

OFFICE FOR LEASE

# Medical/Office Space In A Thriving Community

228-230 West Jersey Street, Elizabeth, NJ 07202

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

4-story medical/office building for lease in well-established neighborhood that has been a trusted professional hub for years

### PROPERTY HIGHLIGHTS

- The building has a long standing reputation for housing medical practices and professionals.
- Newly updated lounge area, complete with convenient vending machines.
- Ample parking with state-of-the-art LED lighting, ensuring a well-lit environment for evening appointments.
- Just a short distance from Trinitas Regional Medical Center, you will be at the center of the healthcare network, providing accessibility for patients in need of immediate care.
- The neighborhood is home to a diverse and growing population, ensuring a steady flow of potential clients/patients right at your doorstep.
- Tenant pays internet/phone service.

### LOCATION DESCRIPTION

Discover the perfect location for your medical practice or general office use in the heart of a vibrant, walkable neighborhood with easy access to Routes 9, 439, 27 and the NJ Turnpike. Elizabeth is the densest municipality in Union County in terms of population.

### OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (Fully Gross)
AVAILABLE SF:	617 - 1,996 SF
LOT SIZE:	0.95 Acres
BUILDING SIZE:	21,816 SF

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### ADDITIONAL PHOTOS



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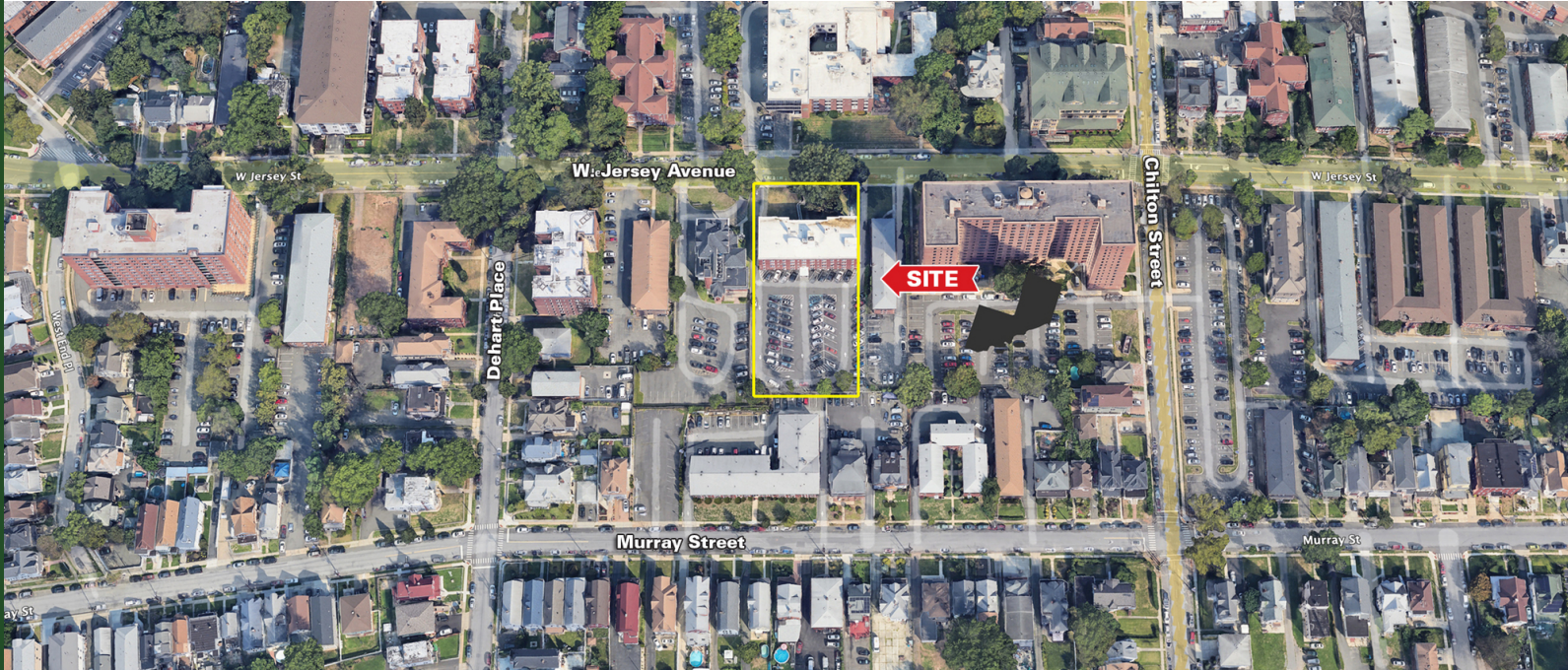
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## LEASE SPACES



