

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	Wood Ave S @ Middlesex	Iselin	Class A Office	295,000 SF	295,000 SF	Withheld
2	581 Main St	Woodbridge	Class A Office	188,883 SF	113,611 SF	\$28.50
3	485 Route 1 S	Iselin	Class A Office	116,944 SF	102,322 SF	\$25.00
4	70 Wood Ave S	Iselin	Class A Office	95,000 SF	92,776 SF	\$26.00
5	1 Woodbridge Ctr	Woodbridge	Class B Office	169,609 SF	66,073 SF	\$17.00
6	170 Wood Ave S	Iselin	Class A Office	239,452 SF	59,307 SF	Withheld
7	99 Wood Ave S	Iselin	Class A Office	272,715 SF	52,958 SF	\$34.50
8	120 Wood Ave S	Iselin	Class A Office	180,000 SF	52,402 SF	\$28.00
9	200 Wood Ave S	Iselin	Class A Office	298,210 SF	50,109 SF	\$30.00
10	485 Route 1 S	Iselin	Class A Office	97,833 SF	42,385 SF	\$25.00

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	101 Wood Ave S	Iselin	Class A Office	274,866 SF	30,000 SF	Withheld
12	100 Woodbridge Center Dr	Woodbridge	Class A Office	43,750 SF	26,500 SF	Withheld
13	485 Route 1 S	Iselin	Class A Office	92,703 SF	25,306 SF	\$25.00
14	140 Smith St	Kearney	Class B Office	23,809 SF	20,810 SF	\$18.00
15	90 Woodbridge Center Dr	Woodbridge	Class A Office	245,000 SF	20,235 SF	\$28.50
16	188 Wood Ave S	Iselin	Class A Office	114,339 SF	17,130 SF	Withheld
17	75 Lincoln Hwy	Iselin	Class B Office	38,416 SF	15,770 SF	\$25.50-\$27.50
18	100 Woodbridge Center Dr	Woodbridge	Class A Office	109,000 SF	15,234 SF	Withheld
19	555 Route 1 S	Iselin	Class A Office	85,109 SF	14,363 SF	\$23.00
20	900 US Highway 9 N	Woodbridge	Class B Office	113,000 SF	13,335 SF	Withheld
21	517 Route One South	Iselin	Class A Office	146,600 SF	12,197 SF	\$26.00
22	300 Pearl St	Woodbridge	Class C Office	12,000 SF	12,000 SF	\$13.50
23	720 King Georges Post Rd	Fords	Class B Office	36,000 SF	10,131 SF	\$17.50
24	100 Wood Ave S	Iselin	Class A Office	130,000 SF	0,948 SF	\$18.00-\$25.00
25	530 Green St	Iselin	Class B Office/Medical	21,000 SF	8,767 SF	Withheld
26	10 Woodbridge Center Dr	Woodbridge	Class A Office	215,000 SF	8,754 SF	\$28.50
27	33 Wood Ave S	Iselin	Class A Office	155,986 SF	8,079 SF	\$33.00
28	84 Green St	Woodbridge	Class C Office	18,345 SF	7,000 SF	\$12.00
29	576 Inman Ave	Colonia	Class C Office	6,682 SF	6,682 SF	\$10.00-\$14.00
30	100 W Pond Rd	Forth Amboy	Class B Office	6,500 SF	6,500 SF	For Sale Only
31	485 Route 1 S	Iselin	Class A Office	99,109 SF	5,984 SF	\$25.00
32	1480 US Highway 9 N	Woodbridge	Class B Office	45,850 SF	5,685 SF	\$19.50
33	200 Middlesex Essex Tpke	Iselin	Class A Office	46,150 SF	5,625 SF	\$21.00
34	68 Middlesex Ave	Iselin	Class C Office	15,000 SF	4,000 SF	\$12.00-\$35.00
35	485 Route 1 S	Iselin	Class A Office	96,000 SF	3,840 SF	\$23.00
36	230 Avenel St	Avenel	Class C Office	24,000 SF	3,800 SF	\$11.25-\$16.98
37	1460 US Highway 9 N	Woodbridge	Class B Office	45,850 SF	3,773 SF	\$19.00-\$21.00
38	190 Middlesex Tpke	Iselin	Class B Office	29,870 SF	3,771 SF	\$23.50-\$30.00
39	1177 Green St	Iselin	Class C Office/Office Live/Work Unit	3,233 SF	3,233 SF	For Sale Only
40	73 Green St	Woodbridge	Class B Office/Medical	3,200 SF	3,200 SF	\$18.00
41	15 Prospect Ln	Colonia	Class C Office	21,000 SF	2,636 SF	Withheld
42	701 Amboy Ave	Woodbridge	Class C Office	4,900 SF	2,400 SF	\$22.00
43	95 Adams St	Iselin	Class C Office/Medical	2,300 SF	2,300 SF	For Sale Only
44	175 Main St	Woodbridge	Class C Office	2,045 SF	2,045 SF	For Sale Only
45	51 Auth Ave	Iselin	Class C Office/Office/Residential	2,000 SF	2,000 SF	For Sale Only
46	166 W Kelly St	Metuchen	Class C Office	4,000 SF	2,000 SF	\$15.00
47	178 Main St	Woodbridge	Class C Office/Medical	2,000 SF	2,000 SF	For Sale Only
48	055 Amboy Ave	Woodbridge	Class C Office	13,000 SF	1,991 SF	\$15.00-\$16.00

	Address	City	Property Type	Property Size	Zone Avail	Rent\$/Yr
49	1000 Us Highway 9 N	Woodbridge	Class B Office	42,500 SF	1,778 SF	\$19.50
50	408 New Brunswick Ave	Fords	Class C Office/Medical	1,770 SF	1,770 SF	For Sale Only
51	300 Kimball St	Woodbridge	Class C Office	12,048 SF	1,700 SF	\$12.00-\$17.14
52	521-523 Green St	Iselin	Class C Office	11,935 SF	1,600 SF	\$18.00
53	498 Inman Ave	Colonia	Class C Office	21,500 SF	1,500 SF	\$18.40
54	235 Main St	Woodbridge	Class C Office	1,500 SF	1,500 SF	\$18.00
55	514 Rahway Ave	Woodbridge	Class C Office	1,500 SF	1,500 SF	For Sale Only
56	227 State Route 27	Iselin	Class C Office	1,400 SF	1,400 SF	For Sale Only
57	194 Wood Ave S	Iselin	Class A Office	452,133 SF	1,393 SF	Withheld
58	77 Horton St	Sewaren	Class C Office	1,200 SF	1,200 SF	For Sale Only
59	2 Amboy Ave	Woodbridge	Class C Office	1,000 SF	1,000 SF	\$12.00
60	894 Green St	Iselin	Class C Office	3,600 SF	1,000 SF	\$28.80
61	109 Green St	Woodbridge	Class C Office	3,098 SF	840 SF	\$15.00
62	770 King Georges Rd	Fords	Class C Office	2,228 SF	800 SF	\$18.00
63	165 Main St	Woodbridge	Class C Office	4,720 SF	700 SF	Withheld
64	311 Main St	Woodbridge	Class C Office/Office/Residential	4,428 SF	580 SF	\$23.79

1 Wood Ave S @ Middlesex Essex Tpke - MetroPark Corporate Center - Metro



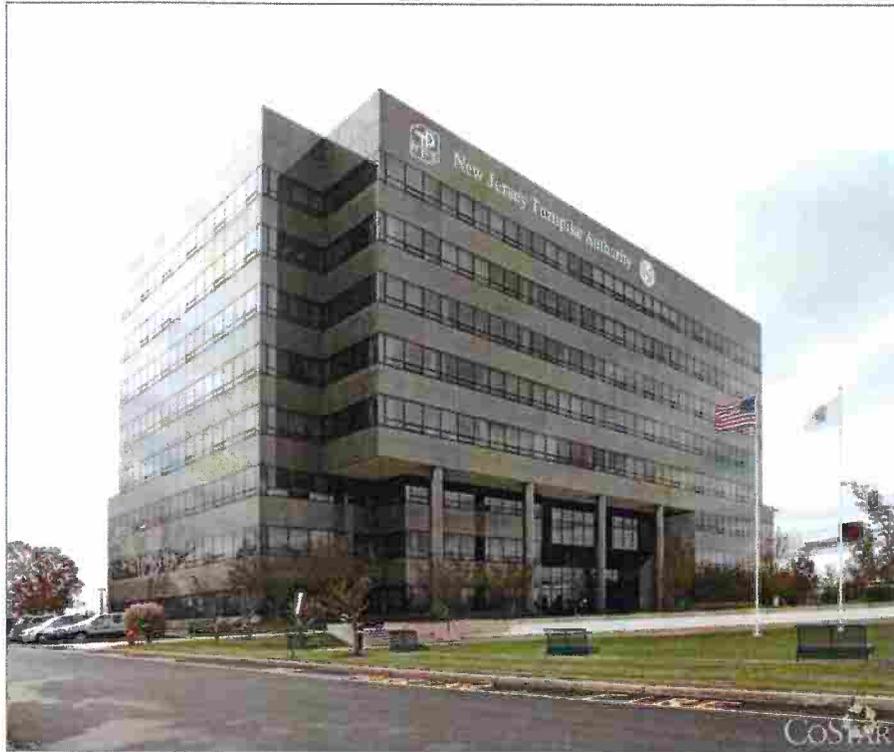
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Sys	Occupancy	Term	Type
E 9th	31,000	31,000	295,000	Withheld	TBD	Negotiable	New

SJP Properties / Jeffrey M. Schotz (973) 299-9117 / Peter Bronsnick (973) 299-9117

Building Notes

Complete building fully approved.

Located at the intersection of Wood Avenue South and Middlesex Essex Turnpike, at the Garden State Parkway exits 131, 131A and 131B. Directly across from the MetroPark Train Station which offers both NJ Transit service to and from New York's Penn Station and Amtrak service to major destination points in the Northeast, including Philadelphia, Boston, and Washington, DC. Just 15 minutes from the Newark International Airport and 1 hour from New York's LaGuardia Airport. SJP Properties purchased the site from the Engelhard Corporation, for whom SJP had developed their world headquarters facility at 101 Wood Avenue South. The building will feature a 5-level parking garage, plus visitor spaces at the main level.



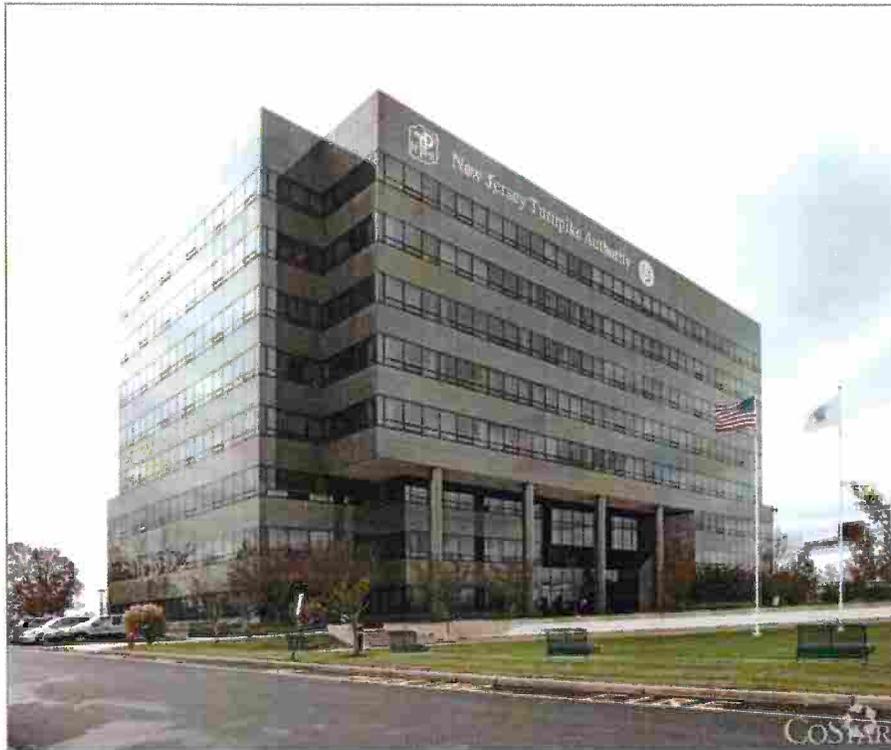
Location: **Mack-Cali Woodbridge 2**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class A Office**
 Status: **Built Jan 1991**
 Stories: **8**
 RBA: **188,883 SF**
 Typical Floor: **25,000 SF**
 Total Avail: **113,611 SF**
 % Leased: **44.2%**

Landlord Rep: **Mack-Cali Realty Corporation**
 Developer: **Mack-Cali Realty Corporation**
 Management: **Mack-Cali Realty Corporation**
 Recorded Owner: **Mack-Cali Woodbridge LLC**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$4.38/sf**
 Parcel Number: **25-00192-0000-00010**
 Parking: **800 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **Atrium, Banking, Convenience Store, Courtyard, Day Care, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	25,000	25,000	100,000	\$28.50/te	Vacant	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							
E 2nd	25,000	25,000	100,000	\$28.50/te	Vacant	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							
E 3rd	25,000	25,000	100,000	\$28.50/te	Vacant	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							
E 4th	25,000	25,000	100,000	\$28.50/te	Vacant	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							
P 6th	3,151	3,151	3,151	\$28.50/te	30 Days	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							

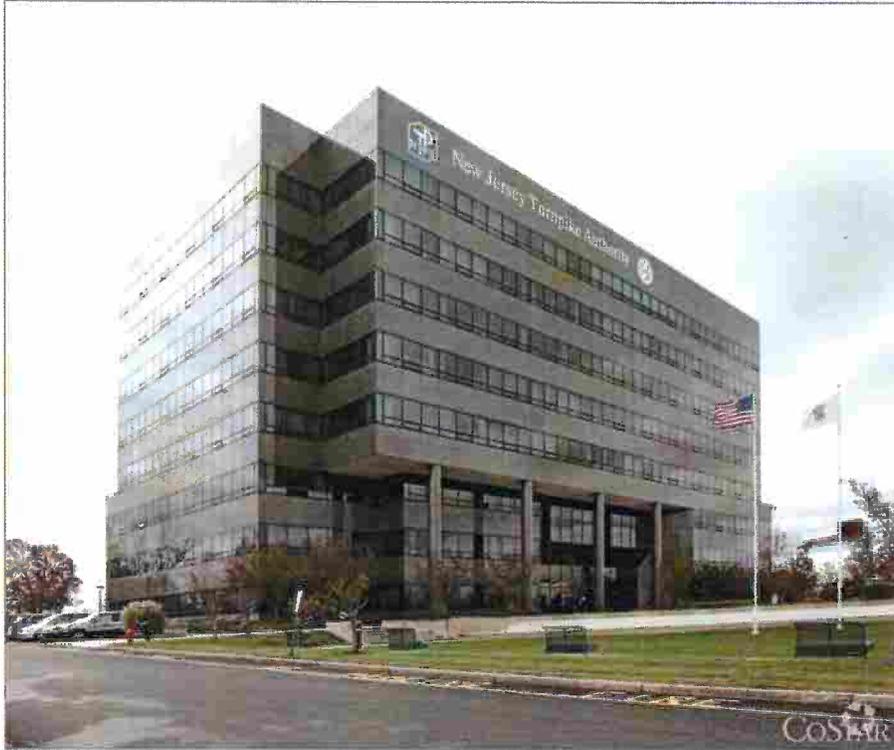


Floor	SF Avail.	Floor Contig.	Side Contig.	Rent/SF/Yr + Sys.	Occupancy	Term	Type
P 6th	100 - 5,000	5,900	5,000	Withheld	Negotiable	Negotiable	Sublet
<i>Regus / Sara Parker (877) 734-8795</i>							
The Woodbridge Township center is located in one of the United States' largest business corridors. It is highly visible from the New Jersey Turnpike, which also makes it easy to get to from the area's major highways. The Newark Liberty International Airport, just 20 minutes away, offers a gateway to global trade. The class-A eight-story building features a polished granite glass front with a landscaped plaza and water feature, and attractive marble-floored two-story lobby. New Jersey has a long tradition of life sciences and innovation, and is also home to strong sectors in financial services, pharmaceuticals, manufacturing and warehousing - drawn to its strategic position, transport infrastructure and well-trained labor force. As well as being on good road routes, the building is served by a Metropark train station and NJ Transit bus service and is well placed for all amenities. Regus provides: -Fully furnished Offices with flexible terms -Quick and easy setup for a new market -No up-front capital or build-out costs -Ideal for requirements under 5,000 sq. ft. -Meeting Rooms -Business Lounges -On-site Receptionist and IT Support -No personal or business credit checks required -2000 locations. 750 cities. 100 countries. One call.							
P 7th	3,160	3,160	5,460	\$28.50/te	Vacant	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							
P 8th	2,300	2,300	5,460	\$28.50/te	Vacant	Negotiable	Direct
<i>Mack-Cali Realty Corporation / Toni L. Casiano (732) 590-1513</i>							

Building Notes

Mack Woodbridge 2, a green/gray granite building with a three story lobby atrium, fronts the New Jersey Turnpike at Exit 11 and is minutes from metropolitan area airports and Manhattan's financial centers. Also in close proximity are the Garden State Parkway, Rts 1 & 9, 440 and I-287.

