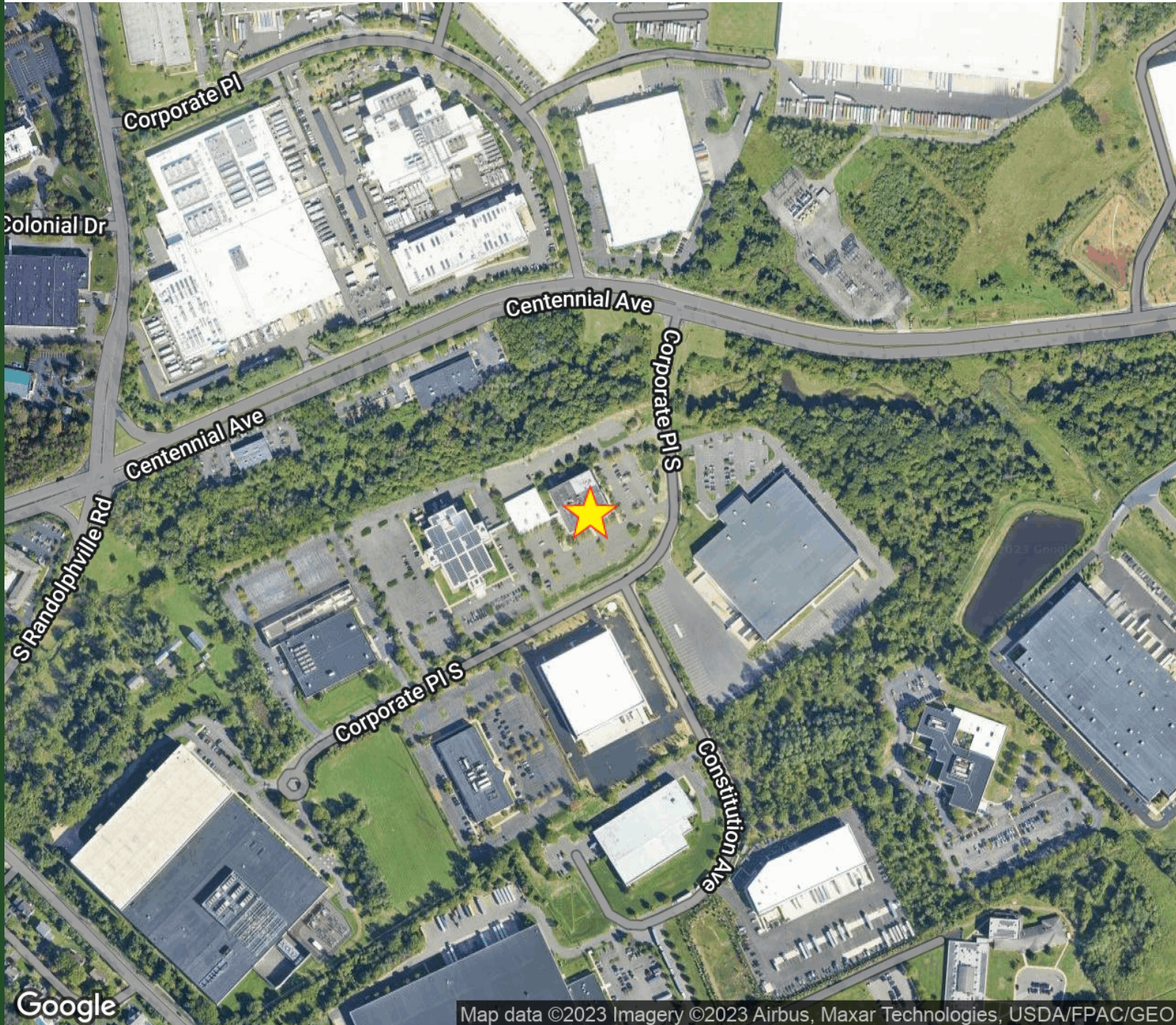
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LOCATION MAP