## LEASE INFORMATION

LEASE TYPE:	Fully Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	617 - 1,996 SF	LEASE RATE:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Lower Level 3	Available	1,996 SF	Fully Gross	\$25.00 SF/yr
Lower Level 5	Available	617 SF	Fully Gross	\$25.00 SF/yr
Suite 102	Available	628 SF	Fully Gross	\$25.00 SF/yr
Suite 106	Available	1,415 SF	Fully Gross	\$25.00 SF/yr
Suite 108	Available	1,500 SF	Fully Gross	\$25.00 SF/yr
Suite 306	Available	1,200 SF	Fully Gross	\$25.00 SF/yr

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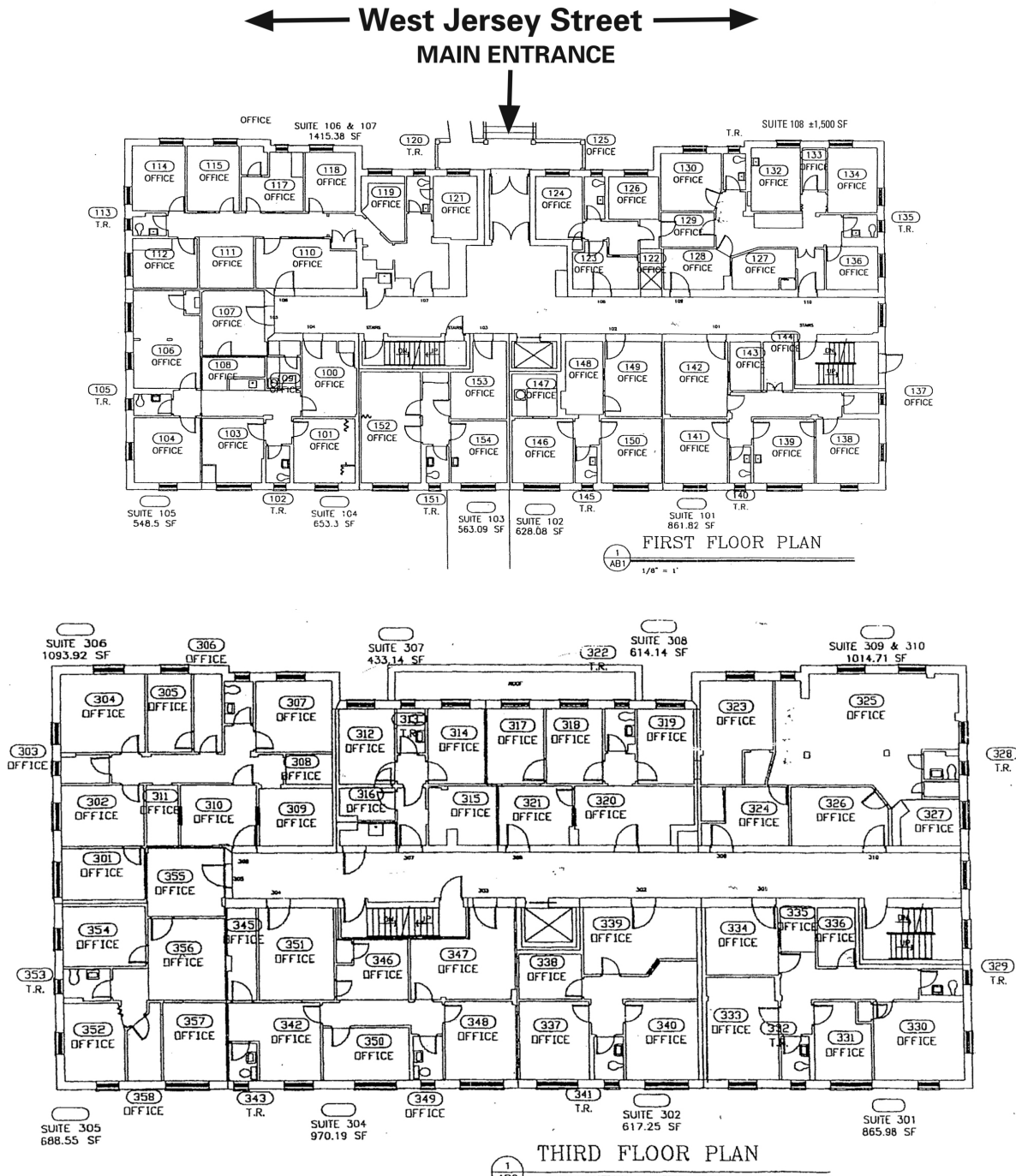
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## FLOOR PLANS



