



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
2 186 Wood Ave S	Iselin	Class B Office	251,150 SF	251,150 SF	Withheld
3 70 Wood Ave S	Iselin	Class A Office	95,000 SF	92,778 SF	\$26.00
4 10 Woodbridge Center Dr	Woodbridge	Class A Office	215,000 SF	73,451 SF	\$29.50
5 200 Wood Ave S	Iselin	Class A Office	298,210 SF	70,309 SF	\$35.00
6 99 Wood Ave S	Iselin	Class A Office	272,715 SF	49,511 SF	\$36.50
7 485 Route 1 S	Iselin	Class A Office	116,944 SF	43,461 SF	\$27.50
8 485 Route 1 S	Iselin	Class A Office	88,426 SF	30,965 SF	\$27.50
9 517 Route One South	Iselin	Class A Office	146,600 SF	26,795 SF	\$26.00
10 90 Woodbridge Center Dr	Woodbridge	Class A Office	245,000 SF	24,884 SF	\$29.75

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	111 Wood Ave S	Iselin	Class A Office	258,993 SF	21,470 SF	Withheld
12	120 Wood Ave S	Iselin	Class A Office	180,000 SF	16,297 SF	\$27.00
13	555 Us Highway 1 S	Iselin	Class A Office	85,109 SF	15,997 SF	\$24.75
14	140 Smith St	Keasbey	Class B Office	23,689 SF	14,369 SF	\$18.00
15	186 Wood Ave S	Iselin	Class A Office	114,339 SF	11,806 SF	\$34.00-\$36.00
16	33 Wood Ave S	Iselin	Class A Office/Office/Residential	155,986 SF	11,602 SF	\$33.00
17	1000 Us Highway 9 N	Woodbridge	Class B Office	42,500 SF	11,413 SF	\$20.50
18	1480 US Highway 9 N	Woodbridge	Class B Office	45,850 SF	10,824 SF	\$21.00
19	485 Route 1 S	Iselin	Class A Office	113,013 SF	10,573 SF	\$27.00-\$27.50
20	100 Wood Ave S	Iselin	Class A Office	130,000 SF	9,732 SF	\$28.00
21	485 Route 1 S	Iselin	Class A Office	113,265 SF	9,080 SF	\$27.50
22	1460 US Highway 9 N	Woodbridge	Class B Office	45,850 SF	8,726 SF	\$21.00
23	581 Main St	Woodbridge	Class A Office	200,000 SF	8,283 SF	Withheld
24	485 Route 1 S	Iselin	Class A Office	99,109 SF	5,984 SF	\$27.50
25	75 Lincoln Hwy	Iselin	Class B Office	38,416 SF	5,480 SF	\$19.50
26	720 King Georges Post Rd	Fords	Class B Office	36,000 SF	5,142 SF	\$17.50
27	399 Pearl St	Woodbridge	Class C Office	12,000 SF	5,000 SF	\$13.00
28	1000 Woodbridge Center Dr	Woodbridge	Class B Office	32,500 SF	4,722 SF	\$22.00
29	485 Route 1 S	Iselin	Class A Office	85,335 SF	4,631 SF	\$25.50
30	1030 Saint Georges Ave	Avenel	Class B Office/Medical	57,337 SF	4,125 SF	\$20.00
31	40 Woodbridge Ave	Sewaren	Class C Office	13,364 SF	4,000 SF	Withheld
32	100 Woodbridge Center Dr	Woodbridge	Class A Office	152,637 SF	3,940 SF	Withheld
33	73 Green St	Woodbridge	Class B Office/Medical	3,800 SF	3,800 SF	\$16.00
34	200 Middlesex Essex Tpke	Iselin	Class A Office/Medical	46,150 SF	3,409 SF	\$23.00-\$52.00
35	190 Middlesex Tpke	Iselin	Class B Office	29,670 SF	2,489 SF	\$23.50
36	66 Middlesex Ave	Iselin	Class C Office	16,000 SF	2,050 SF	\$24.00
37	249 Main St	Woodbridge	Class C Office	1,475 SF	1,475 SF	\$12.00-\$14.00
38	415 Avenel St	Avenel	Class B Office/Medical	5,831 SF	1,200 SF	\$22.00
39	671 King Georges Rd	Fords	Class C Office	3,000 SF	1,150 SF	Withheld
40	51 Auth Ave	Iselin	Class C Office/Office/Residential	2,000 SF	1,000 SF	\$19.20
41	73 Main St	Woodbridge	Class C Office	10,000 SF	1,000 SF	\$18.00
42	655 Amboy Ave	Woodbridge	Class C Office	13,600 SF	975 SF	\$18.00
43	894 Green St	Iselin	Class C Office	3,600 SF	800 SF	Withheld
44	400 School St	Woodbridge	Class C Office/Office/Residential	3,610 SF	550 SF	\$26.18-\$32.73
45	311 Main St	Woodbridge	Class C Office/Office/Residential	4,426 SF	504 SF	\$27.38
46	123 Green St	Woodbridge	Class C Office	3,800 SF	375 SF	\$25.60

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



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

Landlord Rep: **SJP Properties**  
 Developer: **SJP Properties**  
 Management: **SJP Properties**  
 Recorded Owner: **SJP Properties**

Building Type: **Class A Office**

Status: **Proposed**  
 Stories: **9**  
 RBA: **295,000 SF**  
 Typical Floor: **33,000 SF**  
 Total Avail: **295,000 SF**  
 % Leased: **0%**

For Sale: **Not For Sale**

Parking: **940 Covered Spaces are available; Ratio of 3.19/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 2nd	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 3rd	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 4th	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 5th	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 6th	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 7th	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 8th	33,000	33,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							
E 9th	31,000	31,000	295,000	Withheld	TBD	Negotiable	New
<i>SJP Properties / Peter Bronsnick (973) 299-9117</i>							

## 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: **Centra 2**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Iselin, NJ 08830**

Building Type: **Class B Office**

Status: **Proposed**

Stories: **9**

RBA: **251,150 SF**

Typical Floor: **27,906 SF**

Total Avail: **251,150 SF**

% Leased: **0%**

Landlord Rep: **Newmark Knight Frank**

Developer: -

Management: **The Hampshire Companies, LLC**

Recorded Owner: -

For Sale: **Not For Sale**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	30,718	30,718	251,150	Withheld	11/2020	Negotiable	New
Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158							
Build to Suit							
E 2nd	23,896	23,896	251,150	Withheld	11/2020	Negotiable	New
Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158							
Build to Suit							
E 3rd	27,870	27,870	251,150	Withheld	11/2020	Negotiable	New
Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158							
Build to Suit							
E 4th	28,111	28,111	251,150	Withheld	11/2020	Negotiable	New
Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158							
Build to Suit							
E 5th	28,111	28,111	251,150	Withheld	11/2020	Negotiable	New
Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158							
Build to Suit							
E 6th	28,111	28,111	251,150	Withheld	11/2020	Negotiable	New
Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158							
Build to Suit							

186 Wood Ave S - Centra 2(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 7th	28,111	28,111	251,150	Withheld	11/2020	Negotiable	New
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158</i>							
Build to Suit							
E 8th	28,111	28,111	251,150	Withheld	11/2020	Negotiable	New
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158</i>							
Build to Suit							
E 9th	28,111	28,111	251,150	Withheld	11/2020	Negotiable	New
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / David Simson (201) 460-5100 / Andrew Perrotti (201) 460-5158</i>							
Build to Suit							