- * Extensive, landscaped pedestrian plaza with fountains and pools
- * Fully automated safety system, sprinklers, fire alarm, smoke detection and emergency lighting
- * Abundant labor pool & diverse housing options
- * Finest exterior finishes: polished granite and solar insulated glass
- * Located near Woodbridge Shopping Center
- * 5' Operable Windows
- * 30' x 30' Column Bays
- * Perimeter electric baseboard Heat



- * Local amenities include restaurants, banking, health club, day care
- * Sensor controlled HVAC
- * Three story atrium with granite and stainless steel accents
- * 9' finished/13' slab ceiling height
- * 10 corner offices for full floor layout
- * Fiber optics
- * Minutes to Newark International Airport



Location: **Bldg F**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **4**

RBA: **116,944 SF**

Typical Floor: **29,236 SF**

Total Avail: **102,322 SF**

% Leased: **12.5%**

Landlord Rep: **Newmark Grubb Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

Recorded Owner: **SMIII Woodbridge Plaza, LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.32/sf**

Parcel Number: **25-00367-0000-00001-12**

Parking: **500 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Dry Cleaner, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,082	27,128	102,322	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Larry Martin (201) 504-5130</i>							
P 1st	13,718	27,128	102,322	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Larry Martin (201) 504-5130</i>							
P 1st / Suite 110	7,330	27,128	102,322	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Larry Martin (201) 504-5130</i>							
E 2nd	15,000	15,000	102,322	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Larry Martin (201) 504-5130</i>							
E 3rd	30,097	30,097	102,322	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Larry Martin (201) 504-5130</i>							
E 4th	30,097	30,097	102,322	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Larry Martin (201) 504-5130</i>							

Building Notes



The building is located on Rt 1 at the Garden State Parkway, close to the MetroPark transit hub. It is within minutes from the New Jersey Turnpike, Rts 9, 27, 440 and I-287 with easy accessibility from Newark International Airport. Within close proximity are hotels, conference facilities and shopping. The building is also wired and serviceable for high speed internet access by Everest Broadband Networks. Other amenities include dry cleaner, food service and courtyard.

The property received 1996 New Good Neighbor Award from the NJBIA and 1994 Office Building of the Year (TOBY) Award, Suburban Office Park category, from the Building Owners and Managers Association (BOMA).

8/98: Woodbridge Corporate Plaza Assoc., purchased the 6-building, 609,601 square foot Koll Corporate Plaza for \$62 million. The seller was K/B Fund IV (Koll acting on behalf of a pension fund client). Jones Lang Wootton in New York negotiated the deal.



Location: **Metropark Corporate Campus**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1978, Renov 1991**

Stories: **4**

RBA: **95,000 SF**

Typical Floor: **23,606 SF**

Total Avail: **92,778 SF**

% Leased: **2.3%**

Landlord Rep: **Alfieri LLC**
 Developer: **Alfieri LLC**
 Management: **Alfieri LLC**
 Recorded Owner: **Alfieri 70 Wood Avenue Assoc**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$0.06/sf; 2009 Ops @ \$9.42/sf**

Parcel Number: **05-00676-0000-00001-B, 25-00356-0002-00015**

Parking: **500 Surface Spaces are available; Ratio of 3.53/1,000 SF**

Floor	SF Avail	Floor Contig	#Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	21,936	21,936	21,936	\$26.00/te	Vacant	5-10 yrs	Direct
<i>Alfieri LLC / Jessica Hamill (732) 491-4234</i>							
NOT AVAILABLE DO NOT CALL							
P 2nd	23,608	23,608	23,608	\$26.00/te	Vacant	5-10 yrs	Direct
<i>Alfieri LLC / Jessica Hamill (732) 491-4234</i>							
NOT AVAILABLE DO NOT CALL							
P 3rd	23,608	23,608	23,608	\$26.00/te	Vacant	5-10 yrs	Direct
<i>Alfieri LLC / Jessica Hamill (732) 491-4234</i>							
NOT AVAILABLE DO NOT CALL							
P 4th	23,826	23,826	23,826	\$26.00/te	Vacant	5-10 yrs	Direct
<i>Alfieri LLC / Jessica Hamill (732) 491-4234</i>							
NOT AVAILABLE DO NOT CALL							

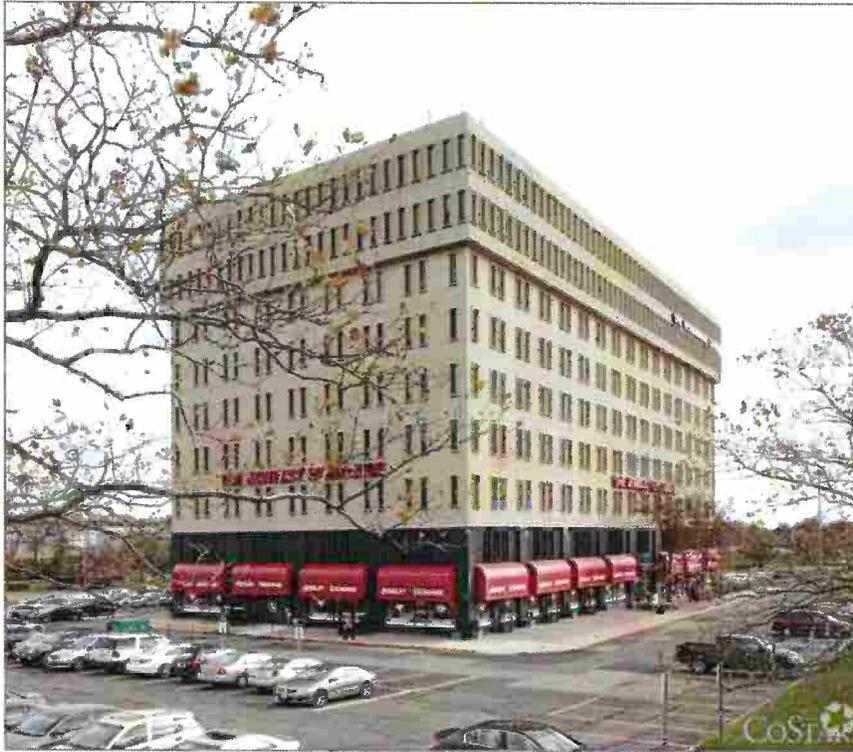
Building Notes

* Located between Exits 130, 131A & 131B of the Garden State Parkway



- * Adjacent to New Jersey Turnpike at Exit 11
- * Easy access to Routes 1/9, 27 and I-287
- * Ceiling heights for the first floor are 9'3" and 8'8" for the other 3 floors
- * Individually controlled HVAC with room thermometers; electric baseboard heater along the perimeter of each floor
- * Electronic security system with card access
- * Adjacent to Metro Park train station, restaurants and hotels

1 Woodbridge Ctr - One Woodbridge Center



Location: **One Woodbridge Center**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Office**
 Status: **Built 1974**
 Stories: **9**
 RBA: **169,609 SF**
 Typical Floor: **18,600 SF**
 Total Avail: **66,073 SF**
 % Leased: **75.9%**

Landlord Rep: **Hotels Unlimited, Inc.**
 Developer: **-**
 Management: **Hotels Unlimited, Inc.**
 Recorded Owner: **1 WBC LLC**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$3.41/sf**
 Parcel Number: **25-00280-01-00011-0000-C0001, 25-00280-01-00011-0000-C0002**
 Parking: **478 free Surface Spaces are available; Ratio of 2.80/1,000 SF**
 Amenities: **Food Service, Mail Room, On Site Management, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210	2,600	2,600	2,600	\$17.00/te	Vacant	1-5 yrs	Direct
<i>Hotels Unlimited, Inc.</i>							
Vacancy placeholder. Do not contact broker or owner regarding space.							
P 2nd / Suite 225	2,260	2,260	2,260	\$17.00/te	Negotiable	1-5 yrs	Direct
<i>Hotels Unlimited, Inc.</i>							
Vacancy placeholder. Do not contact broker or owner regarding space.							
P 2nd / Suite 255	1,814	1,814	1,814	\$17.00/te	Vacant	1-5 yrs	Direct
<i>Hotels Unlimited, Inc.</i>							
Vacancy placeholder. Do not contact broker or owner regarding space.							
P 3rd / Suite 315	3,272	3,272	3,272	\$17.00/te	Vacant	1-5 yrs	Direct
<i>Hotels Unlimited, Inc.</i>							
Vacancy placeholder. Do not contact broker or owner regarding space.							

1 Woodbridge Ctr - One Woodbridge Center(conf'd)



Floor	SF Avail	Floor Contig	Edg Contig	Rent/SF/Yr - Sys	Occupancy	Term	Type
P 3rd / Suite 322 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	965	965	965	\$17.00/te	Vacant	1-5 yrs	Direct
P 4th / Suite 405 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	3,553	3,553	3,553	\$17.00/te	Vacant	1-5 yrs	Direct
P 4th / Suite 410 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	4,908	4,908	4,908	\$17.00/te	Vacant	1-5 yrs	Direct
P 5th / Suite 515 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	3,587	3,587	3,587	\$17.00/te	Vacant	1-5 yrs	Direct
P 5th / Suite 540 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	3,334	3,334	3,334	\$17.00/te	Vacant	1-5 yrs	Direct
P 6th / Suite 620 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	3,932	3,932	3,932	\$17.00/te	Vacant	1-5 yrs	Direct
P 6th / Suite 625 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	2,433	2,433	2,433	\$17.00/te	Vacant	1-5 yrs	Direct
P 7th / Suite 710 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	2,530	2,530	2,530	\$17.00/te	Vacant	1-5 yrs	Direct
P 7th / Suite 715 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	5,046	5,046	5,046	\$17.00/te	Negotiable	1-5 yrs	Direct
P 8th / Suite 800 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	10,016	10,016	10,016	\$17.00/te	Negotiable	1-5 yrs	Direct



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sve	Occupancy	Term	Type
P 8th / Suite 815 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	2,022	2,022	2,022	\$17.00/te	Vacant	1-5 yrs	Direct
P 8th / Suite 820 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	2,104	2,104	2,104	\$17.00/te	Negotiable	1-5 yrs	Direct
P 9th / Suite 905 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	5,830	5,830	5,830	\$17.00/te	Negotiable	1-5 yrs	Direct
P 9th / Suite 920 <i>Hotels Unlimited, Inc.</i> Vacancy placeholder. Do not contact broker or owner regarding space.	5,867	5,867	5,867	\$17.00/te	Vacant	1-5 yrs	Direct

Building Notes

Not on the market for lease or for sale. This is a vacancy placeholder for absorption purposes. Property is going to be re-purposed.



Location: **Bldg 1**
AKA 186 Wood Ave
Woodbridge Township
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built Dec 2001**
 Stories: **8**
 RBA: **239,452 SF**
 Typical Floor: **29,931 SF**

Total Avail: **59,307 SF**
 % Leased: **100%**

Landlord Rep: -
 Developer: **Gale Real Estate Services Company**
 Management: **Avison Young**
 Recorded Owner: **Regency Wood South, LLC**

For Sale: **Not For Sale**
 Expenses: **2012 Tax @ \$5.54/sf**
 Parcel Number: **25-00356-02-00012-0000-C0003**
 Parking: **500 free Surface Spaces are available; 500 free Covered Spaces are available; Ratio of 3.70/1,000 SF**
 Amenities: **Food Service**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,215	4,215	4,215	Withheld	90 Days	6-10 yrs	Sublet
<i>CBRE / Wesley Moore (732) 509-2827 / Joseph J. Sarno (732) 509-2890</i>							
Furniture can be made available							
P 2nd	9,574	9,574	55,092	Withheld	30 Days	6-10 yrs	Sublet
<i>CBRE / Wesley Moore (732) 509-2827 / Joseph J. Sarno (732) 509-2890</i>							
Furniture can be made available							
P 3rd	12,058	12,058	55,092	Withheld	30 Days	6-10 yrs	Sublet
<i>CBRE / Wesley Moore (732) 509-2827 / Joseph J. Sarno (732) 509-2890</i>							
Furniture can be made available							
E 4th	33,460	33,460	55,092	Withheld	30 Days	6-10 yrs	Sublet
<i>CBRE / Wesley Moore (732) 509-2827 / Joseph J. Sarno (732) 509-2890</i>							
Furniture can be made available							

Building Notes



The building will include deck parking.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

In 2011, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.



Location: **Metro Corporate Campus 1**
AKA Metropark
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built 1987**
 Stories: **10**
 RBA: **272,715 SF**
 Typical Floor: **26,734 SF**

Landlord Rep: **Cushman & Wakefield of New Jersey, Inc.**
 Developer: **Howco Invest. Corp/Eastern Airlines**
 Management: **Avison Young**
 Recorded Owner: **The Realty Associates Fund X LP**

Total Avail: **52,958 SF**
 % Leased: **80.6%**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$5.08/sf**

Parcel Number: **25-00356-0000-00011-04**

Parking: **1,084 Surface Spaces are available; 500 free Covered Spaces are available; Ratio of 3.40/1,000 SF**

Amenities: **Commuter Rail, Energy Star Labeled, Food Service, Hotel, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Blgd Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	4,636	4,636	4,636	\$34.50/te	Vacant	3-15 yrs	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Todd Elfand (732) 452-6187</i>							
P 8th	6,956	21,369	21,369	\$34.50/te	Vacant	3-15 yrs	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Todd Elfand (732) 452-6187</i>							
P 8th	14,419	21,369	21,369	\$34.50/te	Vacant	3-15 yrs	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Todd Elfand (732) 452-6187</i>							
P 9th	24,440	24,440	24,440	\$34.50/te	Vacant	3-15 yrs	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Todd Elfand (732) 452-6187</i>							
P 10th	2,513	2,513	2,513	\$34.50/te	Vacant	3-15 yrs	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Todd Elfand (732) 452-6187</i>							

Building Notes

5/7/97: The Realty Associates Fund IV, LP. purchased the building from The Lasalle Fund IV for \$39,230,000.



- Located in Metro Park
- Easy access to Garden State Parkway, NJ Turnpike, Routes, 1, 9 and I-287
- Walking distance from Amtrak NJ Rail, Metro Park Train Station
- Nearby Woodbridge Mall and Menlo Park Mall
- Sheraton and Woodbridge Hilton hotels adjacent for visitor and conference needs
- Wide variety of restaurants conveniently located in area
- Prestigious corporate community with many blue chip companies
- Eight stories of luxury office space set above a dramatic two story lobby
- Metallic paneled exteriors mirror the garden-like setting
- 24 hour access and security
- 1 of the 4 elevators is a Passenger/Freight elevator

This building was awarded an Energy Star label in 2015 for its operating efficiency.



Location: **APA Hotel Woodbridge**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1984, Renov 2005**

Stories: **6**

RBA: **180,000 SF**

Typical Floor: **30,000 SF**

Total Avail: **52,402 SF**

% Leased: **70.9%**

Landlord Rep: **American Properties Realty, Inc.**

Developer: **-**

Management: **Colliers International**

Recorded Owner: **120 Wood Avenue Co., LLC**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$5.32/sf; 2006 Combined Est Tax/Ops @ \$51.69/sf**

Parcel Number: **25-00356-0000-00001-011**

Parking: **700 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Conferencing Facility, Fitness Center, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 300-1	2,478 - 11,245	14,801	14,801	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 3rd / Suite 300-2	3,556	14,801	14,901	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 3rd / Suite 301	2,541	2,541	2,541	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 3rd / Suite 303	1,650	1,650	1,650	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 3rd / Suite 306	2,700	2,700	2,700	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 3rd / Suite 311	3,268	3,268	3,268	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 4th / Suite 401	8,500	8,500	8,500	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs.	Occupancy	Term	Type
P 5th / Suite 501	1,513	1,513	1,513	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 5th / Suite 508	2,164	2,164	2,164	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 5th / Suite 509	2,320	2,320	2,320	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 6th / Suite 605	2,650	2,650	2,650	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 6th / Suite 606	1,627	1,627	1,627	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 6th / Suite 609	1,270	1,270	1,270	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 6th / Suite 610	3,268	3,268	3,268	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 6th / Suite 611	1,365	1,365	1,365	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							
P 6th / Suite 615	2,765	2,765	2,765	\$28.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156 / Doug Rowe (973) 257-1660 x508</i>							

Building Notes

Capital improvements for the office common area, including total renovation of the restrooms, common hallway and elevator lobbies, are scheduled for 2015.

The only office hotel center in New Jersey, The Hemisphere offers a prime corporate location with the convenience and amenities of a first class hotel at the door. The first 6 stories are office space while the Hilton Hotel occupies the remaining floors above.

Located at exit 131A off the Garden State Parkway with the Metro Park Iselin Station and Amtrak train service within walking distance. Only 25 minutes from Newark Airport, and 1 mile from the New Jersey Turnpike.

* Banquet facilities and private meeting rooms available



- * Hotel room service to offices
- * Limousine service in the building
- * Three gourmet restaurants and lounge
- * Woodbridge Hilton Health and Fitness Club, offering corporate membership plans
- * Specialty gift shops

200 Wood Ave S - The Offices at Metropark



Location: **The Offices at Metropark**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1976, Renov 2000**

Stories: **3**

RBA: **298,210 SF**

Typical Floor: **92,693 SF**

Total Avail: **50,109 SF**

% Leased: **83.2%**

Landlord Rep: **CBRE**

Developer: **-**

Management: **Tishman Speyer**

Recorded Owner: **Metropark Investor LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$4.11/sf**

Parcel Number: **25-00356-02-00013-01**

Parking: **500 free Covered Spaces are available; 419 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Day Care, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P BSMT	20,114	20,114	50,109	\$30.00/mg	Vacant	Negotiable	Direct
CBRE / Jeremy Neuer (732) 509-2888 / Wesley Moore (732) 509-2827							
P 1st	29,995	29,995	50,109	\$30.00/mg	Vacant	Negotiable	Direct
CBRE / Jeremy Neuer (732) 509-2888 / Wesley Moore (732) 509-2827							
Partial floor with a mix of offices and open area.							

Building Notes

Metropark Corporate Center is a 950,000 sf office complex comprised of a nine-story tower constructed in the 2000, a three-story building constructed in 1976 (renovated in 2000) and a future development site (now a storage facility). The property is located in a prime location at the confluence of major highways and mass transportation. Located directly off of Exit 131A of the Garden State Parkway, the property is within minutes of major highways including Routes 1 and 9, Interstate 287, and the New Jersey Turnpike. Easily accessible by mass transit, Metropark is one of only three markets in New Jersey that offer mass transportation within walking distance.