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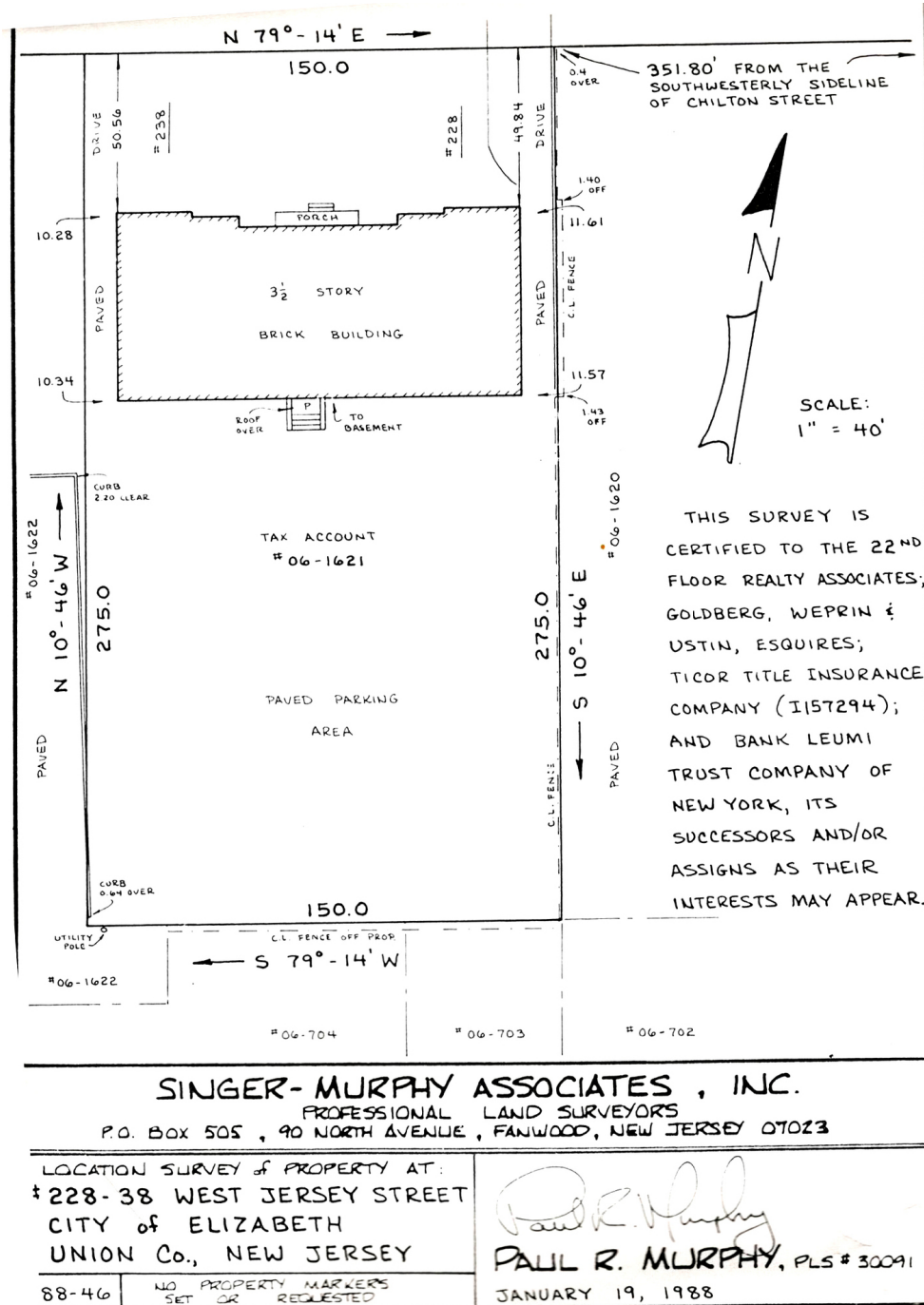
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## SURVEY