**Building Notes**

Build to Suit

70 Wood Ave S - Metropark Corporate Campus



Location: **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: **2018 Tax @ \$0.07/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 <i>Alfieri LLC / Jessica Hamill (732) 491-4234</i> NOT AVAILABLE DO NOT CALL	21,936	21,936	92,778	\$26.00/nnn	Vacant	5-10 yrs	Direct
P 2nd <i>Alfieri LLC / Jessica Hamill (732) 491-4234</i> NOT AVAILABLE DO NOT CALL	23,608	23,608	92,778	\$26.00/nnn	Vacant	5-10 yrs	Direct
P 3rd <i>Alfieri LLC / Jessica Hamill (732) 491-4234</i> NOT AVAILABLE DO NOT CALL	23,608	23,608	92,778	\$26.00/nnn	Vacant	5-10 yrs	Direct
P 4th <i>Alfieri LLC / Jessica Hamill (732) 491-4234</i> NOT AVAILABLE DO NOT CALL	23,626	23,626	92,778	\$26.00/nnn	Vacant	5-10 yrs	Direct

**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

10 Woodbridge Center Dr - Woodbridge Office Tower



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: **73,451 SF**  
 % Leased: **92.7%**

Landlord Rep: **Cushman & Wakefield of New Jersey, LLC.**  
 Developer: -  
 Management: **Atlantic Realty Development Corp.**  
 Recorded Owner: **Woodbridge Office Tower, L.L.C.**

For Sale: **Not For Sale**  
 Expenses: **2018 Tax @ \$3.56/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	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	26,366	26,366	26,366	Withheld	60 Days	Thru Jun 2024	Sublet
<i>JLL / Ryan McCarthy (732) 491-2172 / Peter Politi (732) 590-4180</i>							
P 3rd	10,142	10,142	10,142	\$29.50/te	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							
P 4th	5,487	5,487	5,487	\$29.50/te	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							
P 4th	3,203	3,203	3,203	Withheld	Vacant	Thru Feb 2023	Sublet
<i>Cresa / Glenn DiGiacomo (201) 931-5774 / James J. Scancarella (201) 591-4562</i>							
P 5th / Suite Space 1	5,711	5,711	5,711	Withheld	Vacant	Thru Mar 2019	Sublet
<i>CBRE / Remy P. DeVarenne (201) 712-5608</i>							
P 6th	2,325	2,325	2,325	\$29.50/te	06/2019	Negotiable	Direct
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							

## 10 Woodbridge Center Dr - Woodbridge Office Tower(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 9th	20,217	20,217	20,217	\$29.50/te	06/2019	Negotiable	Direct
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							

### 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

**5** **200 Wood Ave S - Prudential Building - Metropark Corporate Campus**



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

Building Type: **Class A Office**

Status: **Built 1978, Renov 2000**

Stories: **3**

RBA: **298,210 SF**

Typical Floor: **92,693 SF**

Total Avail: **70,309 SF**

% Leased: **76.4%**

Landlord Rep: **CBRE**

Developer: **-**

Management: **SJP Properties**

Recorded Owner: **Metropark Investor LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.29/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	20,114	\$35.00/te	Vacant	Negotiable	Direct
<i>CBRE / Wesley Moore (732) 509-2827</i>							
P 1st	8,200	8,200	8,200	\$35.00/te	Vacant	Negotiable	Direct
<i>CBRE / Wesley Moore (732) 509-2827</i>							
Partial floor with a mix of offices and open area.							
P 1st	12,000	12,000	12,000	\$35.00/te	Vacant	Negotiable	Direct
<i>CBRE / Wesley Moore (732) 509-2827</i>							
Partial floor with a mix of offices and open area.							
P 1st	29,995	29,995	29,995	\$35.00/te	Vacant	Negotiable	Direct
<i>CBRE / Wesley Moore (732) 509-2827</i>							
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.

**6 99 Wood Ave S - Metro Corporate Campus 1 - Metropark Corporate Campus**



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 1986**  
 Stories: **10**  
 RBA: **272,715 SF**  
 Typical Floor: **26,734 SF**

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

Total Avail: **49,511 SF**  
 % Leased: **84.1%**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$5.30/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	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th	18,702	18,702	18,702	\$36.50/fs	Vacant	3-15 yrs	Direct
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							
P 8th	6,121	6,121	6,121	\$29.00/fs	Vacant	Thru Sep 2019	Sublet
<i>Lee &amp; Associates Commercial Real Estate Service / Douglas A. Gaffney (973) 216-4196</i>							
P 9th	24,688	24,688	24,688	\$36.50/fs	Vacant	3-15 yrs	Direct
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							

PROPERTY FEATURES • 10-story Class A building totaling 271,988 SF • 961 parking spaces, 500 covered space • 10 stories of luxury office space set above a dramatic two-story lobby, renovated in 2016 • 24-hour access and security • Prestigious corporate community AMENITIES • Full-service cafe • Full-service fitness center & locker rooms • On-site management • On-site care detailing (seasonal) • Storage available • Nearby Woodbridge Mall and Menlo Park Mall • Sheraton and Woodbridge hotels nearby for visitor and conference needs • Wide variety of restaurants conveniently located in the area AMENITIES • Located in the heart of Metropark • Walking distance from Metropark Train Station and Amrtak • Easy access to Garden State Parkway (Exit 131), NJ Turnpike (Exit 11), Routes 1 & 9 and I-287 • Newark Airport: 25-minute drive (21 miles)

**Building Notes**

## 6 99 Wood Ave S - Metro Corporate Campus 1 - Metropark Corporate Campus

5/7/97: The Realty Associates Fund IV, L.P. 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, 2017 and 2018 for its operating efficiency.



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

Building Type: **Class A Office**

Status: **Built 1985, Renov 2016**

Stories: **4**

RBA: **116,944 SF**

Typical Floor: **29,236 SF**

Total Avail: **43,461 SF**

% Leased: **62.8%**

Landlord Rep: **Newmark Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

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

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.46/sf**

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

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

Amenities: **24 Hour Availability, Air Conditioning, Courtyard, Dry Cleaner, Fitness Center, 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 2nd	13,364	13,364	13,364	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / Andrew Perrotti (201) 460-5158</i>							
E 4th / Suite 400	30,097	30,097	30,097	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / Andrew Perrotti (201) 460-5158</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.

## 7 485 Route 1 S - Woodbridge Corporate Plaza F - Woodbridge Corporate Plz

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

Building Type: **Class A Office**

Status: **Built 1981**

Stories: **4**

RBA: **88,426 SF**

Typical Floor: **22,106 SF**

Total Avail: **30,965 SF**

% Leased: **65.0%**

Landlord Rep: **Newmark Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

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

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$3.01/sf**

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

Amenities: **24 Hour Availability, Air Conditioning, Courtyard, Dry Cleaner, Fitness Center, Food Service, On Site Management, Pond/Pool, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,739	7,739	7,739	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / Jamie Drummond (201) 460-5153</i>							
P 4th	23,226	23,226	23,226	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / 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 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).

**8 485 Route 1 S - Woodbridge Corporate Plaza B - Woodbridge Corporate Plz**

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 and 2016 for its operating efficiency.