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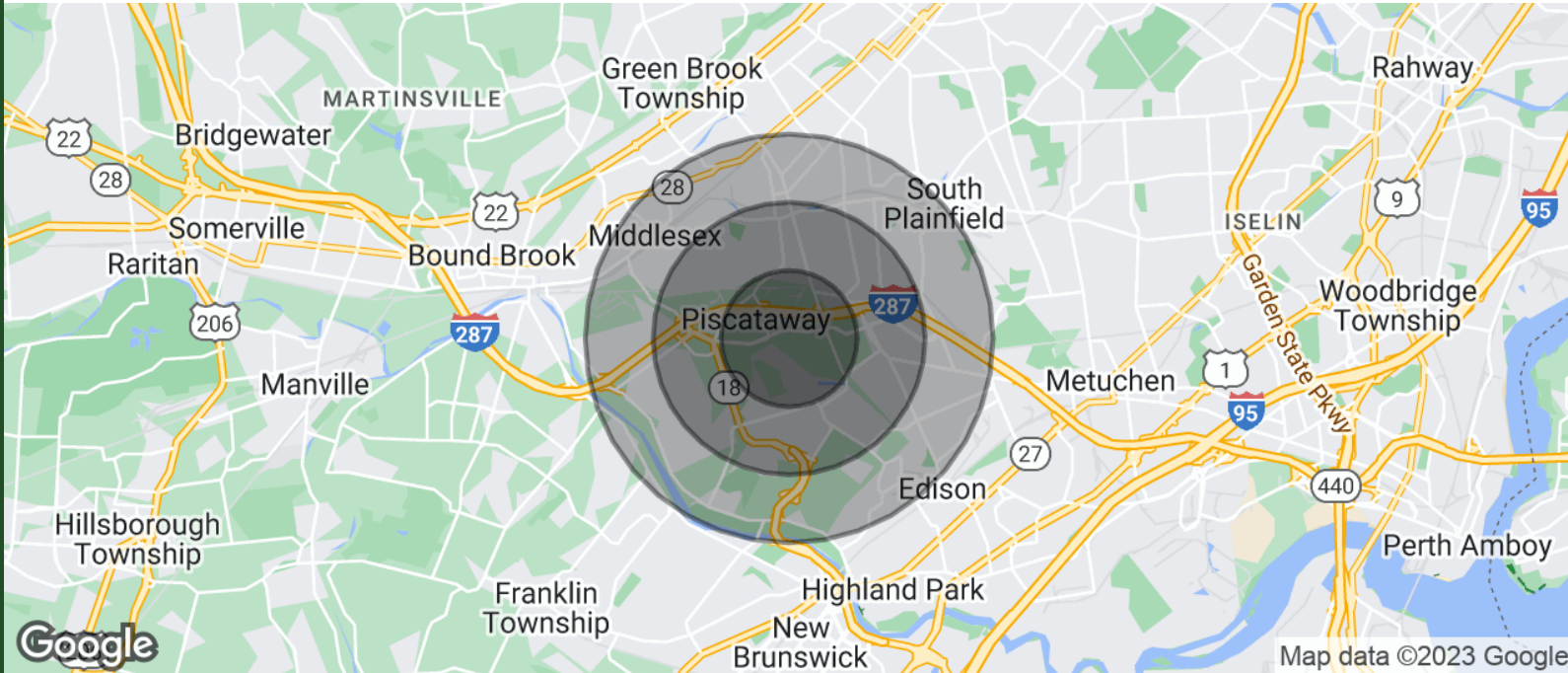
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,330	36,831	84,987
AVERAGE AGE	43.7	36.6	36.8
AVERAGE AGE (MALE)	43.0	35.9	36.1
AVERAGE AGE (FEMALE)	43.6	37.2	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	775	11,319	26,716
# OF PERSONS PER HH	3.0	3.3	3.2
AVERAGE HH INCOME	\$137,065	\$113,151	\$113,192
AVERAGE HOUSE VALUE	\$363,901	\$288,591	\$308,034

* Demographic data derived from 2020 ACS - US Census

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OUR SERVICES

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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