The facility offers such amenities as a full-service cafeteria that seats 550, 24/7 manned and video security and a three-story parking garage. Primary and secondary central station power grids service the building.



Location: **Bldg E**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1984, Renov 1994**

Stories: **4**

RBA: **97,833 SF**

Typical Floor: **23,792 SF**

Total Avail: **42,385 SF**

% Leased: **56.7%**

Landlord Rep: **Newmark Grubb Knight Frank**
 Developer: **-**
 Management: **CB Richard Ellis**
 Recorded Owner: **SMIII Woodbridge Plaza, LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.79/sf**

Parcel Number: **25-00367-0000-00001-11**

Parking: **500 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Conferencing Facility, Dry Cleaner, Food Service, On Site Management, Pond/Pool, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SFYr + Svs	Occupancy	Term	Type
P 1st	5,203	13,944	13,944	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130</i>							
P 1st / Suite 130	8,741	13,944	13,944	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130</i>							
P 1st / Suite 170	11,133	11,133	11,133	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130</i>							
P 2nd	2,600 - 17,308	17,308	17,308	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130</i>							

Building Notes

The building is located on Rt 1 at the Garden State parkway, close to the MetroPark transit hub. It is minutes from the New Jersey Turnpike, Rts 9, 27, 440 and I-287 with easy accessibility from Newark International Airport. Also within close proximity are several hotels, conference facilities and shopping. Building E has a solar glass facade with marble accents which highlight its attractive interior and a newly decorated lobby and common areas. Other amenities include a dry cleaner, food service and courtyard.

The building received 1996 New Good Neighbor Award from the NJBIA and 1994 Office Building of the Year (TOBY) Award, Suburban Office Park category, from the Building Owners and Managers Association (BOMA)



8/98: Woodbridge Corporate Plaza Assoc., purchased the 6-building, 609,601 square foot Koll Corporate Plaza for \$62 million. The seller was K/B Fund IV (Koll acting on behalf of a pension fund client). Jones Lang Wootton in New York negotiated the deal.



Location: **Metro 101**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built Oct 1990**
 Stories: **10**
 RBA: **274,866 SF**
 Typical Floor: **26,168 SF**
 Total Avail: **30,000 SF**
 % Leased: **89.1%**

Landlord Rep: **JLL**
 Developer: **SJP Properties**
 Management: **JLL**
 Recorded Owner: **101 Wood Metro Park LLC**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$3.96/sf**
 Parcel Number: **25-00356-0000-00011-05**
 Parking: **210 free Covered Spaces are available; 500 free Surface Spaces are available; Ratio of 3.13/1,000 SF**
 Amenities: **24 Hour Availability, Commuter Rail, Fitness Center, Hotel, Security System**

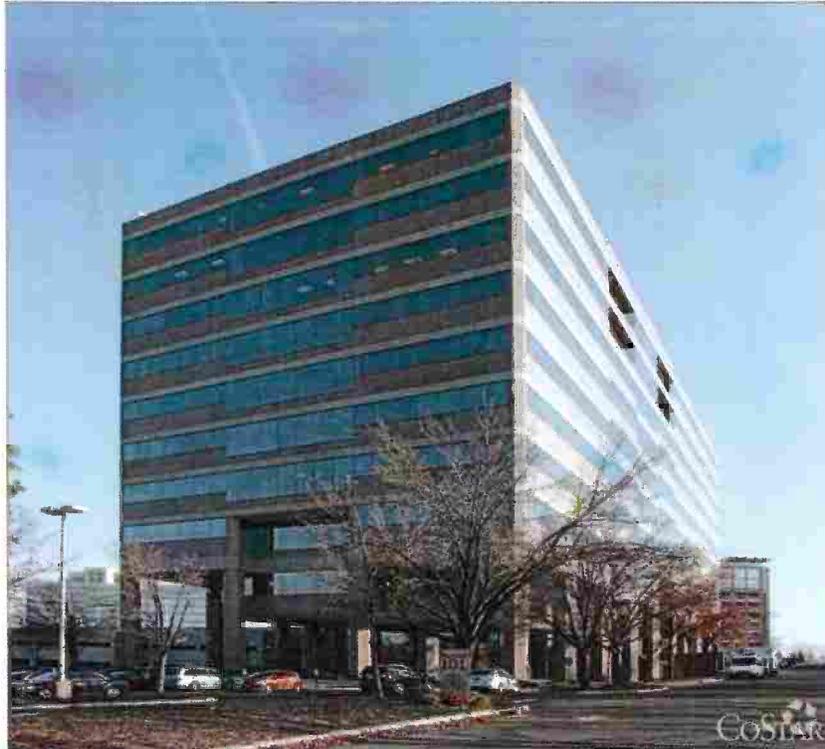
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd	15,000 - 30,000	30,000	30,000	Withheld	Vacant	Negotiable	Direct

JLL / Jodie Matthews (973) 404-1541 / John Kaye (732) 491-2170

Building Notes

101 Wood Avenue South is a ten story, Class A office building constructed in 1990 as a first-class corporate headquarters. The property consists of granite and glass skin building with structured and surface parking. It is located in the prestigious Metropark submarket of Iselin, New Jersey and is a short walk from the Metropark train station. As part of an effort to reintroduce the property to the market, the ownership will redesign the building's common areas. The lobby and outdoor plaza area is undergoing major cosmetic improvements, and a modern indoor café is being added to the lobby. In addition, base building upgrades are planned, including elevator modernization and upgrades to the HVAC system.

Amenities:
 Onsite maintenance, security, housekeeping, and foodservice.
 Redundant electrical and fiber feeds into building.

**Location:**

Immediate access to Train service w/ Amtrak service from Washington to NYC and beyond to Boston.

NJ transit NE Corridor line, Express service to NYC.

Adjacent to Hilton Hotel and Conference Center

At the vortex the major roadways, GSP , 287, NJ TPK, RT27 and 278.

Renovation: In early 2009, the property will undergo a renovation to include a new entryway, an updated lobby, a cafe and other improvements.



Location: **Wick Corporate Center Annex**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class A Office**

Status: **Under Construction, delivers Nov 2016**

Stories: **5**

RBA: **43,759 SF**

Typical Floor: **43,759 SF**

Total Avail: **26,596 SF**

% Leased: **39.2%**

Landlord Rep: **Wick Companies LLC**

Developer: **The Wick Agency**

Management: **-**

Recorded Owner: **14d Van Dyje Avenue Llc**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$10.91/sf**

Parcel Number: **25-00300-0000-00051-01**

Parking: **100 free Surface Spaces are available; Ratio of 2.28/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th	11,362	11,362	11,362	Withheld	11/2016	Negotiable	New
<i>Wick Companies LLC / Jon Freeman (732) 750-4444 x29</i>							
P 5th	15,234	15,234	15,234	Withheld	11/2016	Negotiable	New
<i>Wick Companies LLC / Jon Freeman (732) 750-4444 x29</i>							



Location: **Bldg C**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **4**

RBA: **92,703 SF**

Typical Floor: **23,176 SF**

Total Avail: **25,306 SF**

% Leased: **72.7%**

Landlord Rep: **Newmark Grubb Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

Recorded Owner: **SMIII Woodbridge Plaza, LLC**

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$3.82/sf**

Parking: **500 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Conferencing Facility, Courtyard, Dry Cleaner, Energy Star Labeled, Food Service, On Site Management, Pond/Pool, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,740	6,740	6,740	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Larry Martin (201) 504-5130 / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153</i>							
P 2nd / Suite 250	10,811	10,811	10,811	\$25.00/te	Vacant	Negotiable	Direct
<i>Newmark Grubb Knight Frank / Larry Martin (201) 504-5130 / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153</i>							
P 3rd / Suite 350	7,755	7,755	7,755	\$25.00/te	Vacant	3-5 yrs	Direct
<i>Newmark Grubb Knight Frank / Larry Martin (201) 504-5130 / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153</i>							

Building Notes

The building is located on Rt 1 at the Garden State Parkway, close to the MetroPark transit hub. It is within minutes from the New Jersey Turnpike, Rts 9, 27, 440 and I-287 with easy accessibility from Newark International Airport. Within close proximity are hotels, conference facilities and shopping.

The building is wired and serviceable for high speed internet access by Everest Broadband Networks. Other amenities include dry cleaner, on-site cafeteria and courtyard. Card access security system is an additional feature.



The property received 1996 New Good Neighbor Award from the NJBIA and 1994 Office Building of the Year (TOBY) Award, Suburban Office Park category, from the Building Owners and Managers Association (BOMA).

This building was awarded an Energy Star label in 2015 for its operating efficiency.



Location: Parkway Corporate Center
Woodbridge Twp
Brunswick/Piscataway/I-287 Cluster.
South Edison Submarket
Middlesex County
Keasbey, NJ 08832

Building Type: Class B Office

Status: Built 2005

Stories: 5

RBA: 23,689 SF

Typical Floor: 4,738 SF

Total Avail: 20,810 SF

% Leased: 80.6%

Landlord Rep: Zimmel Associates, Inc.

Developer: -

Management: -

Recorded Owner: Parkway Corporate Center, LLC

Sales Company: Zimmel Associates, Inc.: Jordan Zimmel (732) 661-9200 X111

For Sale: For Sale - Active

Expenses: 2015 Tax @ \$2.13/sf; 2011 Ops @ \$2.43/sf, 2011 Est Ops @ \$2.43/sf

Parcel Number: 25-00036-01-00002-02

Parking: 50 free Surface Spaces are available; 4 free Covered Spaces are available; Ratio of 1.52/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	6,539	6,539	6,539	Withheld	Negotiable	TBD	Direct
<i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x111</i>							
P 3rd	2,300	2,300	2,300	\$18.00/+elec	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x111</i>							
Parkway Corporate Center offers a unique opportunity to purchase a 23,689 SF Class A building with partial occupancy and income. Tenants include Comcast & the United States Post Office. The location offers monument signage with excellent visibility on the Garden State Parkway/Raritan Bridge. Building features include: modern glass facades, contemporary interiors, high end finishes, and ample parking. 5th floor suite complete with rotunda, accent floor led lighting and a balcony with a view to the Bay. 4th floor is raw and can be built to suit. There is a 4 car interior garage and a lower level for storage of 4,164 sf that is NOT included in the square footage.							
P 3rd	2,300	2,300	2,300	\$18.00/+elec	Vacant	Negotiable	Direct

Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x111
Parkway Corporate Center offers a unique opportunity to purchase a 23,689 SF Class A building with partial occupancy and income. Tenants include Comcast & the United States Post Office. The location offers monument signage with excellent visibility on the Garden State Parkway/Raritan Bridge. Building features include: modern glass facades, contemporary interiors, high end finishes, and ample parking. 5th floor suite complete with rotunda, accent floor led lighting and a balcony with a view to the Bay. 4th floor is raw and can be built to suit. There is a 4 car interior garage and a lower level for storage of 4,164 sf that is NOT included in the square footage.



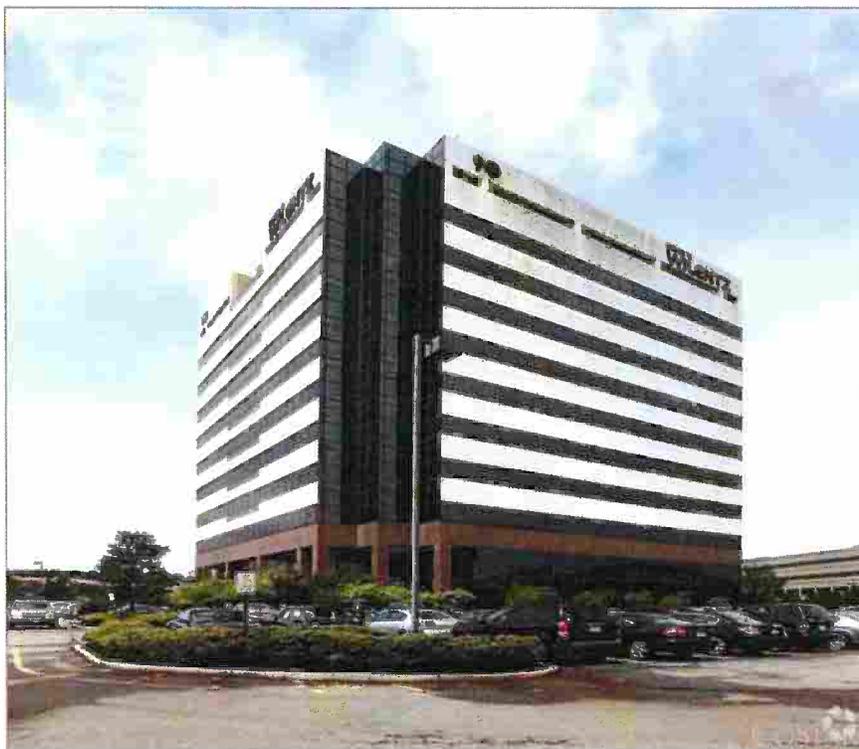
Floor	SF Avail	Floor Config	Bldg Config	Rent/SF/Yr + \$/sq	Occupancy	Term	Type
E 4th	4,902	4,902	4,902	\$18.00/+elec	Negotiable	Negotiable	Direct
<p><i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x111</i></p> <p>Parkway Corporate Center offers a unique opportunity to purchase a 23,689 SF Class A building with partial occupancy and income. Tenants include Comcast & the United States Post Office. The location offers monument signage with excellent visibility on the Garden State Parkway/Raritan Bridge. Building features include: modern glass facades, contemporary interiors, high end finishes, and ample parking. 5th floor suite complete with rotunda, accent floor led lighting and a balcony with a view to the Bay. 4th floor is raw and can be built to suit. There is a 4 car interior garage and a lower level for storage of 4,164 sf that is NOT included in the square footage.</p>							
E 5th	4,769	4,769	4,769	\$18.00/+elec	Negotiable	Negotiable	Direct
<p><i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x111</i></p> <p>Parkway Corporate Center offers a unique opportunity to purchase a 23,689 SF Class A building with partial occupancy and income. Tenants include Comcast & the United States Post Office. The location offers monument signage with excellent visibility on the Garden State Parkway/Raritan Bridge. Building features include: modern glass facades, contemporary interiors, high end finishes, and ample parking. 5th floor suite complete with rotunda, accent floor led lighting and a balcony with a view to the Bay. 4th floor is raw and can be built to suit. There is a 4 car interior garage and a lower level for storage of 4,164 sf that is NOT included in the square footage.</p>							

Building Notes

Parkway Corporate Center offers a unique opportunity to purchase a 23,689 SF Class A building with partial occupancy and income. Tenants include Comcast & the United States Post Office.

The location offers monument signage with excellent visibility on the Garden State Parkway/Raritan Bridge. Building features include: modern glass facades, contemporary interiors, high end finishes, and ample parking. 5th floor suite complete with rotunda, accent floor led lighting and a balcony with a view to the Bay. 4th floor is raw and can be built to suit.

There is a 4 car interior garage and a lower level for storage of 4,164 sf that is NOT included in the square footage.



Location: **David T Wilentz Tower**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class A Office**

Status: **Built 1987**

Stories: **10**

RBA: **245,000 SF**

Typical Floor: **24,500 SF**

Total Avail: **20,235 SF**

% Leased: **91.7%**

Landlord Rep: **NAI DiLeo-Bram & Co.**
 Developer: **Cenwood Associates**
 Management: **Tanben Property Management**
 Recorded Owner: **Cenwood Associates**

For Sale: **Not For Sale**

Expenses: **2011 Tax @ \$4.93/sf**

Parcel Number: **25-00300-0000-00052-04**

Parking: **980 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Banking, Dry Cleaner, Food Service, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd <i>NAI DiLeo-Bram & Co. / Robert A. Dinner (732) 985-3000 x232</i>	5,959	5,959	5,959	\$28.50/te	Vacant	3-10 yrs	Direct
P 5th <i>NAI DiLeo-Bram & Co. / Robert A. Dinner (732) 985-3000 x232</i>	11,676	11,676	11,676	\$28.50/te	Vacant	3-10 yrs	Direct
P 7th <i>NAI DiLeo-Bram & Co. / Robert A. Dinner (732) 985-3000 x232</i>	2,600	2,600	2,600	\$28.50/te	Vacant	3-10 yrs	Direct

Building Notes

Building is located within close proximity to the Garden State Parkway, New Jersey Turnpike, Routes 1 & 9, and I-287 (Route 440 and Outerbridge Crossing). Across from Woodbridge Center Shopping Mall and close to the Metropark Train Station and Sheraton Hotel, there are also a variety of retail shops, health clubs and restaurants within minutes of the facility. Only 15 minutes to Newark Liberty Airport.

There is an on-site deli/cafe, banking with ATM, drycleaner, security, and 24 hour card access. There is also a loading dock.

6% Commission to procuring broker.