517 Route One South - Woodbridge Place



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 Commercial**

Total Avail: **26,795 SF**

Developer: **Weingarten Group**

% Leased: **86.5%**

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

Recorded Owner: **Baycrest Woodbridge Associates LLC**

For Sale: **Not For Sale**

Expenses: **2016 Tax @ \$3.72/sf**

Parcel Number: **25-00369-0000-00100-0021**

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

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
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## 517 Route One South - Woodbridge Place(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,115	2,115	16,109	\$26.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
OFFICE SPACE FOR LEASE							
* 1200-3500 SFT							
* Asking \$26.00/SFT							
* Two-story atrium							
* Security surveillance & key card access							
* Ample parking							
* Meeting rooms							
* Adjacent to the Renaissance Hotel							
* Onsite Dining							
* Easy access to major highways							
* NJ Transit bus & Metro Park train nearby							
P 1st	1,662	1,662	1,662	\$26.00/te	02/2019	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
P 1st	5,345	5,345	5,345	\$26.00/te	30 Days	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
P 2nd	2,460	2,460	16,109	\$26.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
Sublet space							
P 3rd	6,784	10,272	16,109	\$26.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
P 3rd	3,488	10,272	16,109	\$26.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
OFFICE SPACE FOR LEASE							
* 1200-3500 SFT							
* Asking \$26.00/SFT							
* Two-story atrium							
* Security surveillance & key card access							
* Ample parking							
* Meeting rooms							
* Adjacent to the Renaissance Hotel							
* Onsite Dining							
* Easy access to major highways							
* NJ Transit bus & Metro Park train nearby							
P 3rd / Suite 3000	3,679	3,679	3,679	\$26.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							

## 517 Route One South - Woodbridge Place(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th	1,262	1,262	16,109	\$26.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i> OFFICE SPACE FOR LEASE  * 1200-3500 SFT * Asking \$26.00/SFT * Two-story atrium * Security surveillance & key card access * Ample parking * Meeting rooms * Adjacent to the Renaissance Hotel * Onsite Dining * Easy access to major highways * NJ Transit bus & Metro Park train nearby							

#### 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

OFFICE SPACE FOR LEASE

\* 1200-3500 SFT

\* Asking \$26.00/SFT

\* Two-story atrium

\* Security surveillance & key card access

\* Ample parking

\* Meeting rooms

\* Adjacent to the Renaissance Hotel

\* Onsite Dining

\* Easy access to major highways

\* NJ Transit bus & Metro Park train nearby



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

Landlord Rep: **NAI DiLeo-Bram & Co.**  
 Developer: **Cenwood Associates**  
 Management: **Atlantic Realty Development Corp.**  
 Recorded Owner: **Cenwood Associates Llc**

Building Type: **Class A Office**

Status: **Built 1987, Renov 2015**  
 Stories: **10**  
 RBA: **245,000 SF**  
 Typical Floor: **24,500 SF**  
 Total Avail: **24,884 SF**  
 % Leased: **94.1%**

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, Energy Star Labeled, Food Service, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st	3,735	3,735	3,735	\$29.75/te	Vacant	Negotiable	Direct
<i>NAI DiLeo-Bram &amp; Co. / Robert A. Dinner (732) 985-3000</i> • Full service Café with Outside Seating • Full service Bank with ATM • New HVAC and Controls System • Tenant Community Event Room • Freight Elevator/Loading Dock • Manned Lobby Reception Desk • Owner Occupies/Managed							
P 1st	5,128	5,128	5,128	\$29.75/te	07/2019	Negotiable	Direct
<i>NAI DiLeo-Bram &amp; Co. / Robert A. Dinner (732) 985-3000</i> • Full service Café with Outside Seating • Full service Bank with ATM • New HVAC and Controls System • Tenant Community Event Room • Freight Elevator/Loading Dock • Manned Lobby Reception Desk							
P 2nd	5,209	5,209	5,209	\$29.75/te	04/2019	Negotiable	Direct
<i>NAI DiLeo-Bram &amp; Co. / Robert A. Dinner (732) 985-3000</i> • Full service Café with Outside Seating • Full service Bank with ATM • New HVAC and Controls System • Tenant Community Event Room • Freight Elevator/Loading Dock • Manned Lobby Reception Desk							

## 90 Woodbridge Center Dr - David T Wilentz Tower(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	2,815	2,815	2,815	\$29.75/te	Vacant	Negotiable	Direct
<i>NAI DiLeo-Bram &amp; Co. / Robert A. Dinner (732) 985-3000</i>							
• Full service Café with Outside Seating • Full service Bank with ATM • New HVAC and Controls System • Tenant Community Event Room • Freight Elevator/Loading Dock • Manned Lobby Reception Desk • Owner Occupies/Managed							
P 3rd	4,532	4,532	4,532	\$29.75/te	Vacant	Negotiable	Direct
<i>NAI DiLeo-Bram &amp; Co. / Robert A. Dinner (732) 985-3000</i>							
• Full service Café with Outside Seating • Full service Bank with ATM • New HVAC and Controls System • Tenant Community Event Room • Freight Elevator/Loading Dock • Manned Lobby Reception Desk							
P 5th	3,465	3,465	3,465	\$29.75/te	Vacant	3-10 yrs	Direct
<i>NAI DiLeo-Bram &amp; Co. / Robert A. Dinner (732) 985-3000</i>							
• Full service Café with Outside Seating • Full service Bank with ATM • New HVAC and Controls System • Tenant Community Event Room • Freight Elevator/Loading Dock • Manned Lobby Reception Desk • Owner Occupies/Managed							

**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.

Major Renovations Completed 2016 -

- Owner Occupied and On-Site Management
- Full Service Bank/ATM
- New Café With Outside Seating Area
- Newly Upgraded Tenant Community Room For Meetings/Events
- State-of-the-Art Video Conference Center
- Freight Elevator and Loading Dock
- New Lobby Attended Security Desk
- New Lobby Electronic Tenant Directory
- New Lobby Furniture
- New Bathrooms
- New Elevator Cabs
- New A/C System and Controls

This building was awarded an Energy Star label in 2017 and 2018 for its operating efficiency.