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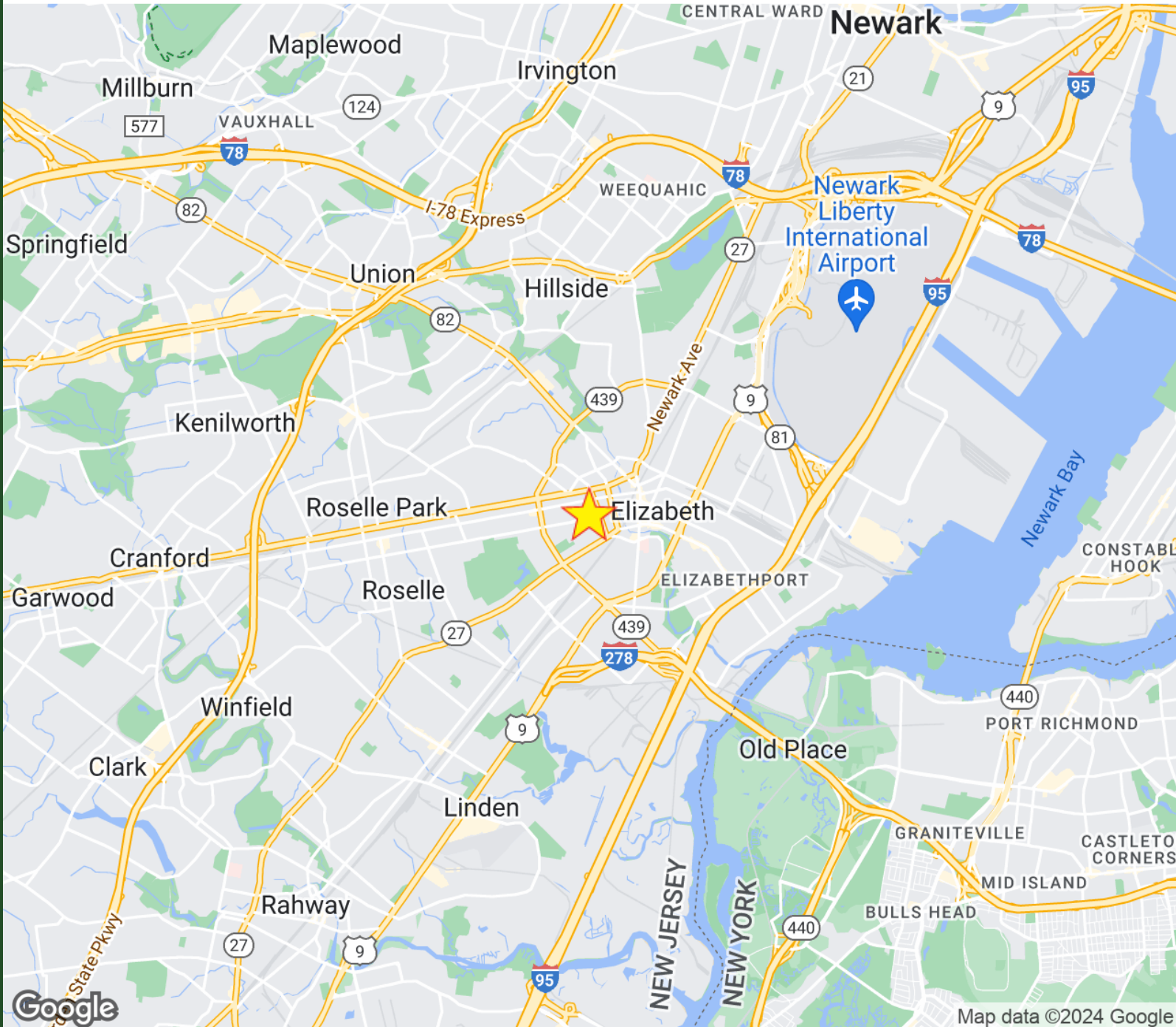
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## LOCATION MAP