Location: **Centra Metropark**
Woodbridge Township
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built 1982, Renov Dec 2010**
 Stories: **5**
 RBA: **114,339 SF**
 Typical Floor: **20,000 SF**
 Total Avail: **17,136 SF**
 % Leased: **95.9%**

Landlord Rep: **Newmark Grubb Knight Frank**
 Developer: **-**
 Management: **The Hampshire Companies, LLC**
 Recorded Owner: **HPFVII Metropark LLC**

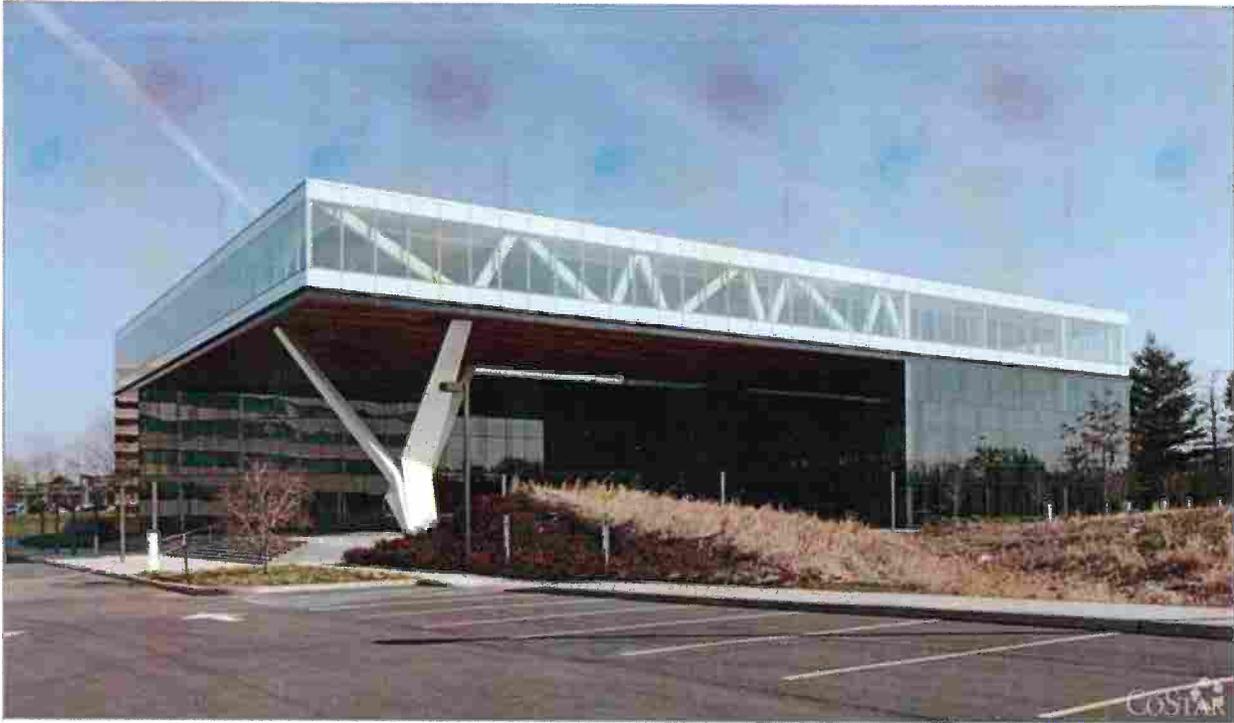
For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$4.12/sf**
 Parcel Number: **25-00356-0002-00012-0000-C-0001, 25-00356-0002-00012-0000-C-0002, 25-00356-02-00012-0000-C0001, 25-00356-02-00012-0000-C0002**
 Parking: **403 free Surface Spaces are available; Ratio of 3.66/1,000 SF**
 Amenities: **Concierge, Conferencing Facility, Fitness Center, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	4,736	4,736	4,736	No	Withheld	Vacant	Negotiable	New
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153</i>								
P GRND	12,400	12,400	12,400	No	Withheld	Negotiable	THRU Dec 2017	Sublet
<i>JLL / John Kaye (732) 491-2170 / Peter Politi (732) 590-4190</i>								

Building Notes

- Building is LEED Platinum Certified
- New Construction
- State of the Art Building Mechanical/HVAC systems -Redundant Power - direct connection to two (2) 13 KV substations, each providing dual-loop scheme to two (2) on-site transformers.
- Building has received multiple awards for architectural excellence.
- Build designed by world renowned Architect- Kohn Pederson Fox

CENTRA located in Metro Park, NJ is the latest state of the art development from The Hampshire Companies. The building was designed by world



renowned architects, Kohn Pederson Fox, and is a best-in-class 110,000 square foot Headquarters quality facility. The building incorporates the latest standards in design of both aesthetics and mechanical systems creating a high performance workspace.

Centra is conveniently located in Metro Park, NJ with immediate access to the Garden State Parkway and within 5 miles of the New Jersey Turnpike and Route 1. Metro Park also houses a major regional NJ Transit train station which provides access to New York City, Philadelphia and multiple locations within New Jersey.

In 2012, this building was awarded LEED certification at the Platinum level by the U.S. Green Building Council.



Location: **AKA 75 Rt 27**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class B Office**

Status: **Built 1972**

Stories: **3**

RBA: **38,416 SF**

Typical Floor: **12,805 SF**

Total Avail: **15,770 SF**

% Leased: **64.7%**

Landlord Rep: **Cushman & Wakefield of New Jersey, Inc.**

Developer: -

Management: -

Recorded Owner: **Metro Plaza of Iselin, LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$0.20/sf**

Parcel Number: **25-00435-11-00001**

Parking: **100 free Surface Spaces are available; Ratio of 2.60/1,000 SF**

Amenities: **Commuter Rail**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	7,800	7,800	7,800	\$27.50/te	Vacant	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Eric Sobel (732) 623-4700 / Kevin Carton (732) 452-6186</i>							
Closest building to Metropark train station Generator available Turn-key disaster recovery space							
P 2nd	1,970	1,970	1,970	\$25.50/te	Vacant	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Eric Sobel (732) 623-4700 / Matthew Scozzari (732) 452-6183</i>							
P 2nd	2,200	2,200	2,200	\$25.50/te	05/2016	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Eric Sobel (732) 623-4700 / Matthew Scozzari (732) 452-6183</i>							
P 3rd	3,800	3,800	3,800	\$25.50/te	Vacant	Negotiable	Direct
<i>Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Eric Sobel (732) 623-4700</i>							

Building Notes

8/00: Metro Plaza of Iselin, LLC purchased the building from MCR Holdings, Inc. JGT represented the seller. Comps #MXC-87551-10-0020



- * New granite lobby & upgraded common area
- * Ideal for user/investor
- * Prestigious tenant roster
- * Flexible layout can accommodate large and small requirements
- * Building is white precast with bronze solar glass
- * Immediate access to the Garden State Parkway (Exit 131)
- * Highway exposure on Route 27
- * Easy access to New Jersey Turnpike & Routes 1, 9, 287 & 440
- * Close proximity to Menlo Park Mall and Woodbridge Center Mall
- * Within walking distance to Metro Park train station
- * Restaurants, hotels and shopping are nearby



Location: **Wick Corporate Center**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class A Office**

Status: **Built 1986**

Stories: **3**

RBA: **109,000 SF**

Typical Floor: **39,593 SF**

Total Avail: **15,234 SF**

% Leased: **86.0%**

Landlord Rep: **Wick Companies LLC**

Developer: **The Wick Agency**

Management: **Wick Companies LLC**

Recorded Owner: **The Wick Agency**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$4.38/sf**

Parcel Number: **25-00300-0000-00051-01**

Parking: **300 Surface Spaces are available; 67 Covered Spaces are available; Ratio of 4.04/1,000 SF**

Amenities: **Atrium, Courtyard, Day Care, Food Service, On Site Management, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svc	Occupancy	Term	Type
P 2nd	15,234	15,234	15,234	Withheld	Vacant	Negotiable	Direct

Wick Companies LLC / Jon Freeman (732) 750-4444 x29

Class "A" 3-story pre-cast and glass corporate office center. Meticulously landscaped grounds, covered parking, tenant storage available on site, separate delivery entrance and freight elevator, 2 high speed hydraulic elevators, 24/7 back-up generator for lights, power and HVAC, computerized energy conservation and management system, soaring 4 story atrium with skylights, beautifully landscaped front courtyard with seating, private balconies, high ceilings, security system with video monitoring cameras, mail room and delivery service within building, lunch area with flat screen tv's, remodeled bathrooms, owner and property management on-site. Major tenants include The Bessemer Group (Private Banking). 43,759 square foot building addition currently under construction. Ideally located at a traffic controlled intersection directly across from the Woodbridge Center Mall along Woodbridge Center Drive in Woodbridge, NJ. Easy access to Route 1, 9, 440, I-287, the Garden State Parkway and New Jersey Turnpike. Major hotels and conference facilities within 1/4 mile, Metropark Train Station within 5 minutes and Newark International Airport is 20 minutes away.

Building Notes

Class "A" 3-story pre-cast and glass corporate office center. Meticulously landscaped grounds, covered parking, tenant storage available on site, separate delivery entrance and freight elevator, 2 high speed hydraulic elevators, 24/7 back-up generator for lights, power and HVAC, computerized energy conservation and management system, soaring 4 story atrium with skylights, beautifully landscaped front courtyard with seating, private balconies, high ceilings, security system with video monitoring cameras, mail room and delivery service within building, lunch area with flat screen tv's, remodeled bathrooms, owner and property management on-site. Major tenants include The Bessemer Group (Private Banking). 43,759 square foot building addition currently under construction.

Ideally located at a traffic controlled intersection directly across from the Woodbridge Center Mall along Woodbridge Center Drive in Woodbridge, NJ. Easy access to Route 1, 9, 440, I-287, the Garden State Parkway and New Jersey Turnpike. Major hotels and conference facilities within 1/4 mile, Metropark Train Station within 5 minutes and Newark International Airport is 20 minutes away.



Location: **Woodbridge Towers**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1984, Renov 2010**

Stories: **4**

RBA: **85,109 SF**

Typical Floor: **21,277 SF**

Total Avail: **14,363 SF**

% Leased: **86.3%**

Landlord Rep: **Bergman Real Estate Group**

Developer: **-**

Management: **Bergman Real Estate Group**

Recorded Owner: **555 Venture, LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.36/sf**

Parcel Number: **25-00371-0000-00001-03**

Parking: **140 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Availability, Food Service, On Site Management, Property Manager on Site, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 120	2,556	2,556	2,556	\$23.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John G. Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							
available 4/1/2016 Furniture can be made available							
P 2nd / Suite 240	3,175	3,175	3,175	\$23.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John G. Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							
available 4/1/2016 Furniture can be made available							
P 3rd / Suite 340	2,700	2,700	2,700	Withheld	Negotiable	Negotiable	Sublet
<i>Tamara Mudachi / Tamara Mudachi (908) 242-3635 x105</i>							
Woodbridge Towers 555 Route One South Iselin, NJ Suite on 3rd floor 2700 SF Four individual offices, a conference room and a large multipurpose room that can be used as another office or a presentation room. Four (4) Story Bldg Size: \$85,000 SF Across from Woodbridge Center Mall, Excellent access to Route's 1,9 & 440, GSP (Exit 130), NJ Turnpike and I-287							
P 4th / Suite 440	5,932	5,932	5,932	\$23.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John G. Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							

Building Notes



The property has an Art Deco lobby entrance and features a full sprinkler and fire alarm system. Located minutes from Exit 11 of the New Jersey Turnpike, Exit 130 of the Garden State Parkway, I-287, Rt 440, and Rt 9, with close proximity to Amtrak Metroliner Station, Woodbridge Center Mall, Menlo Park Mall, restaurants, banking, hotels and conference centers. It is conveniently located: 10 mi. from Newark Airport, 30 mi. from JFK & LaGuardia, 25 mi. from New York City, 68 mi. from Philadelphia, 28 mi. from Morristown, 29 mi. from Princeton and 20 mi. from Somerville.

Township: Woodbridge Township

GSH Group Inc. has entered into an energy management contract with Bergman. GSH will utilize their energyplus program to provide guaranteed energy consumption savings. (2/09).

This building was awarded an Energy Star label in 2010 for its operating efficiency.

This building's common area was renovated in 2009.

This building was awarded an Energy Star label in 2012 for its operating efficiency.



Location: **900 on Nine**
AKA 900 Route 9 N
Woodbridge Twp
Brunswick/Piscataway/I-287 Cluster
South Edison Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Office**

Status: **Built 1977, Renov 2006**

Stories: **6**

RBA: **113,000 SF**

Typical Floor: **18,833 SF**

Landlord Rep: **Hotels Unlimited, Inc.**

Developer: **-**

Management: **Hotels Unlimited, Inc.**

Total Avail: **13,335 SF**

% Leased: **88.2%**

Recorded Owner: **900 Route 9 North LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.06/sf; 2007 Combined Est Tax/Ops @ \$11.61/sf**

Parcel Number: **25-00206-0000-00001**

Parking: **430 free Surface Spaces are available; Ratio of 3.80/1,000 SF**

Amenities: **Food Service**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 107	3,660	3,660	3,660	Withheld	Vacant	3-5 yrs	Direct
<i>Hotels Unlimited, Inc. / Carrie Jones / Carey Tajfel</i>							
P 2nd	7,091	9,675	9,675	Withheld	Vacant	3-5 yrs	Direct
<i>Hotels Unlimited, Inc. / Carrie Jones / Carey Tajfel</i>							
P 2nd / Suite 205A	2,584	9,675	9,675	Withheld	Vacant	3-5 yrs	Direct
<i>Hotels Unlimited, Inc. / Carrie Jones / Carey Tajfel</i>							

Building Notes

900 on Nine is situated on a half-dozen acres near a three-way intersection of Route 9, the New Jersey Tpke and the Garden State Pkwy. Anchor tenants include JP Morgan Chase & the NIP Group Inc.

* New lobby floor renovations

* Food service and cafeteria

* Located at interchange of Garden State Pkwy; less than one mile from intersection of Rt 1 & the New Jersey Tpk



- * Visible from Route 9, the Garden State Parkway and the New Jersey Turnpike
- * Close proximity to New York City, Newark International Airport, and Kennedy International Airport
- * Within minutes of Metro Park Train Station
- * Variety of restaurants & hotels nearby
- * Poured concrete fireproof construction
- * Solar-absorbing windows
- * High-intensity recessed lighting
- * Individual heating and a/c controls; computerized energy management system
- * Building hours M-F 7 AM - 6 PM, Saturday 8AM - 1PM for HVAC services



Location: **Woodbridge Place**
AKA 517 Rt 1 S
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **5**

RBA: **146,600 SF**

Typical Floor: **29,320 SF**

Landlord Rep: **American Properties Realty, Inc.**

Developer: **Weingarten Group**

Management: **American Properties Realty, Inc.**

Total Avail: **12,197 SF**

% Leased: **91.7%**

Recorded Owner: **American Properties**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.66/sf**

Parcel Number: **25-00369-0000-00100-021**

Parking: **500 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Fitness Center, Hotel, Restaurant**

Floor	SF Avail	Floor Contig	Est. Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,115	2,115	2,115	\$26.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156</i>							
P 3rd	1,977	1,977	1,977	\$26.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156</i>							
P 3rd	3,488	3,488	3,488	\$26.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156</i>							
P 3rd	2,803	2,803	2,803	\$26.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156</i>							
P 4th	1,814	1,814	1,814	\$26.00/te	Vacant	Negotiable	Direct
<i>American Properties Realty, Inc. / Vincent M. Budesa (732) 283-9700 x156</i>							

Building Notes

The building is interconnected by a magnificent two-story atrium to the fabulous Sheraton Centre. Woodbridge Place is located directly across from the Woodbridge Center Shopping Mall. Woodbridge Place features easy access to the New Jersey Turnpike, the Garden State Pkwy, Rts. 287, 1/9, & 440



and is just 25 minutes from Newark Airport. Public bus transportation is at the front door and is just minutes from Metro Park.

* Security includes 24 hour cameras and card-access system



Location: **Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Class C Office**

Status: **Built 1975**

Stories: **1**

RBA: **12,000 SF**

Typical Floor: **12,000 SF**

Total Avail: **12,000 SF**

% Leased: **0%**

Landlord Rep: **Weichert Commercial Brokerage, Inc.**

Developer: **-**

Management: **Top Quality Inc**

Recorded Owner: **Top Quality Inc**

Sales Company: **Weichert Commercial Brokerage, Inc.: Jennifer A. Corrao (973) 222-5944, John Negri (973) 267-7778**

For Sale: **For Sale at \$1,900,000 (\$158.33/SF) - Active**

Expenses: **2015 Tax @ \$2.51/sf, 2014 Est Tax @ \$2.45/sf; 2014 Est Ops @ \$0.58/sf**

Parcel Number: **25-00543-01-00034-01**

Parking: **10 free Surface Spaces are available; Ratio of 1.00/1,000 SF**

Amenities: **Air Conditioning, Commuter Rail, Security System, Signage**

Floor	SF Avail	Floor Contig	Bltdg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
-------	----------	--------------	--------------	------------------	-----------	------	------



Floor	SF Avail'	Floor Contig	Blgd Contig	Rest/SP/Pr + Svc	Occupancy	Term	Type
E 1st	3,500 - 12,000	12,000	12,000	\$13.50/nnn	Vacant	3-5 yrs	Direct

Weichert Commercial Brokerage, Inc. / Jennifer A. Corrao (973) 222-5944 / John Negri (973) 267-7778

AVAILABILITY: Full Building 12,000 sq ft. Location: 399 Pearl St. Woodbridge, NJ 07095 Directly across the street from the Woodbridge NJ Transit Train Station. Great location for businesses dealing with NY Clients and much cheaper than NYC rates. Quick commute into the city. **SPECIAL ZONING:** This Property is Part of the Main Street Rehabilitation & Transit Village Plan in the Downtown Woodbridge Business District. This is a single story building, but it can be built up to (3) three stories with Retail & Mixed Use on the first floor and residential on the second and third floors without a variance, and up to (5) five stories with a parking deck. **ZONING:** Mixed Use Building: Retail Stores and Services, Banks and Financial Co, Health Clubs and Fitness Centers, Restaurants, Cafes and Other Eating Establishments, Educational Uses, Civil & Community Uses, Office Use, Mixed Use, Art Galleries & Museums, Government Uses, and even Live-Work Units (which have store front style workspaces that serve as studios, offices, galleries, showrooms, or even home offices or family recreation rooms.) Also: Business Use, Offices, Commercial & Service Businesses, and any Educational Use. Prior Tenants: Trade Show Graphics & Sign Co., Digital Printing Co., AV Contractors, Photo Studio, Engineering Firm, Financial Trading Firm. **PRIME LOCATION:** This Unique Building is on a Corner Property, with Two Separate Parking Lots. It has (4) Separate Entrances, Spacious Offices, Several Large Open Areas, Full Drop Ceilings, Marble Lobby with a Custom Counter, Nice Sound Block Conference Room, and a few Furnished Computer Rooms. Located only One block in from Main Street and Across the Street from Mass Transit. Also within Two Blocks of the following: Woodbridge Elementary School, Nice Park with Children's Playground, Police & Fire Dept., Post Office, Church, Additional Parking, Main Street Shops (CVS, Food Establishments, Restaurants, Salons, Berkley College, etc.) **FEATURES:** On Site Newly Paved Parking Lots, Loading Dock, Nice Landscaping, Rooftop Central Air/Heat, 400amp Electric Power, Cable, DSL, T-1, Satellite, Clean and Nicely Maintained. All Rooms have Carpeting and/or Commercial Tile. Note: One section of 3,200 sq ft area was used by a NYC Brokerage Firms for a Emergency Backup or Disaster Recovery Offsite Location. This Furnished Office Space has Several High-end Dell Servers, Phone Towers, Computers, with Double Flat Screen Monitors and TV's, Custom Double Sided Birch Computer Stations, Conference Room Table, Black Leather Chairs, and Various Office Equipment shown is available for sale or lease and still on the premises for a turn key operation. **TRANSPORTATION:** Easy access to GS Parkway Exit 129, NJ Turnpike Exit 11, Rt #1, Rt #9, Rt #35, Rt #287/440 and NJ TRANSIT Woodbridge Train Station - 100 feet away.