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

Building Type: **Class A Office**  
 Status: **Built Dec 2010**  
 Stories: **9**  
 RBA: **258,993 SF**  
 Typical Floor: **31,457 SF**  
 Total Avail: **21,470 SF**  
 % Leased: **100%**

Landlord Rep: **Cushman & Wakefield of New Jersey, LLC.**  
 Developer: **Atlantic Realty Development Corp.**  
 Management: **Atlantic Realty Development Corp.**  
 Recorded Owner: **Metrotop Plaza Associates**

For Sale: **Not For Sale**  
 Expenses: **2009 Tax @ \$1.88/sf, 2010 Est Tax @ \$7.00/sf; 2010 Est Ops @ \$5.00/sf**  
 Parcel Number: **25-00356-0000-00011-03**  
 Parking: **100 free Surface Spaces are available; Ratio of 0.38/1,000 SF**  
 Amenities: **Air Conditioning, Atrium, Commuter Rail, Controlled Access, Fitness Center, Food Court, Food Service, Restaurant, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th	21,470	21,470	21,470	Withheld	60 Days	Thru May 2023	Sublet

JLL / Peter Politi (732) 590-4180 / Ryan McCarthy (732) 491-2172

– Furniture can be made available – 260,000 SF Class A building built in 2010 – Building amenities include a full-service cafeteria, conferencing facility, fitness center and atrium – Located in the heart of Metropark with immediate access to Metropark Train Station (NJ Transit & AMTRAK), Garden State Parkway, NJ Turnpike, Routes 1, 9, and 27, and I-287 and I-440 – Walking distance to APA Hotel

**Building Notes**

Metrotop Plaza is conveniently located at Garden State Parkway exits 131 and 131 A&B and features easy access to nearby major arteries as Routes 27, 1 & 9, 35, 440, I-287 and New Jersey Turnpike Exits 10 & 11. Situated on the highest point in prestigious Metro Park. Corporate neighbors include: Prudential, AT&T, Siemens, Englehard Industries, and St. Paul Insurance

The property is within walking distance to Metro Park train station, serving major East Coast cities via Amtrak and NJ Transit and is adjacent to Metro Park Hilton Hotel with the Sheraton Hotel nearby. There is a wide selection of restaurants and two regional malls close-by. It is located in an excellent housing market and labor pool and is close to Rutgers University.

The property has fiber optics, telecommunications, etc. available. A handsome exterior of granite and gray reflective glass, an inter-connecting enclosed central atrium and multi-level parking deck, and a beautiful interior of polished granite with a two-story skylit lobby make this an ideal place for an office location. Also available are four passenger elevators, one freight/passenger elevator, and card key access security system. The building will be connected to MetroTop Plaza 1 by a glass enclosed atrium; parking deck will be built.

\* 255,000 s.f., nine-story, Class A office building available

\* Divisible by floors of 30,000 s.f.

\* Completion: May 2010

\* Building signage available

\* Redundant electrical feed from 2 separate substations

\* Two (2) generator pads for tenant generators

\* Full-service cafeteria with private dining

\* Fitness center with locker rooms and showers

\* Covered parking deck

\* 500 tons supplemental condensed water cooling

\* OC3 fiber

\* 8,000 s.f. Tenant Event Center on the 10th floor

\* On-site security and 24 hour camera monitoring

\* Adjoins existing 80,000 s.f. building - Fully leased

Tenants include:

- Cisco Systems Inc.
- Jones Lang LaSalle
- New Horizons



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

Landlord Rep: **American Properties Commercial**  
 Developer: -  
 Management: **Colliers International**  
 Recorded Owner: **120 Wood Avenue Co., LLC**

Building Type: **Class A Office**

Status: **Built 1984, Renov 2005**  
 Stories: **6**  
 RBA: **180,000 SF**  
 Typical Floor: **30,000 SF**  
 Total Avail: **16,297 SF**  
 % Leased: **91.0%**

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
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Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 304	3,908	3,908	3,908	\$27.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i> OFFICE SPACE FOR LEASE  * 1300-12,000 SFT * Asking \$28.00/SFT * Prime office location with all the amenities of a first class hotel * Onsite dining, lounge & coffee bar * Fitness center * Meeting rooms * Ample parking * Easy access to major highways * Within walking distance to Metro Park train * NJ Transit bus nearby							
P 4th / Suite 400	4,767	4,767	4,767	\$27.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i> OFFICE SPACE FOR LEASE  * 1300-12,000 SFT * Asking \$28.00/SFT * Prime office location with all the amenities of a first class hotel * Onsite dining, lounge & coffee bar * Fitness center * Meeting rooms * Ample parking * Easy access to major highways * Within walking distance to Metro Park train * NJ Transit bus nearby							
P 5th / Suite 504	1,935	1,935	1,935	\$27.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i> OFFICE SPACE FOR LEASE  * 1300-12,000 SFT * Asking \$28.00/SFT * Prime office location with all the amenities of a first class hotel * Onsite dining, lounge & coffee bar * Fitness center * Meeting rooms * Ample parking * Easy access to major highways * Within walking distance to Metro Park train * NJ Transit bus nearby							

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 505	2,747	2,747	2,747	\$27.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
OFFICE SPACE FOR LEASE							
* 1300-12,000 SFT							
* Asking \$28.00/SFT							
* Prime office location with all the amenities of a first class hotel							
* Onsite dining, lounge & coffee bar							
* Fitness center							
* Meeting rooms							
* Ample parking							
* Easy access to major highways							
* Within walking distance to Metro Park train							
* NJ Transit bus nearby							

P 6th / Suite 615	2,940	2,940	2,940	\$27.00/te	Vacant	5 yrs	Direct
<i>American Properties Realty, Inc. / Steven Rinn (732) 692-1322</i>							
OFFICE SPACE FOR LEASE							
* 1300-12,000 SFT							
* Asking \$28.00/SFT							
* Prime office location with all the amenities of a first class hotel							
* Onsite dining, lounge & coffee bar							
* Fitness center							
* Meeting rooms							
* Ample parking							
* Easy access to major highways							
* Within walking distance to Metro Park train							
* NJ Transit bus nearby							

#### Building Notes

##### RENT REDUCTION

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

OFFICE SPACE FOR LEASE

\* 1200-3500 SFT

\* Asking \$26.00/SFT

\* Two-story atrium

\* Security surveillance & key card access

\* Ample parking

\* Meeting rooms

\* Adjacent to the Renaissance Hotel

\* Onsite Dining

\* Easy access to major highways

\* NJ Transit bus & Metro Park train nearby



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: **15,997 SF**  
 % Leased: **85.1%**

Landlord Rep: **Bergman Real Estate Group**  
 Developer: **-**  
 Management: **Bergman Real Estate Group**  
 Recorded Owner: **555 Venture, LLC**

For Sale: **Not For Sale**  
 Expenses: **2018 Tax @ \$2.77/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 100 <i>Zimmel Associates, Inc. / Jaime Zimmel (732) 661-9200 x110</i>	3,285	3,285	3,285	Withheld	30 Days	Thru Apr 2019	Sublet
P 2nd / Suite 200 <i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>	7,940	7,940	7,940	\$24.75/te	Vacant	Negotiable	Direct
P 3rd / Suite 340 <i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>	2,733	2,733	2,733	\$24.75/te	Vacant	Negotiable	Direct
P 4th / Suite 415 <i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>	2,039	2,039	2,039	\$24.75/te	Vacant	Negotiable	Direct

**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 and 2012 for its operating efficiency.

This building's common area was renovated in 2009.

140 Smith St - Parkway Corporate Center



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: **14,369 SF**

% Leased: **59.5%**

Landlord Rep: **Zimmel Associates, Inc.**

Developer: **-**

Management: **Carrini, Inc.**

Recorded Owner: **Parkway Corporate Center, LLC**

Sales Company: **Zimmel Associates, Inc.: Jordan Zimmel (732) 661-9200 X103**

For Sale: **For Sale at \$6,000,000 (\$253.28/SF) - Active**

Expenses: **2018 Tax @ \$2.27/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
P 2nd	2,300 - 4,800	4,800	4,800	\$18.00/te	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x103</i>							
P 3rd	2,300 - 4,800	4,800	4,800	\$18.00/te	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x103</i>							
P 5th	4,769	4,769	4,769	\$18.00/te	90 Days	3-10 yrs	Direct
<i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x103</i>							

Space is on the top floor with great views. Some of the offices have outside balconies. The suite has private bathrooms, kitchen, 7 large private offices and storage closet.