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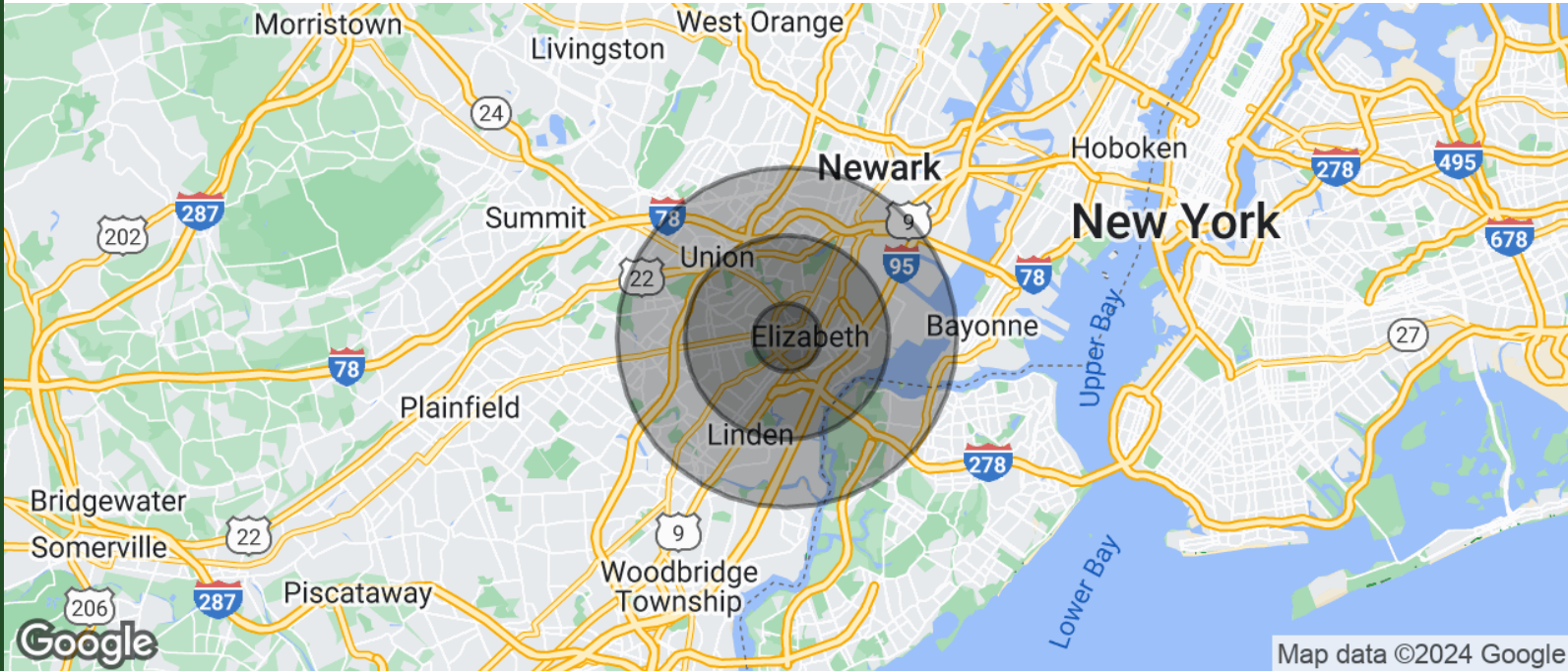
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	58,298	237,621	538,012
AVERAGE AGE	36.3	37.3	37.8
AVERAGE AGE (MALE)	34.5	36.3	36.1
AVERAGE AGE (FEMALE)	37.1	38.3	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	20,519	86,139	206,056
# OF PERSONS PER HH	2.8	2.8	2.6
AVERAGE HH INCOME	\$63,784	\$73,149	\$76,947
AVERAGE HOUSE VALUE	\$226,870	\$252,438	\$275,204

2020 American Community Survey (ACS)

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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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