Building Notes

AVAILABILITY: Full Building 12,000 sq ft. Location: 399 Pearl St. Woodbridge, NJ 07095 Directly across the street from the Woodbridge NJ Transit Train Station. Great location for businesses dealing with NY Clients and much cheaper than NYC rates. Quick commute into the city. **SPECIAL ZONING:** This Property is Part of the Main Street Rehabilitation & Transit Village Plan in the Downtown Woodbridge Business District. This is a single story building, but it can be built up to (3) three stories with Retail & Mixed Use on the first floor and residential on the second and third floors without a variance, and up to (5) five stories with a parking deck.

ZONING: Mixed Use Building: Retail Stores and Services, Banks and Financial Co, Health Clubs and Fitness Centers, Restaurants, Cafes and Other Eating Establishments, Educational Uses, Civil & Community Uses, Office Use, Mixed Use, Art Galleries & Museums, Government Uses, and even Live-Work Units (which have store front style workspaces that serve as studios, offices, galleries, showrooms, or even home offices or family recreation rooms.) Also: Business Use, Offices, Commercial & Service Businesses, and any Educational Use. Prior Tenants: Trade Show Graphics & Sign Co., Digital Printing Co., AV Contractors, Photo Studio, Engineering Firm, NYC Brokerage Firm.

PRIME LOCATION: This Unique Building is on a Corner Property, with Two Separate Parking Lots. It has (4) Separate Entrances, Spacious Offices, Several Large Open Areas, Full Drop Ceilings, Marble Lobby with a Custom Counter, Nice Sound Block Conference Room, and a few Furnished Computer Rooms. Located only One block in from Main Street and Across the Street from Mass Transit. Also within Two Blocks of the following:



Woodbridge Elementary School, Nice Park with Children's Playground, Police & Fire Dept., Post Office, Church, Additional Parking, Main Street Shops (CVS, Food Establishments, Restaurants, Salons, Berkley College, etc.)

FEATURES: On Site Newly Paved Parking Lots, Loading Dock, Nice Landscaping, Rooftop Central Air/Heat, 400amp Electric Power, Cable, DSL, T-1, Satellite, Clean and Nicely Maintained. All Rooms have Carpeting and/or Commercial Tile. Note: One section of 3,200 sq ft area was used by a NYC Brokerage Firms for a Emergency Backup or Disaster Recovery Offsite Location. This Furnished Office Space has Several High-end Dell Servers, Phone Towers, Computers, with Double Flat Screen Monitors and TV's, Custom Double Sided Birch Computer Stations, Conference Room Table, Black Leather Chairs, and Various Office Equipment shown is available for sale or lease and still on the premises for a turn key operation.

TRANSPORTATION: Easy access to GS Parkway Exit 129, NJ Turnpike Exit 11, Rt #1, Rt #9, Rt #35, Rt #287/440 and NJ TRANSIT Woodbridge Train Station - 100 feet away.



Location: Kings Road Office Center
 Woodbridge Twp
 Woodbridge/Edison Cluster
 North Edison/Woodbridge Submarket
 Middlesex County
 Fords, NJ 08863

Building Type: Class B Office

Status: Built 1907, Renov 1995

Stories: 4

RBA: 36,000 SF

Typical Floor: 10,000 SF

Total Avail: 10,131 SF

% Leased: 74.1%

Landlord Rep: Colliers International

Developer: David L. Kushinsky

Management: -

Recorded Owner: Kings Road Building LLC

For Sale: Not For Sale

Expenses: 2015 Tax @ \$2.17/sf

Parcel Number: 25-00017-02-00324

Parking: 50 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Amenities: Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	824	824	824	\$17.50/te	Vacant	3-5 yrs	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							
P 1st	820	820	820	\$17.50/te	30 Days	Negotiable	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							
P 2nd	815	815	815	\$17.50/te	Vacant	3-5 yrs	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							
P 3rd	1,314	1,314	1,314	\$17.50/te	Vacant	3-5 yrs	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							
P 3rd	975	975	975	\$17.50/te	Vacant	3-5 yrs	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							
P 3rd	824	824	824	\$17.50/te	Vacant	3-5 yrs	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							
P 3rd	2,264	2,264	2,264	\$17.50/te	Vacant	Negotiable	Direct
Colliers International / Douglas R. Twyman (609) 297-5172							



Floor	SF Avail	Floor Config	Build Config	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 3rd	925	925	925	\$17.50/te	Vacant	3-5 yrs	Direct
<i>Colliers International / Douglas R. Twyman (609) 297-5172</i>							
P 4th	1,370	1,370	1,370	\$17.50/te	Vacant	3-5 yrs	Direct
<i>Colliers International / Douglas R. Twyman (609) 297-5172</i>							

Building Notes

February 2002: Kings Road Building LLC has purchased the building from American Schoolhouse Plaza. Newmark JGT of New Jersey was the sole broker in the transaction.

Originally a community school, this building was renovated in 1984. Completely refinished, inside and out, it combines the best of the old with all the efficiency and convenience features today's businesses demand.

10" thick walls. Double-glazed insulating windows. New ownership and management as of 2/2002. Fully landscaped grounds. 10 miles from Newark Airport; 25 miles from New York City; 30 miles from JFK and LaGuardia; 28 miles from Morristown; 29 miles from Princeton; 68 miles from Philadelphia. Just moments from the Garden State Pkwy, New Jersey Tpke, Interstates 287, 78 & 80, Rts 1 & 9, Port Newark, and the Outerbridge Crossing. Convenient to the MetroPark Train Station, Hilton and Sheraton Hotels and the Menlo and Woodbridge Shopping Malls. T-1 internet access. St Georges Post Rd also known as Route 501 and Route 184.



Location: Metro Center One
 Woodbridge Twp
 Woodbridge/Edison Cluster
 North Edison/Woodbridge Submarket
 Middlesex County
 Iselin, NJ 08830

Building Type: Class A Office
 Status: Built 1978
 Stories: 4
 RBA: 130,000 SF
 Typical Floor: 32,500 SF
 Total Avail: 9,946 SF
 % Leased: 96.3%

Landlord Rep: Zimmel Associates, Inc.
 Developer: -
 Management: Zimmel Associates, Inc.
 Recorded Owner: Toranco Wood Avenue Associates, LLC

For Sale: Not For Sale
 Expenses: 2015 Tax @ \$3.68/sf
 Parcel Number: 25-00356-02-00016
 Parking: 500 Surface Spaces are available; Ratio of 3.85/1,000 SF
 Amenities: 24 Hour Availability, Commuter Rail, Day Care, Food Service, Pool, Restaurant

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 119	2,787	2,787	2,787	\$18.00/te	30 Days	Thru May 2016	Sublet
<i>Richel Commercial Brokerage / John Richel (732) 720-0538 x101 / Steven Richel (732) 720-0538 x100</i>							
Furniture can be purchased at a significant discount. \$1.75 for tenant electric							
P 1st / Suite 121	2,320	2,320	2,320	\$26.00/te	Negotiable	Negotiable	Sublet
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							
P 1st / Suite 121	2,512	2,512	2,512	\$26.00/te	Vacant	3-5 yrs	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							
P 2nd / Suite 205	2,327	2,327	2,327	\$26.00/te	Vacant	3-5 yrs	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							

Building Notes

- * At Exit 131 A and B of GS Parkway
- * 1 mile to NJ Turnpike, Rts 1, 9, 27, 35, 440, & I-287



- * Building is dark grey aggregate with reflective glass
- * Near Menlo Park and Woodbridge Center shopping malls
- * Within walking distance to the MetroPark train station
- * Adjacent to the Woodbridge Hilton Hotel
- * 24 hour card building access
- * On-site building cafe
- * Day care nearby
- * Neighbors include Englehard, Merck, Siemens, Dean Witter Reynolds



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class B Office/Medical**

Status: **Built 2003**

Stories: **3**

RBA: **21,000 SF**

Typical Floor: **7,000 SF**

Total Avail: **8,767 SF**

% Leased: **58.3%**

Landlord Rep: **Shaukat Chaudhery**

Developer: **-**

Management: **-**

Recorded Owner: **Tri-party Real Estate Holdings LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.22/sf**

Parcel Number: **25-00404-0007-00001, 25-00404-07-00001**

Parking: **75 free Surface Spaces are available; Ratio of 3.57/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + ovs	Occupancy	Term	Type
P LL	2,676	5,907	5,907	Withheld	Vacant	Negotiable	Direct
<i>Shaukat Chaudhery / Shaukat Chaudhery (732) 607-1111</i>							
Build out with treatment rooms/offices, 3 high end bathrooms, shower. Medical office.							
P LL	3,231	5,907	5,907	Withheld	Vacant	Negotiable	Direct
<i>Shaukat Chaudhery / Shaukat Chaudhery (732) 607-1111</i>							
P 1st	2,860	2,860	2,860	Withheld	Vacant	Negotiable	Direct
<i>Shaukat Chaudhery / Shaukat Chaudhery (732) 607-1111</i>							
Large open space w/ offices, reception. Previous wellness/fitness center.							



Location: Woodbridge Office Tower
 Woodbridge Twp
 Woodbridge/Edison Cluster
 North Edison/Woodbridge Submarket
 Middlesex County
 Woodbridge, NJ 07095

Building Type: Class A Office

Status: Built 1985, Renov 2005

Stories: 10

RBA: 215,000 SF

Typical Floor: 21,000 SF

Total Avail: 8,754 SF

% Leased: 95.9%

Landlord Rep: Cushman & Wakefield of New Jersey, Inc.

Developer: -

Management: Atlantic Realty Development Corp.

Recorded Owner: Woodbridge Office Tower, L.L.C.

For Sale: Not For Sale

Expenses: 2015 Tax @ \$3.39/sf; 2010 Est Ops @ \$7.26/sf

Parcel Number: 25-00300-0000-00052-03

Parking: 300 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Amenities: Air Conditioning, Atrium, Fitness Center, Food Service, On Site Management, Property Manager on Site, Restaurant, Security System, Signage, Storage Units

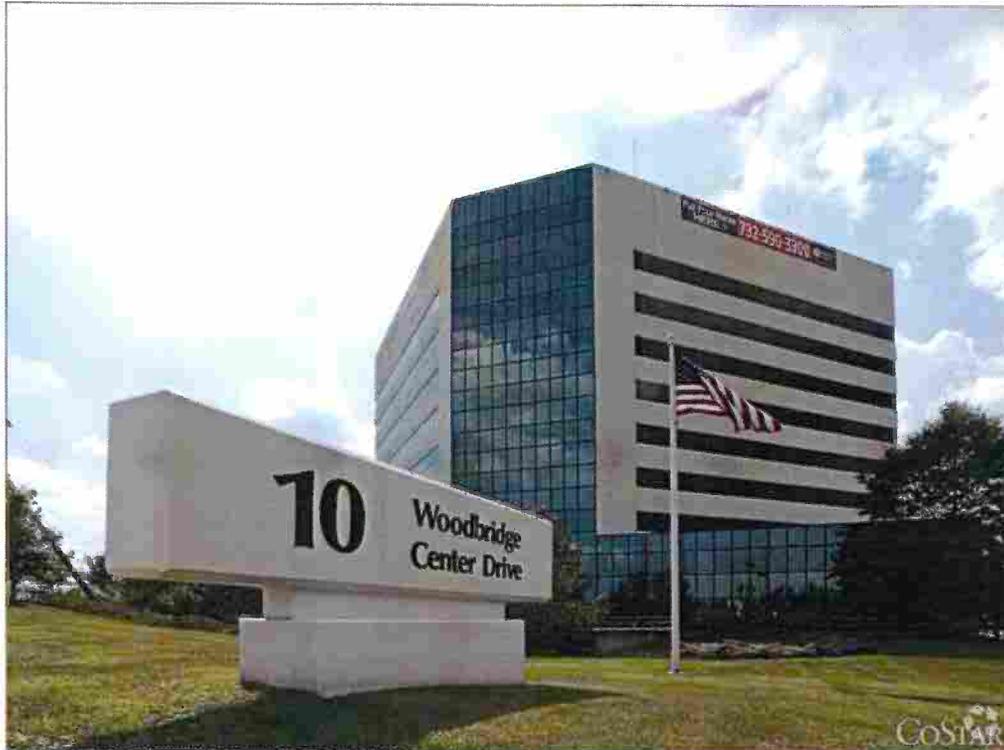
Floor	SF Avail	Floor Contig	Blkly Contig	Ren#SF/Yr + Svs	Occupancy	Term	Type
P 3rd	8,754	8,754	8,754	\$28.50/te	Vacant	Negotiable	Direct
Cushman & Wakefield of New Jersey, Inc. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Eric Sobel (732) 623-4700							

Building Notes

10 Woodbridge Center Drive is located in the Township of Woodbridge, Middlesex County, New Jersey. The property is municipally identified as Block 300, Lot 52C. The site has primary access and exposure on Woodbridge Center Drive and Main Street (Route 514).

The building's dramatic architecture is highly visible from the New Jersey Turnpike and Garden State Parkway, and it is strategically located at the intersection of the NJ Turnpike (exit 11) and the Garden State Parkway (exit 129). Only 15 minutes to Newark Liberty Airport and easy access to Routes 1, 9, 27 and I-287 and 440.

The immediate area is improved with several office buildings, major retail centers and residences. The building has a bus transportation connection which runs from Metro Park Train Station to Woodbridge Center. It is fully landscaped and has a full service café with outdoor seating, computer



monitored energy efficient HVAC System, a separate service entrance and penthouse storage available.

- Building Size: 210,000 square feet
- Lot Size: 8.64 acres
- Construction: Steel and concrete, precast exterior with glass gray windows.
- Year Built: 1985
- Year Renovated: 2005, Other renovations completed in 2008
- Floor Sizes: First Floor: 20,217 s.f.
- Second Floor: 25,097 s.f.
- Third Floor: 26,230 s.f.
- Fourth-Tenth Floor: 20,217 s.f.
- Add-On Factor: 20%
- Roof: New roof installed in 2002. EPDM Roof, no ballasts.
- Entry: Newly remolded granite lobby with a 2 story atrium.
- HVAC: Roof mounted chiller with new water tower for air conditioning. Electric heat. Means for supplemental
- HVAC would be phone calls placed to teletrol management system
- Floor Loads: 100 Pounds
- There is a 450 KVA tenant generator available
- Restrooms: All restrooms have been renovated and upgraded to no touch fixtures and sensor lights. There is one woman's and men's restroom on each floor. The restrooms are finished with ceramic tile floors and walls, metal stalls and porcelain sinks.
- Elevators: Four (4) Dover Passenger elevators recently modernized and interiors redone. Elevator capacity is 3,500 pounds each, including 1 freight elevator.
- Security: On-site lobby guard (8:00 am -10:00 pm, Monday – Friday, Saturday 8:00am – 1:00 pm) and parking lot security. Camera surveillance and after hours card access.
- Fire Protection: The fire protection system consists of smoke detectors, fire alarms and pull stations. There is a wet sprinkler system in the building. Full fire sprinkler, standpipe and alarm systems.
- Other: New first floor cafeteria
- New fitness center with lockers and showers
- On-site building Superintendent
- Renovated common areas including upgraded carpet, wallpaper and electronic light fixtures
- New parking lot



Location: **Metro Park**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built 1973, Renov Apr 2015**
 Stories: **8**
 RBA: **155,986 SF**
 Typical Floor: **17,200 SF**
 Total Avail: **8,079 SF**
 % Leased: **95.1%**

Landlord Rep: **JLL**
 Developer: **-**
 Management: **Garden Commercial Properties**
 Recorded Owner: **535 Realty Company**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$1.72/sf**
 Parcel Number: **25-00356-0000-00011-02**
 Parking: **500 free Surface Spaces are available; Free Covered Spaces; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Details	Bldg Cost/sq	Rent/SP/Yr + Svs	Occupancy	Term	Type
P 7th JLL / John Kaye (732) 491-2170	4,000	4,000	4,000	\$33.00/te	Vacant	Negotiable	Direct
P 7th Garden Commercial Properties / Tony Moscaritolo (973) 467-5000	433	433	433	\$33.00/te	Vacant	Negotiable	Direct
P 7th Garden Commercial Properties / Tony Moscaritolo (973) 467-5000	3,646	3,646	3,646	\$33.00/te	Vacant	Negotiable	Direct

Building Notes

10/31/02: Makor, Inc. - 535 Realty Company purchased the building from Connecticut General Life Insurance. For more information refer to COMP # MXC-29461-05-0230.