**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.

**140 Smith St - Parkway Corporate Center(cont'd)**

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: **Centra 1**  
**Woodbridge Township**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Iselin, NJ 08830**

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

Building Type: **Class A Office**  
 Status: **Built 1982, Renov Dec 2010**  
 Stories: **5**  
 RBA: **114,339 SF**  
 Typical Floor: **20,000 SF**  
 Total Avail: **11,806 SF**  
 % Leased: **89.7%**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.30/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: **200 free Surface Spaces are available; 200 Covered Spaces are available; Ratio of 3.66/1,000 SF**

Amenities: **Air Conditioning, Atrium, Concierge, Conferencing Facility, Fitness Center, Food Service, On Site Management, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	4,736	4,736	4,736	No	\$34.00/te	Vacant	Negotiable	New
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / Andrew Perrotti (201) 460-5158</i>								
P GRND	7,070	7,070	7,070	No	\$36.00/te	Vacant	Negotiable	New
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / Andrew Perrotti (201) 460-5158</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.
- Buildind designed by world remound 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: **Metro Park  
Woodbridge Twp  
Woodbridge/Edison Cluster  
North Edison/Woodbridge Submarket  
Middlesex County  
Iselin, NJ 08830**

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

Status: **Built 1973, Renov Apr 2015**

Stories: **8**

RBA: **155,986 SF**

Typical Floor: **17,200 SF**

Total Avail: **11,602 SF**

% Leased: **96.1%**

Landlord Rep: **Garden Commercial Properties**

Developer: **-**

Management: **Garden Commercial Properties**

Recorded Owner: **535 Realty Company**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.51/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**

Amenities: **Car Charging Station, Courtyard, Fitness Center, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,636	2,636	2,636	\$33.00/+elec	Vacant	Negotiable	Direct
<i>Garden Commercial Properties / Tony Moscaritolo (973) 467-5000 x1302 / Steven A. Dostalnik (973) 467-5000 x1184</i>							
P 6th / Suite 600	100 - 5,000	5,000	5,000	Withheld	30 Days	Negotiable	Sublet
<i>Regus / Eric Fletcher (800) 467-5120</i>							
Located in close proximity to New York and Jersey City, Iselin is a popular choice for telecommuters - as is the office space in Metropark. The Metropark office is in the Woodbridge Township and is one of the largest business centers in central New Jersey, offering one of the most prestigious addresses in the region for clients. Right on the doorstep is New York - a world leader in banking, insurance, commerce, culture and media. It is home to more than 40 Fortune 500 companies and the regional offices of many of the world's largest corporations. The UN is also based here. The city boasts the New York Stock Exchange and NASDAQ, the world's largest stock exchanges. It is one of the world's most famous entertainment hubs and is the location for numerous top colleges and universities.							
P 7th	3,500	3,500	3,500	\$33.00/+elec	Vacant	Negotiable	Direct
<i>Garden Commercial Properties / Tony Moscaritolo (973) 467-5000 x1302 / Steven A. Dostalnik (973) 467-5000 x1184</i>							
P 7th	466	466	466	Withheld	30 Days	Negotiable	Sublet
<i>New Jersey Realty / Marianne Strahl (609) 655-9222 x22</i>							

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

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

Building Type: **Class B Office**  
 Status: **Built 1979, Renov Jun 1998**  
 Stories: **3**  
 RBA: **42,500 SF**  
 Typical Floor: **14,166 SF**  
 Total Avail: **11,413 SF**  
 % Leased: **73.2%**

For Sale: **Not For Sale**  
 Expenses: **2018 Tax @ \$3.18/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 + Svs	Occupancy	Term	Type
P 1st	1,500 - 6,563	6,563	6,563	\$20.50/te	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							
P 2nd	3,600	3,600	3,600	\$20.50/te	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							
P 3rd / Suite 301	1,250	1,250	1,250	\$20.50/te	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							



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

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

Building Type: **Class B Office**

Status: **Built 1982, Renov 2012**  
 Stories: **3**  
 RBA: **45,850 SF**  
 Typical Floor: **15,283 SF**  
 Total Avail: **10,824 SF**  
 % Leased: **76.4%**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$2.28/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 2nd / Suite 204	4,304	8,755	8,755	\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							
P 2nd / Suite 205	4,451	8,755	8,755	\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							
P 2nd / Suite 207	2,069	2,069	2,069	\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / 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: **Woodbridge Corporate Plaza E**  
**Woodbridge Twp**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Iselin, NJ 08830**

Building Type: **Class A Office**

Status: **Built 1984, Renov 2016**

Stories: **4**

RBA: **113,013 SF**

Typical Floor: **23,792 SF**

Total Avail: **10,573 SF**

% Leased: **90.6%**

Landlord Rep: **Newmark Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

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

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.43/sf**

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

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

Amenities: **24 Hour Availability, Air Conditioning, Courtyard, Dry Cleaner, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Pond/Pool, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	4,199	4,199	4,199	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / Jamie Drummond (201) 460-5153</i>							
P 2nd / Suite 210	6,374	6,374	6,374	\$27.00/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / 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 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.

This building was awarded an Energy Star label in 2017 and 2018 for its operating efficiency.



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: **9,732 SF**

% Leased: **97.2%**

Landlord Rep: **Zimmel Associates, Inc.**

Developer: **-**

Management: **Zimmel Associates, Inc.**

Recorded Owner: **Toranco Wood Avenue Associates, LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.84/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	748	748	748	\$25.00/te	Vacant	Thru Oct 2020	Sublet
<i>Dickstein Real Estate Services / Lawrence Dickstein (908) 704-3500 x11</i>							
Attractive new corner office with 2 private offices and 2 cubicles. Looking for a sharing arrangement subleasing one private office and one cubicle for lawyers, accountants or other professionals who need a Metro Park address for a great price.							
P 1st / Suite 100	1,307	1,307	1,307	\$28.00/te	Vacant	3-5 yrs	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							
P 1st / Suite 106	2,327	2,327	2,327	\$28.00/te	Vacant	3-5 yrs	Direct
<i>Zimmel Associates, Inc. / David Zimmel (732) 661-9200 x106</i>							
P 2nd	5,350	5,350	5,350	Withheld	04/2019	Thru Jul 2020	Sublet
<i>JLL / Robert Bull (732) 590-3300 / Philip Lipper (973) 829-4694</i>							
- 5,350 SF office space available - Located on the 2nd floor of 4 story building - Lease expiration: 7/1/2020 - 130,000 SF total building - Ratio of 3.85 / 1,000 sf parking - Amenities include: Commuter rail in walking distance, day care, restaurant, 24/7 access - Located in Metro Park office complex area - Close proximity to Garden State Parkway, NJ Turnpike, Routes 1, 9, 287, 44							

## 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 Corporate Plaza C**  
**AKA 485 Route 1**  
**Woodbridge Twp**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Iselin, NJ 08830**