Facade is reflective glass

The Metropark Center, strategically located just off Exit 131A of the Garden State Parkway, is situated at one of the most prestigious corporate addresses in central New Jersey: Metropark Corporate Center. This center occupies the entire fourth and sixth floors of this eight-story, reflective glass building. Conveniently located across the street from the Metropark Train Station and just minutes from Newark International Airport, this center is a very popular choice for telecommuters. The center's professional environment is enhanced with two, well-appointed reception areas, furnished offices, multi-office suites, four meeting rooms that accommodate up to 15, a training room that accommodates up to 50 and state-of-the-art videoconferencing. This center is supported by an experienced and friendly support staff who can provide a variety of administrative and clerical services on an as-needed basis.

Located within the building is a cafe, and ATM. The center is just minutes from two major shopping malls, Woodbridge Center and Menlo Park, and many popular restaurants, hotels and banks. Immediately adjacent to the center is the world-renowned Hilton Hotel.



Location: **Phoenix Building**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Existing**

Stories: **2**

RBA: **16,345 SF**

Typical Floor: **3,666 SF**

Total Avail: **7,000 SF**

% Leased: **57.2%**

Landlord Rep: **J.J. Elek Realty**

Developer: -

Management: -

Recorded Owner: **94 Green St Llc**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$1.22/sf**

Parcel Number: **25-00554-0000-00017**

Parking: **25 free Surface Spaces are available; Ratio of 1.53/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/\$/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	\$12.00/mg	Vacant	Negotiable	Direct
<i>J.J. Elek Realty / Jerry DeMaio (732) 634-9100</i>							
Owner is flexible on terms.							
P 1st	3,500	3,500	3,500	\$12.00/mg	Vacant	1 yr	Direct
<i>94 Green St Llc</i>							
P 1st	1,500	1,500	1,500	\$12.00/mg	Vacant	Negotiable	Direct
<i>Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102</i>							
\$1,500/month							



Location: **Woodbridge Twp**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Class C Office**

Status: **Built 1998**

Stories: **2**

RBA: **6,682 SF**

Typical Floor: **3,341 SF**

Total Avail: **6,682 SF**

% Leased: **0%**

Landlord Rep: **NAI Fennelly Associates, Inc.**

Developer: **-**

Management: **-**

Recorded Owner: **Fennelly Joseph & Gwendoline**

Sales Company: **NAI Fennelly Associates, Inc.: Jerry Fennelly (609) 520-0061 X100**

For Sale: **For Sale at \$945,000 (\$141.43/SF) - Active**

Expenses: **2016 Tax @ \$3.89/sf, 2013 Est Tax @ \$3.75/sf; 2016 Ops @ \$2.60/sf, 2013 Est Ops @ \$2.02/sf**

Parcel Number: **25-00505-0002-00002-0001, 25-00505-02-00002-01**

Parking: **20 free Surface Spaces are available; Ratio of 1.79/1,000 SF**

FLOOR	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Terms	Type
E 1st	3,341	3,341	6,682	\$14.00/nnn	Vacant	Negotiable	Direct
<i>NAI Fennelly Associates, Inc. / Jerry Fennelly (609) 520-0061 x100</i>							
E 2nd	3,341	3,341	6,682	\$10.00/nnn	Vacant	Negotiable	Direct
<i>NAI Fennelly Associates, Inc. / Jerry Fennelly (609) 520-0061 x100</i>							



Location: Brunswick/Piscataway/I-287 Cluster
 South Edison Submarket
 Middlesex County
 Perth Amboy, NJ 08861

Building Type: **Class B Office**

Status: **Built 1943**

Stories: **2**

RBA: **6,500 SF**

Typical Floor: **3,250 SF**

Total Avail: **6,500 SF**

% Leased: **0%**

Landlord Rep: **J.J. Elek Realty**

Developer: -

Management: -

Recorded Owner: **West Pond Property, LLC**

Sales Company: **J.J. Elek Realty: Robert Durso (732) 634-9100**

For Sale: **For Sale at \$1,599,000 (\$246.00/SF) - Active**

Expenses: **2015 Tax @ \$4.93/sf**

Parcel Number: **25-00201-0000-00019-01**

Parking: **20 Surface Spaces are available; Ratio of 3.00/1,000 SF**

Floor	Sf Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	6,500	6,500	6,500	Withheld	Vacant	TBD	Direct
J.J. Elek Realty / Robert Durso (732) 634-9100							

Building Notes

Rt. 9 N to Rt 184 E Exit to West Pond Rd.



Location: **Bldg D**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**

Status: **Built 1983**

Stories: **4**

RBA: **99,109 SF**

Typical Floor: **24,777 SF**

Total Avail: **5,984 SF**

% Leased: **94.0%**

Landlord Rep: **Newmark Grubb Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

Recorded Owner: **SMIII Woodbridge Plaza, LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.80/sf**

Parcel Number: **25-00367-0000-00001-10**

Parking: **500 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Food Service, On Site Management, Pond/Pool, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	5,984	5,984	5,984	\$25.00/te	Vacant	Negotiable	Direct
Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130							

Building Notes

Apn: 25-00367-0000-00001-000J

Current Grubb & Ellis sublease has a 14,000 SF data center.

The building is located on Rt 1 at the Garden State Parkway, close to the MetroPark transit hub. It is within minutes from the New Jersey Turnpike, Rts 9, 27, 440 and I-287 with easy accessibility from Newark International Airport. Within close proximity are hotels, conference facilities and shopping. The building is also wired and serviceable for high speed internet access by Everest Broadband Networks. Other amenities include dry cleaner, food service and courtyard.

The property received 1996 New Good Neighbor Award from the NJBIA and 1994 Office Building of the Year (TOBY) Award, Suburban Office Park category,



from the Building Owners and Managers Association (BOMA).

8/98: Woodbridge Corporate Plaza Assoc., purchased the 6-building, 609,601 square foot Koll Corporate Plaza for \$62 million. The seller was K/B Fund IV (Koll acting on behalf of a pension fund client). Jones Lang Wootton in New York negotiated the deal.



Location: **Aspen Corporate Park I**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Office**
 Status: **Built 1982, Renov 2012**
 Stories: **3**
 RBA: **45,850 SF**
 Typical Floor: **15,283 SF**
 Total Avail: **5,665 SF**
 % Leased: **100%**

Landlord Rep: **Bergman Real Estate Group**
 Developer: **-**
 Management: **Bergman Real Estate Group**
 Recorded Owner: **Aspen Woodbridge LLC**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$2.19/sf, 2012 Est Tax @ \$2.05/sf**
 Parcel Number: **25-00408-0000-00001-03**
 Parking: **300 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 302	3,274	3,274	3,274	\$19.50/te	Vacant	Thru Feb 2018	Sublet
<i>GFT Investments / Ian M. Grusd (732) 906-0505</i>							
P 3rd / Suite 305	2,391	2,391	2,391	\$19.50/te	Vacant	Thru Feb 2018	Sublet
<i>GFT Investments / Ian M. Grusd (732) 906-0505</i>							

Building Notes

- * Small flexible floor plates
- * Value priced building
- * Move in condition units available
- * Flexible Lease terms
- * Flexible Landlord
- * Centrally located at crossroads at NJ Tpk, Garden State Parkway, I-287 and Rt 1. Minutes away from the Metropark Station



- * One of the twin beige-colored tile buildings on Rt 9 opposite the Woodbridge Shopping Center
- * Covered Parking
- * Major shopping center, restaurants, and banks nearby
- * Newly renovated lobby
- * Hotels and conference centers nearby
- * 24 hour security access system

This is one of the twin beige-colored tile buildings on Route 9 with highway exposure opposite the Woodbridge Shopping Center. It is located within minutes to Garden State Parkway, New Jersey Turnpike, Routes 287 and the Metropark train station. Major shopping centers, restaurants and banks and hotels and conference facilities are located nearby. The building features a newly renovated lobby and 24 hour security access system.



Location: **Metro Middlesex Plaza**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built 1984**
 Stories: **3**
 RBA: **46,150 SF**
 Typical Floor: **15,383 SF**
 Total Avail: **5,625 SF**
 % Leased: **93.7%**

Landlord Rep: **Punia Company L.L.C.**
 Developer: **Punia Company L.L.C.**
 Management: **Punia Company L.L.C.**
 Recorded Owner: **Metro Middlesex Plaza Assoc.**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$4.02/sf, 2012 Est Tax @ \$3.77/sf; 2012 Est Ops @ \$2.75/sf**
 Parcel Number: **25-00433-0000-00001**
 Parking: **100 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Room	Sq Ft	Floor Contig	Blkg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103 <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i>	1,825	1,825	1,825	\$21.00/+elec	Vacant	Negotiable	Direct
P 2nd / Suite 204 <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i>	1,103	1,103	1,103	\$21.00/+elec	Vacant	Negotiable	Direct
P 3rd / Suite 306 F <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i> Rental Rate is \$750 per month full service.	150	150	150	Withheld	30 Days	Negotiable	Direct
P 3rd / Suite 306 K <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i> Rental Rate is \$800 per month full service.	150	150	150	Withheld	30 Days	Negotiable	Direct
P 3rd / Suite 308 <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i>	2,397	2,397	2,397	\$21.00/+elec	30 Days	3-5 yrs	Direct

Building Notes

- * Grey precast and black glass building
- * Adjacent to the Metropark Train Station in Metro Park
- * Ample parking



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class C Office**

Status: **Built 1964**
 Stories: **3**
 RBA: **16,000 SF**
 Typical Floor: **4,000 SF**
 Total Avail: **4,090 SF**
 % Leased: **81.0%**

Landlord Rep: **Hans Investment Group, LLC**
 Developer: -
 Management: -
 Recorded Owner: **Hans Investment Group, LLC**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$3.90/sf**
 Parcel Number: **25-00448-01-00001-02**
 Parking: **25 Surface Spaces are available; Ratio of 1.56/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	500 - 1,500	1,500	1,500	\$12.00/fs	Vacant	Negotiable	Direct
<i>Hans Investment Group, LLC</i>							
\$500/mo. HANS PLAZA LOCATED ON A BUSY INTERSECTION OF OAKTREE ROAD & MIDDLESEX AVE, CLOSE TO ALL MAJOR HIGHWAYS, METRO PARK TRAIN STATION FOR NYC & PHILLADALPHIA, TRENTON. PUBLIC TRAN. BUS FOR MANY LOCATIONS. SMALLEST OFFICE TO 8000 SF. AVAILABLE BUSY OAKTREE RD & MIDDLESEX AVE INTERESCTION, CORNER, FREE STANDING, HARD SURFACE PARKING							
P LL	1,540	1,540	1,540	\$32.00/fs	Vacant	6-60 mnths	Direct
<i>Star Track Realty / Umang Swali (908) 705-1547</i>							
1 month free with an 18 month lease.							
P 1st	125 - 500	500	500	\$35.00/fs	30 Days	6 mnths	Direct
<i>Star Track Realty / Umang Swali (908) 705-1547</i>							
Multiple executive suites available. Minimum lease length of 6 months. 1 month free with 18 month lease. Building has 24/7 access with no charge to use after hours or on weekends.							
P 2nd	550	550	550	\$35.00/fs	30 Days	6 mnths	Direct
<i>Star Track Realty / Umang Swali (908) 705-1547</i>							
Multiple executive suites available. Minimum lease length of 6 months. 1 month free with 18 month lease. Building has 24/7 access with no charge to use after hours or on weekends.							

Building Notes

Easy Access to GSP, Exit 131



Location: **Bldg A**
AKA 485 US Highway 1 S
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class A Office**
 Status: **Built 1979**
 Stories: **4**
 RBA: **96,000 SF**
 Typical Floor: **24,000 SF**

Landlord Rep: **Newmark Grubb Knight Frank**
 Developer: **-**
 Management: **CB Richard Ellis**
 Recorded Owner: **SMIII Woodbridge Plaza, LLC**

Total Avail: **3,840 SF**
 % Leased: **96.0%**

For Sale: **Not For Sale**
 Expenses: **2012 Tax @ \$2.79/sf**
 Parking: **500 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **Courtyard, Energy Star Labeled, Food Service, On Site Management, Pond/Pool**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 240	1,793	1,793	1,793	\$23.00/te	Vacant	3-5 yrs	Direct
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130</i>							
P 3rd / Suite 360	2,047	2,047	2,047	\$23.00/te	Vacant	3-5 yrs	Direct
<i>Newmark Grubb Knight Frank / David Simson (201) 460-5100 / Jamie Drummond (201) 460-5153 / Larry Martin (201) 504-5130</i>							

Building Notes

The building is located on Rt 1 at the Garden State Parkway, close to the MetroPark transit hub. It is within minutes from the New Jersey Turnpike, Rts 9, 27, 440 and I-287 with easy accessibility from Newark International Airport. Within close proximity are hotels, conference facilities and shopping. The building is also wired and serviceable for high speed internet access. Other amenities include dry cleaner, food service and courtyard.

The property received 1996 New Good Neighbor Award from the NJBIA and 1994 Office Building of the Year (TOBY) Award, Suburban Office Park category, from the Building Owners and Managers Association (BOMA).

8/98: Woodbridge Corporate Plaza Assoc., purchased the 6-building, 609,601 square foot Koll Corporate Plaza for \$62 million. The seller was K/B Fund



IV (Koll acting on behalf of a pension fund client). Jones Lang Wootton in New York negotiated the deal.

This building was awarded an Energy Star label in 2015 for its operating efficiency.



Location: **Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001**

Building Type: **Class C Office**

Status: **Built 1983**

Stories: **1**

RBA: **24,000 SF**

Typical Floor: **12,000 SF**

Total Avail: **3,800 SF**

% Leased: **84.2%**

Landlord Rep: **Hershey Realty**

Developer: **-**

Management: **-**

Recorded Owner: **Johal Davinder Singh & Gurvindra S MD**

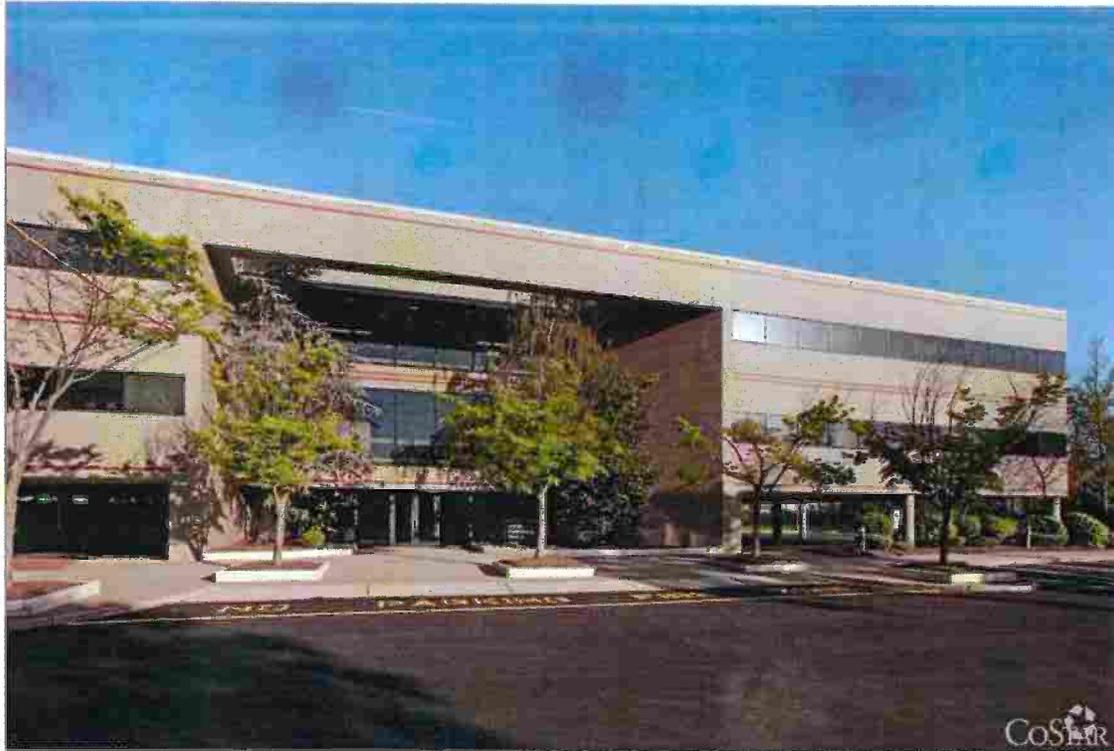
For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$1.13/sf; 2009 Est Ops @ \$0.75/sf**

Parcel Number: **25-00856-06-01057**

Parking: **50 free Surface Spaces are available; Ratio of 2.08/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st	1,000 - 1,600	1,600	1,600	\$11.25/tbd	Vacant	Negotiable	Direct
<i>Century 21 John Anthony Agency, Inc / Su Liu (732) 906-2300</i> \$1,500/month 1100 sq.ft of office space on a commercial street. Good for attorney, Accountants, or medical office. First month rent free. Route 1 or Route 35 to Avenel Street.							
P 1st	1,100	1,100	1,100	\$16.36/+util	Vacant	Negotiable	Direct
<i>Hershey Realty / Priya Rajan (732) 283-4334</i> \$1500/month							
P 1st	1,100	1,100	1,100	\$16.36/+util	Vacant	Negotiable	Direct
<i>Hershey Realty / Priya Rajan (732) 283-4334</i> Great office space available immediately excellent location Ideal for attorneys, IT Consultants etc.							



Location: **Aspen Corporate Park II**
AKA 1460 Route 9 N
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Office**
 Status: **Built 1984, Renov 2012**
 Stories: **3**
 RBA: **45,850 SF**
 Typical Floor: **15,283 SF**

Landlord Rep: **Bergman Real Estate Group**
 Developer: **-**
 Management: **Bergman Real Estate Group**
 Recorded Owner: **Aspen Woodbridge LLC**

Total Avail: **3,773 SF**
 % Leased: **91.8%**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$2.19/sf, 2012 Est Tax @ \$2.05/sf**
 Parcel Number: **25-00408-0000-00001-02**
 Parking: **200 Covered Spaces are available; 300 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Amenities: **On Site Management, Property Manager on Site**

Floor	SF Avail	Road Contig	Midg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 207	3,773	3,773	3,773	\$19.00-\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / Michael Bergman (732) 855-8600 x104 / Isabel Freire (732) 855-8600 x120</i>							

Building Notes

- * Small flexible floor plates
- * Value priced building
- * Move in condition units available
- * Flexible Lease terms
- * Flexible Landlord



- * Centrally located at crossroads at NJ Tpk, Garden State Parkway, I-287 and Rt 1. Minutes away from the Metropark Station
- * One of the twin beige-colored tile buildings on Rt 9 opposite the Woodbridge Shopping Center
- * Covered Parking
- * Major shopping center, restaurants, and banks nearby
- * Newly renovated lobby
- * Hotels and conference centers nearby
- * 24 hour security access system

This is one of the twin beige-colored tile buildings on Route 9 with highway exposure opposite the Woodbridge Shopping Center. It is located within minutes to Garden State Parkway, New Jersey Turnpike, Routes 287 and the Metropark train station. Major shopping centers, restaurants and banks and hotels and conference facilities are located nearby. The building features a newly renovated lobby and 24 hour security access system.



Location: **Metrostar Plaza**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class B Office**

Status: **Built 1989**

Stories: **4**

RBA: **29,670 SF**

Typical Floor: **9,890 SF**

Total Avail: **3,771 SF**

% Leased: **87.3%**

Landlord Rep: **NAI DiLeo-Bram & Co.**
 Developer: **Sam Halpern**
 Management: **Atlantic Realty Development Corp.**
 Recorded Owner: **Atlantic Realty Metrostar Plzasso**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.95/sf**

Parcel Number: **25-00434-0000-00001-012**

Parking: **50 Surface Spaces are available; 25 Covered Spaces are available; Ratio of 3.25/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SFYr + Svs	Occupancy	Term	Type
P 2nd / Suite 201 <i>NAI DiLeo-Bram & Co. / Marc L. Shein (732) 985-3000 x212</i>	1,507	1,507	1,507	\$23.50/mg	Vacant	Negotiable	Direct
P 2nd / Suite 203 <i>NAI DiLeo-Bram & Co. / Marc L. Shein (732) 985-3000 x212</i>	1,764	1,764	1,764	\$23.50/mg	Vacant	Negotiable	Direct
P 2nd / Suite 404 <i>NAI DiLeo-Bram & Co. / Marc L. Shein (732) 985-3000 x212</i>	250	250	250	\$600.00/mg	Vacant	Negotiable	Direct
P 4th / Suite 200 <i>NAI DiLeo-Bram & Co. / Marc L. Shein (732) 985-3000 x212</i>	250	250	250	\$600.00/mg	Vacant	Negotiable	Direct

Building Notes

Metro Star Plaza is just one-quarter mile from the Garden State Parkway exits 131 & 131A. Located on Middlesex Essex Turnpike at Gill Lane, the building is adjacent to the Metro Park train station which provides convenient Metroliner travel to New York City and Washington D.C. Route 27, the New Jersey Turnpike, and Routes 1 & 9 are minutes away, as are numerous shops, hotels, restaurants and recreational parks.

Building floors include oversized windows which highlight the entire floor space. The property also features solar glass and anodized aluminum, 24 Hour card key access, and is with in Walking distance to deli and dry cleaner.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class C Office/Office Live/Work Unit**

Status: **Built 1905**

Stories: **2**

RBA: **3,233 SF**

Typical Floor: **1,616 SF**

Total Avail: **3,233 SF**

% Leased: **100%**

Landlord Rep: **Want Marc & Alexander**

Developer: -

Management: -

Recorded Owner: **Want Marc & Alexander**

Sales Company: **Star Track Realty: Umang Swali (908) 705-1547**

For Sale: **For Sale individually - Active; also for sale at \$1,590,000 (\$173.15/SF) as part of a portfolio of 2 properties - Active**

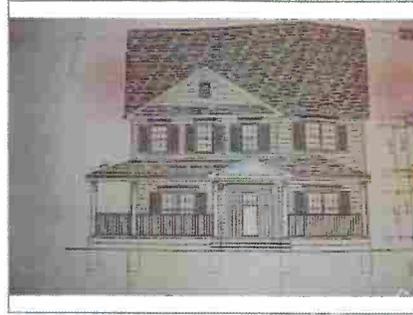
Expenses: **2015 Tax @ \$1.81/sf**

Parcel Number: **25-00373-13-00001**

Parking: **15 free Surface Spaces are available; Ratio of 9.54/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	3,233	3,233	3,233	Withheld	30 Days	TBD	Direct

Star Track Realty / Umang Swali (908) 705-1547



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Office/Medical**

Status: **Proposed, breaks ground Apr 2016**

Stories: **2**

RBA: **3,200 SF**

Typical Floor: **1,600 SF**

Total Avail: **3,200 SF**

% Leased: **0%**

Landlord Rep: **Century 21 Oak Tree Road**

Developer: -

Management: -

Recorded Owner: -

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$1.10/sf, 2013 Est Tax @ \$1.18/sf**

Parcel Number: **25-00549-0000-00009**

Floor	SF Avail	Floor Contig	Build Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	800	800	800	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 1st	800	800	1,600	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 2nd	800	800	1,600	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 2nd	800	800	800	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							



Location: **Woodbridge Twp**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Class C Office**

Status: **Built 1970**

Stories: **2**

RBA: **21,000 SF**

Typical Floor: **7,113 SF**

Total Avail: **2,636 SF**

% Leased: **89.1%**

Landlord Rep: **Glenn Gawronski**

Developer: **-**

Management: **RE/MAX Rising**

Recorded Owner: **Prospect Lane Holdings LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$1.99/sf; 2010 Ops @ \$0.95/sf**

Parcel Number: **25-00461-01-00020**

Parking: **30 free Surface Spaces are available; Ratio of 1.43/1,000 SF**

Floor	SF Avail	Floor Config	Blkg Config	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>Glenn Gawronski / Glenn Gawronski (732) 841-6641</i>	1,100	1,100	1,100	Withheld	Vacant	Negotiable	Direct
P 1st <i>Glenn Gawronski / Glenn Gawronski (732) 841-6641</i>	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
P 1st <i>Glenn Gawronski / Glenn Gawronski (732) 841-6641</i>	336	336	336	Withheld	Vacant	Negotiable	Direct

Building Notes

- * All units 1,199 sf and up are metered for electric.
- * Highly visible and well-maintained property.
- * Easy access to Metro Park Train Station.
- * Close proximity to Metro Park, Garden State Parkway, New Jersey Turnpike & Routes 287, 1, 27 and 35.



Location: **Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Class C Office**

Status: **Built 1979**

Stories: **2**

RBA: **4,800 SF**

Typical Floor: **2,400 SF**

Total Avail: **2,400 SF**

% Leased: **50.0%**

Landlord Rep: **Weichert Commercial Brokerage, Inc.**

Developer: **-**

Management: **Arthur W. Burgess Legal Firm**

Recorded Owner: **Paul Dorsey Llc**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$5.02/sf**

Parcel Number: **25-00406-14-00001**

Parking: **20 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,400	2,400	2,400	\$22.00/fs	Vacant	1-5 yrs	Direct
Weichert Commercial Brokerage, Inc. / John Jaramillo (732) 494-0778							



Location: **Medical Office**
Medical Office
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class C Office/Medical**

Status: **Built 1944**

Stories: **2**

RBA: **2,300 SF**

Typical Floor: **1,500 SF**

Total Avail: **2,300 SF**

% Leased: **0%**

Landlord Rep: -
 Developer: -
 Management: -

Recorded Owner: **V and V Shreeji Assoc, LLC**

Sales Company: **Ontrack Realty: Sanjeev Aneja (732) 494-2211, Shashi Aggarwal (732) 494-2211**

For Sale: **For Sale at \$385,000 (\$167.39/SF) - Active**

Expenses: **2015 Tax @ \$5.11/sf; 2012 Ops @ \$4.35/sf**

Parcel Number: **25-00440-05-00004**

Parking: **4 Surface Spaces are available; Ratio of 1.73/1,000 SF**

Amenities: **Air Conditioning, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Tenn	Type
	2,300	2,300	2,300	Withheld	Vacant	TBD	Direct

Ontrack Realty / Sanjeev Aneja (732) 494-2211 / Shashi Aggarwal (732) 494-2211

Building Notes

Prime location off Oak Tree Road. Business District Corridor. Strong marketplace for Medical Office building. Easy access to Garden State Parkway, Route 1 & 9, NJ Turnpike and 287. Metropark train station within walking distance.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Built 1945**

Stories: **2**

RBA: **2,045 SF**

Typical Floor: **1,171 SF**

Total Avail: **2,045 SF**

% Leased: **100%**

Landlord Rep: -
 Developer: -
 Management: -

Recorded Owner: **Celtic Shipping Line Llc**

Sales Company: **Century 21 Main St. Realty, Inc.: Barbara Sancilardi (732) 750-4663 X102**

For Sale: **For Sale at \$519,900 (\$254.23/SF) - Active**

Expenses: **2015 Tax @ \$5.59/sf**

Parcel Number: **25-00270-0000-00027**

Parking: **12 free Surface Spaces are available; Ratio of 2.74/1,000 SF**

Floor	GF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,045	2,045	2,045	Withheld	30 Days	TBD	Direct

Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class C Office/Office/Residential**

Status: **Built 1945**

Stories: **2**

RBA: **2,000 SF**

Typical Floor: **1,000 SF**

Total Avail: **2,000 SF**

% Leased: **100%**

Landlord Rep: -

Developer: -

Management: -

Recorded Owner: **Kreher Joseph & Jane**

Sales Company: **Daniel D'Arcy: Daniel D'Arcy (908) 599-3958**

For Sale: **For Sale at \$399,900 (\$199.95/SF) - Active**

Expenses: **2015 Tax @ \$4.26/sf**

Parcel Number: **25-00448-03-00121**

Floor	SF Avail	Floor Config	Bldg Config	Ren/SF/yr + Str	Occupancy	Term	Type	
	2,000	2,000	2,000		Withheld	Negotiable	TBD	Direct

Daniel D'Arcy / Daniel D'Arcy (908) 599-3958



Location: **Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Metuchen, NJ 08840**

Building Type: **Class C Office**

Status: **Built 1984**

Stories: **2**

RBA: **4,000 SF**

Typical Floor: **2,000 SF**

Total Avail: **2,000 SF**

% Leased: **50.0%**

Landlord Rep: **Jersey First Commercial Realty**

Developer: **-**

Management: **-**

Recorded Owner: **The Riya Group**

Sales Company: **Jersey First Commercial Realty: Jack Fisk (973) 768-3510**

For Sale: **For Sale at \$925,000 (\$231.25/SF) - Under Contract**

Expenses: **2015 Tax @ \$8.43/sf**

Parcel Number: **25-00364-01-00001-02**

Parking: **30 Surface Spaces are available; Ratio of 7.50/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg:Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd	2,000	2,000	2,000	\$15.00/mg	Vacant	5 yrs	Direct

Jersey First Commercial Realty / Jack Fisk (973) 768-3510
 Tenant pays for water and electric

Building Notes

August 2001: The Riya Group purchased this building from an undisclosed seller. Newmark JGT of New Jersey LLC represented the seller in the transaction.

Property is suitable for office space and retail uses. It offers easy access to NJ Tpke, Garden State Pkwy, Routes 1,9 & 27, and Route 287.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office/Medical**

Status: **Built 1911**

Stories: **2**

RBA: **2,000 SF**

Typical Floor: **1,000 SF**

Total Avail: **2,000 SF**

% Leased: **100%**

Landlord Rep: **Mazzeo Robert L & Ramona L**

Developer: **-**

Management: **Mazzeo Robert L & Ramona L**

Recorded Owner: **Mazzeo Robert L & Ramona L**

Sales Company: **Coffenberg Commercial Real Estate: George Coffenberg (732) 224-0900 X102**

For Sale: **For Sale at \$429,999 (\$215.00/SF) - Active**

Expenses: **2015 Tax @ \$5.20/sf**

Parcel Number: **25-00283-0000-00003**

Parking: **10 free Surface Spaces are available; Ratio of 3.41/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,000	2,000	2,000	Withheld	Negotiable	TBD	Direct

Coffenberg Commercial Real Estate / George Coffenberg (732) 224-0900 x102



Location: **Woodbridge Executive Manor**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Built 1962**

Stories: **2**

RBA: **13,600 SF**

Typical Floor: **6,800 SF**

Total Avail: **1,991 SF**

% Leased: **85.4%**

Landlord Rep: **RE/MAX 1st Advantage**

Developer: **-**

Management: **C.H. Grondin, Consultant.**

Recorded Owner: **655 Amboy SL, LLC**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.51/sf; 2011 Ops @ \$5.87/sf**

Parcel Number: **25-00406-12-00001**

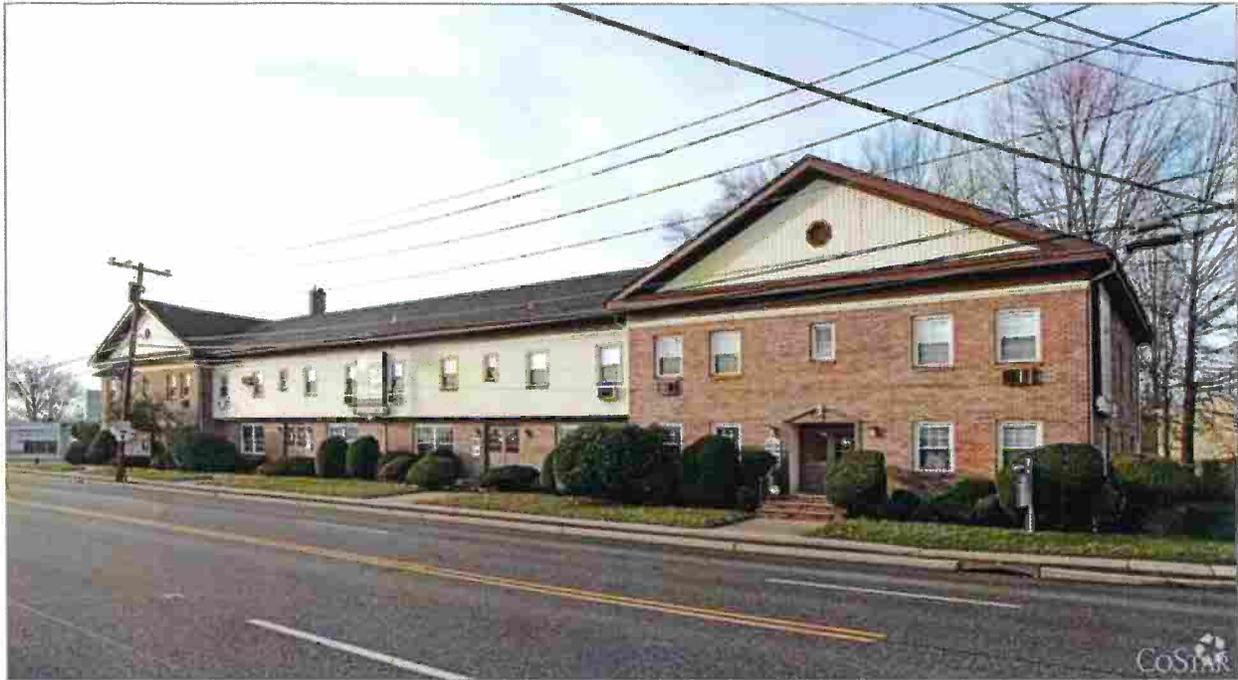
Parking: **30 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	336	336	336	\$15.00/nnn	Vacant	1 yr	Direct
<i>RE/MAX 1st Advantage / Todd V. Higgins (732) 887-5555</i>							
P 1st	300	300	300	\$15.00-\$16.00/nnn	Vacant	1 yr	Direct
<i>RE/MAX 1st Advantage / Susan Bakes (732) 382-0200</i>							
Office building 26 office 3 are avail.300, 200, 230 square feet . Parking on site . low triple net Amboy Ave							
P 1st	230	230	230	\$15.00-\$16.00/nnn	Vacant	1 yr	Direct
<i>RE/MAX 1st Advantage / Susan Bakes (732) 382-0200</i>							
Office building 26 office 3 are avail.300, 200, 230 square feet . Parking on site . low triple net Amboy Ave							
P 2nd	700	700	700	\$15.00/nnn	Vacant	1 yr	Direct
<i>RE/MAX 1st Advantage / Todd V. Higgins (732) 887-5555</i>							
P 2nd	425	425	425	\$15.00/nnn	Vacant	1 yr	Direct
<i>RE/MAX 1st Advantage / Todd V. Higgins (732) 887-5555</i>							

Building Notes

Situated on State Highway 35, the property is near many major routes, including US 1, Routes 9 & 27 the Garden State Parkway and I-95, 3 miles from Staten Island and 20 miles from New York City. Provides lighted signage, adequate parking, cable access for tenants, 7-day custodial service and 24-hour building access.



There is additional curbside parking available.
Amenities: No-Cost Medical waiting areas.



Location: **Sutton Nine**
Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Office**
 Status: **Built 1979, Renov Jun 1998**
 Stories: **3**
 RBA: **42,500 SF**
 Typical Floor: **14,166 SF**
 Total Avail: **1,778 SF**
 % Leased: **95.8%**

Landlord Rep: **Zimmel Associates, Inc.**
 Developer: **-**
 Management: **Torsiello Organization, Inc.**
 Recorded Owner: **Torsiello Organization, Inc.**

For Sale: **Not For Sale**
 Expenses: **2015 Tax @ \$3.78/sf**
 Parcel Number: **25-00247-0000-00036**
 Parking: **400 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st	1,778	1,778	1,778	\$19.50/+elec	Vacant	3-5 yrs	Direct
Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106							

Building Notes

2/2003: Toranco Nine, represented by Anthony Torsiello, purchased the building from 1000 Woodbridge Associates.