Building Type: **Class A Office**

Status: **Built 1982, Renov 2016**

Stories: **4**

RBA: **113,265 SF**

Typical Floor: **23,176 SF**

Landlord Rep: **Newmark Knight Frank**

Total Avail: **9,080 SF**

Developer: **-**

% Leased: **92.0%**

Management: **CB Richard Ellis**

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

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$3.13/sf**

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

Amenities: **24 Hour Availability, Air Conditioning, Courtyard, Dry Cleaner, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Pond/Pool, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	6,740	6,740	6,740	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / Jamie Drummond (201) 460-5153</i>							
+ TE							
P 1st / Suite 180	2,340	2,340	2,340	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / Jamie Drummond (201) 460-5153</i>							
+TE							

**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, 2017 and 2018 for its operating efficiency.



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**

Total Avail: **8,726 SF**

Developer: **-**

% Leased: **81.0%**

Management: **Bergman Real Estate Group**

Recorded Owner: **Aspen Woodbridge LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$2.28/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	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 200	2,248	2,248	2,248	\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							
P 2nd / Suite 207	3,773	3,773	3,773	\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / Isabel Freire (732) 855-8600 x120</i>							
P 2nd / Suite 209	2,705	2,705	2,705	\$21.00/te	Vacant	Negotiable	Direct
<i>Bergman Real Estate Group / John Osborne (732) 855-8600 x115 / 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: **Mack-Cali Woodbridge II**  
**Woodbridge Twp**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Building Type: **Class A Office**

Status: **Built 1992**

Stories: **8**

RBA: **200,000 SF**

Typical Floor: **25,000 SF**

Total Avail: **8,283 SF**

% Leased: **100%**

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

Developer: **Mack-Cali Realty Corporation**

Management: **Mack-Cali Realty Corporation**

Recorded Owner: **Mack-Cali Realty Corporation**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.57/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
P 6th	3,283	3,283	3,283	Withheld	30 Days	Thru Jun 2022	Sublet
<i>Cushman &amp; Wakefield of New Jersey, LLC. / Todd Elfand (732) 452-6187 / Kevin Carton (732) 452-6186 / Paul Giannone (732) 452-6184 / Joseph Vacca (732) 452-6169</i>							
Fully furnished							
P 6th	100 - 5,000	5,000	5,000	Withheld	Negotiable	Negotiable	Sublet
<i>Regus / Eric Fletcher (800) 467-5120</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.

## 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: **Woodbridge Corporate Plaza 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 Knight Frank**

Developer: **-**

Management: **CB Richard Ellis**

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

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.97/sf**

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

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

Amenities: **24 Hour Availability, Air Conditioning, Courtyard, Dry Cleaner, Fitness Center, Food Service, On Site Management, Pond/Pool, Property Manager on Site, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	5,984	5,984	5,984	\$27.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Andrew Perrotti (201) 460-5158 / Jamie Drummond (201) 460-5153</i>							

**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: **75 Lincoln Highway (Route 27)**  
**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**

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

Total Avail: **5,480 SF**

Developer: -

% Leased: **85.7%**

Management: -

Recorded Owner: **Mambro 75 LH Holdings LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$0.21/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	2,390 - 5,480	5,480	5,480	\$19.50/fs	Vacant	Negotiable	Direct

*Cushman & Wakefield of New Jersey, LLC. / Kevin Carton (732) 452-6186 / Joseph Vacca (732) 452-6169*

Disaster recovery space with generator & two Liebert units.

**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: **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: **9,000 SF**

Total Avail: **5,142 SF**

% Leased: **97.7%**

Landlord Rep: **Colliers International**

Developer: **David L. Kushinsky**

Management: **-**

Recorded Owner: **Kings Road Building LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$2.27/sf**

Parcel Number: **25-00017-02-00324**

Parking: **133 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 / Suite 100 <i>Colliers International / Douglas R. Twyman (732) 807-0338</i>	820	2,023	2,023	\$17.50/te	30 Days	3-5 yrs	Direct
P 1st / Suite 102 <i>Colliers International / Douglas R. Twyman (732) 807-0338</i>	1,203	2,023	2,023	\$17.50/te	30 Days	3-5 yrs	Direct
P 3rd / Suite 303 <i>Colliers International / Douglas R. Twyman (732) 807-0338</i>	824	824	824	\$17.50/te	Vacant	3-5 yrs	Direct
P 3rd / Suite 305 <i>Colliers International / Douglas R. Twyman (732) 807-0338</i>	925	925	925	\$17.50/te	60 Days	Negotiable	Direct
P 4th / Suite 400 <i>Colliers International / Douglas R. Twyman (732) 807-0338</i>	1,370	1,370	1,370	\$17.50/te	30 Days	Negotiable	Direct



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: **5,000 SF**

% Leased: **100%**

Landlord Rep: **Sitar Company**  
Developer: **-**  
Management: **Top Quality Inc**  
Recorded Owner: **Top Quality Inc**

Sales Company: **Sitar Company: Ron Schrader, Jr (732) 283-9000**

For Sale: **For Sale at \$2,150,000 (\$179.17/SF) - Active**

Expenses: **2018 Tax @ \$2.63/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	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500 - 5,000	5,000	5,000	\$13.00/mg	30 Days	Negotiable	Direct

*Sitar Company / Ron Schrader, Jr (732) 283-9000*

LOCATION OVERVIEW Located across the street from the NJ Transit Woodbridge station and one block to Main Street. Woodbridge is centrally located to most of New Jersey's major highways. Within walking distance to parks, schools, and shopping. PROPERTY HIGHLIGHTS Available SF: ± 2,500 - 5,000 SF Lease Rate: \$13.00 SF/yr (Gross) Lot Size: ± 0.34 Acres Building Size: ± 12,000 SF Building Class: C Year Built: 1952 Cross Streets: North James and Brook • Reasonable rental rates • On-site parking • Ideal for attorneys, accountants, and other professionals • Retail is an accepted use also

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

Building Type: **Class B Office**

Status: **Built 1980**

Stories: **2**

RBA: **32,500 SF**

Typical Floor: **15,202 SF**

Total Avail: **4,722 SF**

% Leased: **85.5%**

Landlord Rep: **Keller Williams Elite Realtors**

Developer: **-**

Management: **First Saving Bank**

Recorded Owner: **Money Dart Global Services Inc**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.45/sf**

Parcel Number: **25-00297-0000-00001-02**

Parking: **129 free 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
P 1st	2,127	2,127	2,127	\$22.00/te	Vacant	5-10 yrs	Direct
<i>Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166</i>							
Tenant Electric: \$1.75 psf							
P 2nd	2,595	2,595	2,595	\$22.00/te	Vacant	5-10 yrs	Direct
<i>Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166</i>							
Tenant Electric: \$1.75 psf							

**Building Notes**

\* Immediate access to Routes 1 and 9; minutes from the Garden State Parkway, New Jersey Turnpike and I-287

\* Close proximity to bus and rail transportation

\* 35 min. to Manhattan; 23 min. to Newark Airport; 5 min. to the Iselin Station of Penn Central, Amtrak & North Jersey Coast; 1 min. to Woodbridge Center shuttles; 12 min. to Linden Airport and 30 min. to Red Bank

\* Adjacent to Woodbridge Center, one of the area's largest malls

\* Abundant on-site parking



Location: **Woodbridge Corporate Plaza 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: **85,335 SF**

Typical Floor: **21,333 SF**

Landlord Rep: **Newmark Knight Frank**

Total Avail: **4,631 SF**

Developer: **-**

% Leased: **94.6%**

Management: **CB Richard Ellis**

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

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$3.14/sf**

Parcel Number: **25-00367-0000-00001-00**

Parking: **294 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Availability, Air Conditioning, Courtyard, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Pond/Pool, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 240	1,793	1,793	1,793	\$25.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / Andrew Perrotti (201) 460-5158</i>							
rent plus TE							
P 3rd	2,838	2,838	2,838	\$25.50/te	Vacant	Negotiable	Direct
<i>Newmark Knight Frank / Jamie Drummond (201) 460-5153 / Andrew Perrotti (201) 460-5158</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, 2016 and 2018 for its operating efficiency.



Location: **Plaza 35**  
**Woodbridge Twp**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Avenel, NJ 07001**

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

Status: **Built 1984, Renov 2014**

Stories: **4**

RBA: **57,337 SF**

Typical Floor: **16,380 SF**

Total Avail: **4,125 SF**

% Leased: **92.8%**

Landlord Rep: **The Kislak Company, Inc.**  
 Developer: **Eastern Dental**  
 Management: -  
 Recorded Owner: -

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.48/sf**

Parcel Number: **25-00846-01-00009-24**

Parking: **275 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	825	825	825	\$20.00/+elec	Vacant	Negotiable	Direct
<i>The Kislak Company, Inc. / Stephen Gianis (908) 360-8050</i>							
P LL	900	900	900	\$20.00/+elec	Vacant	1-5 yrs	Direct
<i>The Kislak Company, Inc. / Stephen Gianis (908) 360-8050</i>							
P 2nd	2,400	2,400	2,400	\$20.00/+elec	Vacant	Negotiable	Direct
<i>The Kislak Company, Inc. / Stephen Gianis (908) 360-8050</i>							

**Building Notes**

Easy access to the Garden State Parkway, US 1, the New Jersey Turnpike, Routes 287, 27 and 22. Approximately 20 minutes to Newark and 40 minutes to New York City. 300 car landscaped parking plaza. Individually controlled, zoned heating and a/c via energy efficient computer-controlled VAV system  
 Professional security system



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

Building Type: **Class C Office**

Status: **Built 1985**

Stories: **2**

RBA: **13,364 SF**

Typical Floor: **6,682 SF**

Total Avail: **4,000 SF**

% Leased: **70.1%**

Landlord Rep: **Lee & Associates Commercial Real Estate Service**

Developer: **-**

Management: **Developmental Disabilities Assn.**

Recorded Owner: **Developmental Disabilities Assn.**

For Sale: **Not For Sale**

Expenses: **2016 Tax @ \$2.43/sf**

Parcel Number: **25-00714-0000-00255-022**

Parking: **Free Surface Spaces; 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 2nd	2,000 - 4,000	4,000	4,000	Withheld	Vacant	1 yr	Direct

Lee & Associates Commercial Real Estate Service / Beth Chezmar (732) 452-0750

Reception, private offices, bull pen and kitchenette on 2nd floor. Light filled, some furniture in place.



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

Landlord Rep: **Wick Companies LLC**  
 Developer: **The Wick Agency**  
 Management: **Wick Companies LLC**  
 Recorded Owner: **The Wick Agency**

Building Type: **Class A Office**

Status: **Built 1986**  
 Stories: **3**  
 RBA: **152,637 SF**  
 Typical Floor: **50,879 SF**  
 Total Avail: **3,940 SF**  
 % Leased: **97.4%**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$3.13/sf**

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

Parking: **Ratio of 0.00/1,000 SF**

Amenities: **24 Hour Availability, Air Conditioning, Atrium, Courtyard, On Site Management, Property Manager on Site, Security System, Storage Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	3,940	3,940	3,940	Withheld	Vacant	Negotiable	Direct
<i>Wick Companies LLC / Jon Freeman (732) 750-4444 x29</i>							
10 Offices 1 Meeting room Large open office area							

**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.

73 Green St - Build-to-Suit



Location: **Build-to-Suit**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Building Type: **Class B Office/Medical**  
 Status: **Proposed, breaks ground Apr 2019**  
 Stories: **2**  
 RBA: **3,800 SF**  
 Typical Floor: **1,900 SF**  
 Total Avail: **3,800 SF**  
 % Leased: **0%**

Landlord Rep: **Century 21 Oak Tree Road**  
 Developer: -  
 Management: -  
 Recorded Owner: -

For Sale: **Not For Sale**  
 Expenses: **2014 Tax @ \$0.93/sf, 2013 Est Tax @ \$1.00/sf**  
 Parcel Number: **25-00549-0000-00009**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	800 - 950	950	1,900	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 1st	800 - 950	950	950	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 2nd	800 - 950	950	950	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 2nd	800 - 950	950	1,900	\$16.00/nnn	TBD	1-5 yrs	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							



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

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

Status: **Built 1984**

Stories: **3**

RBA: **46,150 SF**

Typical Floor: **15,383 SF**

Total Avail: **3,409 SF**

% Leased: **92.9%**

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: **2018 Tax @ \$4.20/sf, 2012 Est Tax @ \$3.77/sf; 2012 Est Ops @ \$2.75/sf**

Parcel Number: **25-00433-0000-00001**

Parking: **Free Surface Spaces; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg 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	\$23.00/+elec	Vacant	3-10 yrs	Direct
P 2nd / Suite 201 <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i>	1,434	1,434	1,434	\$23.00/+elec	Vacant	Negotiable	Direct
P 3rd / Suite 306 K <i>Punia Company L.L.C. / Ryan Tiger (973) 758-1940 x103</i>	150	150	150	\$52.00/fs	Vacant	Negotiable	Direct

**Building Notes**

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



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

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

Building Type: **Class B Office**

Status: **Built 1989**  
 Stories: **4**  
 RBA: **29,670 SF**  
 Typical Floor: **9,890 SF**  
 Total Avail: **2,489 SF**  
 % Leased: **91.6%**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.12/sf**

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

Parking: **46 Surface Spaces are available; 25 Covered Spaces are available; Ratio of 3.25/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 203 <i>NAI DiLeo-Bram &amp; Co. / Marc L. Shein (732) 985-3000</i>	1,764	1,764	1,764	\$23.50/te	Vacant	Negotiable	Direct
P 2nd / Suite 205 <i>NAI DiLeo-Bram &amp; Co. / Marc L. Shein (732) 985-3000</i>	725	725	725	\$23.50/te	Vacant	3-5 yrs	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**

Status: **Built 1964**

Stories: **3**

RBA: **16,000 SF**

Typical Floor: **4,000 SF**

Total Avail: **2,050 SF**

% Leased: **93.8%**

Landlord Rep: **Keller Williams Elite Realtors**

Developer: -

Management: -

Recorded Owner: **Hans Investment Group, LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.05/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	1,000	1,000	1,000	\$24.00/fs	Vacant	Negotiable	Direct
<i>Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166</i> Rental Rate is \$2,000 per month.							
P 2nd	125 - 550	550	550	\$38.40/fs	30 Days	Negotiable	Sublet
<i>Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166</i> Rent is \$400/month. 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 3rd	125 - 500	500	500	\$38.40/fs	30 Days	Negotiable	Sublet
<i>Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166</i> Rent is \$400/month. 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: **249 Main St.**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Building Type: **Class C Office**