- * Complete retrofit of first floor lobby. (8/97)
- * White office building
- * Security System
- * Metropark rail connection just minutes away
- * Easy access to Newark International Airport and all metropolitan New York Terminals
- * Accessible to State Highways 1 & 9, Garden State Parkway, NJ Turnpike and Rts. 440 & 287



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Class C Office/Medical**

Status: **Built 1912**

Stories: **1**

RBA: **1,770 SF**

Typical Floor: **2,011 SF**

Total Avail: **1,770 SF**

% Leased: **0%**

Landlord Rep: -
 Developer: -
 Management: -

Recorded Owner: **Aruna Pasalai & Jaishankar G**

Sales Company: **J.J. Elek Realty: Gary Perillo (732) 634-9100 X2109**

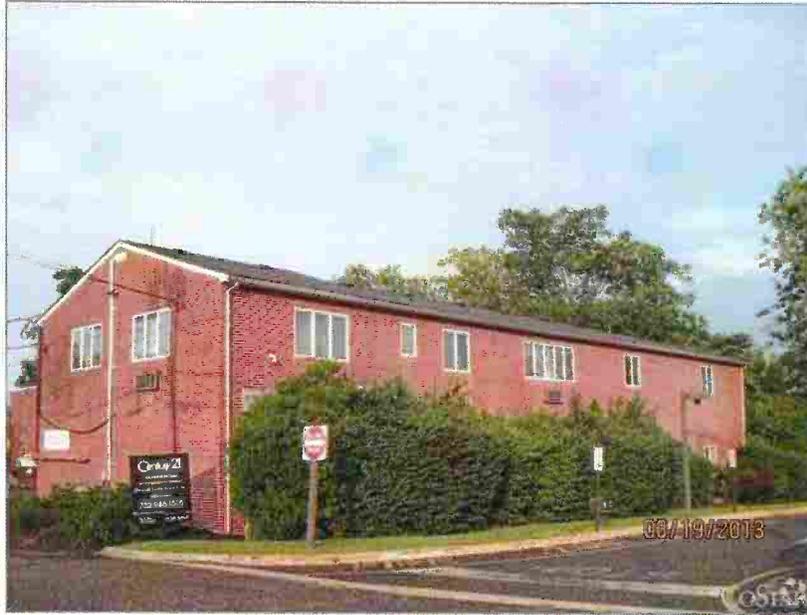
For Sale: **For Sale at \$189,000 (\$106.78/SF) - Active**

Expenses: **2015 Tax @ \$4.57/sf**

Parcel Number: **25-00018-02-00001**

Parking: **12 free Surface Spaces are available; Ratio of 6.78/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Cqntig	Rent/SF/Yr + Svs	Occupancy	Tenr.	Type
	1,770	1,770	1,770	Withheld	Vacant	TBD	Direct
J.J. Elek Realty / Gary Perillo (732) 634-9100 x2109							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Built 1956**

Stories: **1**

RBA: **12,048 SF**

Typical Floor: **12,048 SF**

Total Avail: **1,700 SF**

% Leased: **85.9%**

Landlord Rep: **Ben Steinfeld**

Developer: **-**

Management: **-**

Recorded Owner: **Rafail & Nina Shaposhnikov**

Sales Company: **Century 21 Main St. Realty, Inc.: Barbara Sancilardi (732) 750-4663 X102**

For Sale: **For Sale at \$749,900 (\$62.24/SF) - Active**

Expenses: **2014 Tax @ \$1.31/sf**

Parcel Number: **25-00847-05-00043**

Parking: **26 Surface Spaces are available; Ratio of 8.33/1,000 SF**

Floor	SF Avail	Floor Count	Blkg Config	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	700	700	700	\$17.14/+util	Vacant	Negotiable	Direct
great office space under new management with on site parking priced well right off st georges ave easy access to rt 35 and rt 9-1 center of town							
P 1st / Suite 4	1,000	1,000	1,000	\$12.00-\$15.60/mg	Vacant	Negotiable	Direct
<i>Ben Steinfeld / Ben Steinfeld (347) 413-7523</i>							

Building Notes

Fenced lot with outside storage possibilities.

Located on 0.6 Acres.

Suitable for all types of business, contractors, landscapers or office use. Zoned M-1 Light Industrial.



Location: **AKA 523 Green St
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830**

Building Type: **Class C Office**

Status: **Built 1989**

Stories: **2**

RBA: **11,935 SF**

Typical Floor: **5,967 SF**

Total Avail: **1,600 SF**

% Leased: **100%**

Landlord Rep: **Legacy Commercial Realty, LLC**

Developer: **-**

Management: **-**

Recorded Owner: **Spevack Ronald W & Miriam R-Tr**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$4.31/sf**

Parcel Number: **25-00385-01-00002**

Parking: **75 free Surface Spaces are available; Ratio of 6.28/1,000 SF**

Floor	SP Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 2nd / Suite 521A	1,600	1,600	1,600	\$18.00/mg	Vacant	Thru Jan 2023	Sublet

Legacy Commercial Realty, LLC / Seth Katz (732) 333-6380

-Rental Rate: \$2,400 / month + Utilities -Modern Professional/Medical Office Space Available for Lease -Located Directly off Route 1 in the heart of Woodbridge/Iselin -Two Story Elevator Building -Ample Parking -Approximately 3 years left on the initial lease term with 1-5 year option. -4 Private Offices, Reception Area/Waiting Room, and 1 Open Space area -Hard Wood Floors -Nice Finishes -Well Maintained -Former Physical Therapy Office -Located Directly off of Route 1 Northbound in the Woodbridge/Iselin Area. - Building is Visible from Route 1 -Green Street is a very active Commercial arterial Roadway.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Class C Office**

Status: **Built 1973**

Stories: **2**

RBA: **21,500 SF**

Typical Floor: **10,750 SF**

Total Avail: **1,500 SF**

% Leased: **93.0%**

Landlord Rep: **Century 21 Main St. Realty, Inc.**

Developer: **-**

Management: **-**

Recorded Owner: **Ivy Dev Corp**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$2.76/sf, 2013 Est Tax @ \$2.63/sf; 2011 Ops @ \$1.58/sf, 2012 Est Ops @ \$1.58/sf**

Parcel Number: **25-00509-01-00031**

Parking: **68 free Surface Spaces are available; Ratio of 3.16/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,500	1,500	1,500	\$18.40/mg	Vacant	Negotiable	Direct

Century 21 Oak Tree Road / Frank Zappia (732) 494-2700

Rental Rate \$2300 per month second floor unit presently chiropractors office spine adjustment receptionist and separate treatment rooms and private office elevator in back of the building 60 parking spaces. located in the heart of colonia next to bank of America and Walgreens. \$400 per month for utilities and garbage disposal

Building Notes

Great for medical practice, call center, computer training school, etc.

12 private rooms and Huge open area.

Waiting area.

Back and front entrances.

Elevator available and HC accessible.

New cat 6 cable installed.

New carpeting and paint.

New ceiling panels and lighting fixtures.

Two bathrooms completely renovated.

Conference room.

Small Kitchen with Sink and Shelves.

Parking available in front and back.

Alarm System and Door Code.

Network server room with full capability of running T3 high speed.

Tripp Lite SmartPro 1000 VA Rackmount/Tower Digital UPS - 1

Near local stores, Bank of America, Post Office, Dunkin Donuts, CVS, and five minute ride from Rahway Train Station and 10 minute ride to Metro Park.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Built 1954**

Stories: **2**

RBA: **1,500 SF**

Typical Floor: **750 SF**

Total Avail: **1,500 SF**

% Leased: **100%**

Landlord Rep: **Oricco Realty**

Developer: -

Management: -

Recorded Owner: -

Sales Company: **Oricco Realty: Michael Sico (732) 215-5732**

For Sale: **For Sale - Active**

Expenses: **2012 Tax @ \$4.27/sf**

Parcel Number: **25-00258-000A-00019-0001**

Parking: **6 free Surface Spaces are available; Ratio of 2.70/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	750	750	1,500	\$15.00/nnn	30 Days	Negotiable	Direct
<i>Oricco Realty / Michael Sico (732) 215-5732</i>							
E 2nd	750	750	1,500	\$15.00/nnn	30 Days	Negotiable	Direct
<i>Oricco Realty / Michael Sico (732) 215-5732</i>							



Location: **Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Class C Office**

Status: **Built 1906**

Stories: **2**

RBA: **1,500 SF**

Typical Floor: **1,500 SF**

Total Avail: **1,500 SF**

% Leased: **100%**

Landlord Rep: -

Developer: -

Management: -

Recorded Owner: **Stevens Dale & Marilyn**

Sales Company: **Century 21 Main St. Realty, Inc.: Barbara Sancilardi (732) 750-4663 X102**

For Sale: **For Sale at \$339,900 (\$226.60/SF) - Active**

Expenses: **2015 Tax @ \$5.63/sf**

Parcel Number: **25-00563-28-00011**

Parking: **12 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,500	1,500	1,500	Withheld	30 Days	TBD	Direct

Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class C Office**

Status: **Existing**

Stories: **2**

RBA: **1,400 SF**

Typical Floor: **700 SF**

Total Avail: **1,400 SF**

% Leased: **0%**

Landlord Rep: **Weichert Commercial Brokerage, Inc.**

Developer: **-**

Management: **Realmark Realty**

Recorded Owner: **-**

Sales Company: **RE/MAX Signature Properties: Venu Giri (732) 910-9017**

For Sale: **For Sale - Active**

Parcel Number: **25-00438-0000-00015**

Parking: **Ratio of 4.29/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,400	1,400	1,400	Withheld	Vacant	TBD	Direct
<i>RE/MAX Signature Properties / Venu Giri (732) 910-9017</i>							



Location: The Offices at Metropark
 Woodbridge Twp
 Woodbridge/Edison Cluster
 North Edison/Woodbridge Submarket
 Middlesex County
 Iselin, NJ 08830

Landlord Rep: CBRE
Developer: SJP Properties
Management: Tishman Speyer
Recorded Owner: Metropark Investor LLC

Building Type: Class A Office
Status: Built Jan 2000
Stories: 9
RBA: 452,133 SF
Typical Floor: 50,237 SF
Total Avail: 1,393 SF
% Leased: 99.7%

For Sale: Not For Sale

Expenses: 2015 Tax @ \$4.57/sf

Parcel Number: 25-00356-02-00013-02

Parking: 2,575 free Covered Spaces are available; 403 free Surface Spaces are available; Ratio of 4.20/1,000 SF

Amenities: Day Care, Food Court, On Site Management, Property Manager on Site, Security System

Floor	SF Avail	Floor Centig	Bldg Centig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	1,393	1,393	1,393	Withheld	Vacant	Negotiable	Direct

CBRE / Wesley Moore (732) 509-2827 / Jeremy Neuer (732) 509-2888
 Storage space

Building Notes

Metropark Corporate Center is a 950,000 sf office complex comprised of a nine-story tower constructed in the 2000, a three-story building constructed in 1976 (renovated in 2000) and a future development site (now a storage facility). The property is located in a prime location at the confluence of major highways and mass transportation. Located directly off of Exit 131A of the Garden State Parkway, the property is within minutes of major highways including Routes 1 and 9, Interstate 287, and the New Jersey Turnpike. Easily accessible by mass transit, Metropark is one of only three markets in New Jersey that offer mass transportation within walking distance. The facility offers such amenities as a full-service cafeteria that seats 550, 24/7 manned and video security and a three-story parking garage. Primary and secondary central station power grids service the building.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Sewaren, NJ 07077

Building Type: **Class C Office**

Status: **Existing**
 Stories: **1**
 RBA: **1,200 SF**
 Typical Floor: **1,200 SF**
 Total Avail: **1,200 SF**
 % Leased: **0%**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Dennis Nota**

Sales Company: **Century 21 Main St. Realty, Inc.: Barbara Sancilardi (732) 750-4663 X102**

For Sale: **For Sale at \$150,000 (\$125.00/SF) - Active**

Expenses: **2015 Tax @ \$3.93/sf**

Parcel Number: **25-00750-0000-00007-031**

Floor	SP Avail	Floor Contig	Build Contig	Rent/SF/yr + Svs	Occupancy	Term	Type
	1,200	1,200	1,200	Withheld	Vacant	TBD	Direct

Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Existing**
 Stories: **1**
 RBA: **1,000 SF**
 Typical Floor: **1,000 SF**
 Total Avail: **1,000 SF**
 % Leased: **100%**

Landlord Rep: **Cushman & Wakefield**
 Developer: -
 Management: -

Recorded Owner: **Lwi Realty Associates LLC**

For Sale: **Not For Sale**
 Parcel Number: **25-00524-0000-00001**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	1,000	1,000	1,000	\$12.00/nnn	Vacant	Negotiable	Sublet
<i>Cushman & Wakefield / Robert Casagrande (732) 243-3105 / Douglas Bansbach (732) 243-3102</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Class C Office**

Status: **Built 1984**

Stories: **2**

RBA: **3,600 SF**

Typical Floor: **1,800 SF**

Total Avail: **1,000 SF**

% Leased: **100%**

Landlord Rep: **Star Track Realty**

Developer: -

Management: -

Recorded Owner: **Indo American Mortgage LLC**

For Sale: **Not For Sale**

Expenses: **2011 Est Tax @ \$5.56/sf; 2011 Est Ops @ \$1.39/sf**

Parcel Number: **25-00398-000A-00015-00AX-C-00A1, 25-00398-000A-00015-00AX-C-00B2, 25-00398-000A-00015-00AX-C-00C3, 25-00398-000A-00015-00AX-C-00D4, 25-00398.0A-00015.AX-C-00B2**

Parking: **18 Surface Spaces are available; Ratio of 3.60/1,000 SF**

Amenities: **24 Hour Availability, Air Conditioning, Signage**

Flour	SF Avail	Floor Count	Bldg Count	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,000	1,000	1,000	No	\$25.80/+util	Negotiable	1 yr	Direct

Star Track Realty / Umang Swali (908) 705-1547

Tenant will have 24/7 access, landlord does not charge extra for after hours or weekend use. \$2150/month no extra charges for HVAC after 6pm,

Building Notes

Highlights include:

- Private office suite
- Large conference room with several offices
- Metropark in 5 minutes, bus stop across the street
- Contemporary high end interior finishes
- All inclusive rent

Last suite remaining in the bldg. This building has been freshly renovated to create a balanced contemporary interior. Work with peace of mind in your very own private office at an affordable all-in price. The property provides ample parking. Rent is all inclusive, which includes office cleaning services



every week, electric, water, gas, prop tax, and maintenance included. Move-in ready condition. Located in the professional business corridor adjacent to Oak Tree Road and 5 minutes from the Metropark train station hub. Bus stop to metropark is right outside the premises. 45 minutes to NYC. Also within 5 minutes are the major arteries including garden state parkway, NJ turnpike, Route 287, and Route 1.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Built 1877**

Stories: **3**

RBA: **3,098 SF**

Typical Floor: **1,033 SF**

Total Avail: **840 SF**

% Leased: **72.9%**

Landlord Rep: **Stern & Dragoset**

Developer: **-**

Management: **Stern & Dragoset**

Recorded Owner: **Arthur A & Zennario John Gross**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$5.40/sf, 2012 Est Tax @ \$5.03/sf; 2011 Ops @ \$4.65/sf, 2012 Est Ops @ \$4.65/sf**

Parcel Number: **25-00548-0000-00006**

Parking: **12 free Surface Spaces are available; Ratio of 3.87/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term	Type
P 1st	200 - 840	840	840	\$15.00/mg	Vacant	Negotiable	Direct

Stern & Dragoset / John A. Zennario (732) 634-5525

This is an office unit that contains 2 private offices, waiting room, and reception/work area and private bathroom. Open parking lot with plenty of off street parking. Unit can be divided into 2 single offices for \$350 per month each 2 blocks from Woodbridge Train Station, Close to Route 287, 440 Routes 1, 9 and 35, NJ Turnpike and Parkway



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Class C Office**

Status: **Built 1910, Renov 2001**

Stories: **2**

RBA: **2,228 SF**

Typical Floor: **1,100 SF**

Total Avail: **800 SF**

% Leased: **64.1%**

Landlord Rep: **Marc Rogoff**

Developer: -

Management: -

Recorded Owner: **Mjr Realty Llc**

For Sale: **Not For Sale**

Parcel Number: **25-00017-000H-00250-000B**

Parking: **6 free Surface Spaces are available; Ratio of 2.70/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	800	800	800	\$18.00/mg	Vacant	Negotiable	Direct
<i>Marc Rogoff / Marc Rogoff (732) 738-8400</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office**

Status: **Built 1900**

Stories: **2**

RBA: **4,720 SF**

Typical Floor: **2,682 SF**

Total Avail: **700 SF**

% Leased: **100%**

Landlord Rep: **Dmns Group Corporation**

Developer: **-**

Management: **-**

Recorded Owner: **Dmns Group Corporation**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$2.12/sf**

Parcel Number: **25-00270-0000-00019-02**

Parking: **20 free Surface Spaces are available; Ratio of 4.23/1,000 SF**

Floor	SF Avail	Floor Contig	Bltdg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	700	700	700	Withheld	Negotiable	Negotiable	Sublet
Dmns Group Corporation / Sam Mehta (732) 491-3365 \$700/month plus 1/4 of the utilities (approximately \$100/month) office comes fully furnished							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class C Office/Office/Residential**

Status: **Built 1920**

Stories: **2**

RBA: **4,426 SF**

Typical Floor: **2,213 SF**

Total Avail: **580 SF**

% Leased: **86.9%**

Landlord Rep: **Century 21 Main St. Realty, Inc.**

Developer: **-**

Management: **-**

Recorded Owner: **Children's Properties Llc**

For Sale: **Not For Sale**

Expenses: **2015 Tax @ \$3.19/sf**

Parcel Number: **25-00239-0000-00005**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Ses	Occupancy	Term	Type
P 1st	580	580	580	\$23.79/mg	Vacant	Negotiable	Direct

Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102
 \$1,150/month