Status: **Built 1938**

Stories: **2**

RBA: **1,475 SF**

Typical Floor: **775 SF**

Total Avail: **1,475 SF**

% Leased: **0%**

Landlord Rep: **Century 21 Main Street Realty**

Developer: **-**

Management: **Century 21 Main Street Realty**

Recorded Owner: **Childrens Properties LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$8.94/sf; 2008 Est Ops @ \$3.25/sf**

Parcel Number: **25-00258-01-00010**

Parking: **10 free Surface Spaces are available; Ratio of 6.78/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite Space 1	700	700	700	\$12.00/nnn	Vacant	Negotiable	Direct
<i>Century 21 Main Street Realty / Barbara Sancilardi (732) 750-4663 x102</i>							
P 2nd / Suite 2	775	775	775	\$12.00-\$14.00/n	Vacant	Negotiable	Direct
<i>Century 21 Main Street Realty / Barbara Sancilardi (732) 750-4663 x102</i>							



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

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

Status: **Built 1955**

Stories: **1**

RBA: **5,831 SF**

Typical Floor: **5,831 SF**

Total Avail: **1,200 SF**

% Leased: **79.4%**

Landlord Rep: **RE/MAX Diamond, Realtors I**

Developer: -

Management: -

Recorded Owner: **Adams One Llc**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.50/sf**

Parcel Number: **25-00819-0000-00007**

Parking: **25 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	\$22.00/+util	Vacant	3-20 yrs	Direct
RE/MAX Diamond, Realtors I / Yousuf Syed (732) 549-9500							
Rent: \$2,200/month 3 exam rooms							



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

Building Type: **Class C Office**

Status: **Built 1987**

Stories: **2**

RBA: **3,000 SF**

Typical Floor: **1,500 SF**

Total Avail: **1,150 SF**

% Leased: **100%**

Landlord Rep: **Colliers International**  
Developer: -  
Management: **A'meo Inc**  
Recorded Owner: **A'meo Inc**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.73/sf, 2012 Est Tax @ \$4.00/sf; 2011 Ops @ \$1.00/sf, 2012 Est Ops @ \$0.71/sf**

Parcel Number: **25-00170-0000-00668**

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

Amenities: **On Site Management, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P BSMT	250	250	250	Withheld	30 Days	Negotiable	Direct
<i>Colliers International / Douglas R. Twyman (732) 807-0338</i>							
P 1st	200 - 900	900	900	Withheld	30 Days	Negotiable	Direct
<i>Colliers International / Douglas R. Twyman (732) 807-0338</i>							

**Building Notes**

King George Road is a gateway to Raritan Center. In close vicinity to every major highway, including Route 1, 257, Highway 440 and Route 9.



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: **1,000 SF**

% Leased: **100%**

Landlord Rep: **Ontrack Realty**  
 Developer: **-**  
 Management: **Kreher Joseph & Jane**  
 Recorded Owner: **Kreher Joseph & Jane**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.43/sf**

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	\$19.20/+util	30 Days	1-5 yrs	Direct
Ontrack Realty / Sanjeev Aneja (732) 494-2211 \$1600.00 Corner Property with private signage							



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

Building Type: **Class C Office**

Status: **Built 1968**

Stories: **2**

RBA: **10,000 SF**

Typical Floor: **5,000 SF**

Total Avail: **1,000 SF**

% Leased: **90.0%**

Landlord Rep: **STER Developers LLC**

Developer: -

Management: -

Recorded Owner: **T J Arvets L L C**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$1.58/sf**

Parcel Number: **25-00538-0000-00005**

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	300 - 1,000	1,000	1,000	\$18.00/fs	Vacant	3 yrs	Direct

STER Developers LLC / Jason Kahane (732) 738-7777  
Gross lease- all taxes and utilities are included in rent.

655 Amboy Ave - Woodbridge Executive Manor



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: **975 SF**

% Leased: **92.8%**

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

Developer: **-**

Management: **Lobrutto Salvatore**

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

Sales Company: **RE/MAX 1st Advantage: Todd V. Higgins (732) 634-0705**

For Sale: **For Sale at \$2,375,000 (\$174.63/SF) - Active**

Expenses: **2018 Tax @ \$3.69/sf; 2016 Ops @ \$1.61/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 1st / Suite 406	300	300	300	\$18.00/nnn	Vacant	1-5 yrs	Direct
<i>RE/MAX 1st Advantage / Todd V. Higgins (732) 634-0705</i>							
P 1st / Suite 408	325	325	325	\$18.00/nnn	Vacant	1-5 yrs	Direct
<i>RE/MAX 1st Advantage / Todd V. Higgins (732) 634-0705</i>							
P 1st / Suite 409	350	350	350	\$18.00/nnn	Vacant	1 yr	Direct
<i>RE/MAX 1st Advantage / Todd V. Higgins (732) 634-0705</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: **Professional Office Building  
Woodbridge/Edison Cluster  
North Edison/Woodbridge Submarket  
Middlesex County  
Iselin, NJ 08830**

Building Type: **Class C Office**

Status: **Built 1986**

Stories: **2**

RBA: **3,600 SF**

Typical Floor: **1,800 SF**

Total Avail: **800 SF**

% Leased: **77.8%**

Landlord Rep: **Keller Williams Elite Realtors**

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**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	800	800	800	No	Withheld	Vacant	Negotiable	Direct

Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166

**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

**894 Green St - Professional Office Building(cont'd)**

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/Office/Residential**

Status: **Built 1949**

Stories: **2**

RBA: **3,610 SF**

Typical Floor: **1,805 SF**

Total Avail: **550 SF**

% Leased: **84.8%**

Landlord Rep: **400 EFG LLC**

Developer: -

Management: -

Recorded Owner: **400 EFG LLC**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.27/sf**

Parcel Number: **25-00543-01-00026-01**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	550	550	550	\$26.18-\$32.73/nnn	Vacant	1-2 yrs	Direct
400 EFG LLC / Feroz Khan (732) 409-3995							
Rental rate: \$1,200 - \$1,500 monthly							



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: **504 SF**

% Leased: **88.6%**

Landlord Rep: **Century 21 Main Street Realty**

Developer: -

Management: -

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

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$3.35/sf**

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

Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	504	504	504	\$27.38/mg	Vacant	Negotiable	New

*Century 21 Main Street Realty / 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: **Built 1877**

Stories: **2**

RBA: **3,800 SF**

Typical Floor: **1,900 SF**

Total Avail: **375 SF**

% Leased: **90.1%**

Landlord Rep: **J.J. Elek Realty**  
 Developer: -  
 Management: **J.J. Elek Realty**  
 Recorded Owner: **123 Green Street Llc**

For Sale: **Not For Sale**

Expenses: **2018 Tax @ \$4.77/sf**

Parcel Number: **25-00548-0000-00005**

Parking: **15 free Surface Spaces are available; Ratio of 3.13/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	375	375	375	\$25.60/mg	Vacant	Negotiable	Direct

*J.J. Elek Realty / Robert Durso (732) 634-9100*  
 One suite left, great for an attorney, psychologist, etc.

**Building Notes**

4 separate offices available. Can be combined. Spectacular Victorian office building located on desirable Green Street. Perfect for almost any professional organization. Loads of parking. Convenient to everything!