

FOR LEASE | OFFICE

220 CENTENNIAL AVENUE

220 Centennial Avenue | Piscataway, NJ 08854



PROPERTY SUMMARY

Available SF:	± 1,750 - 8,873 SF
Lease Rate:	\$19.00 SF/yr (Gross)
Lot Size:	± 0.0 Acres
Building Size:	± 70,451 SF
Building Class:	B
Cross Streets:	River Road and Knightsbridge

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Unit 101	± 1,750 - 8,873	\$19.00 SF/yr
Unit 102	± 7,123 - 8,873	\$19.00 SF/yr

PROPERTY OVERVIEW

First Floor Suites Available

LOCATION OVERVIEW

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

PROPERTY HIGHLIGHTS

- Ownership provides on site management.
- Negotiable terms
- Abundant parking
- Furniture available in certain suites
- Property provides special zoning for

FOR MORE INFORMATION, PLEASE CONTACT:

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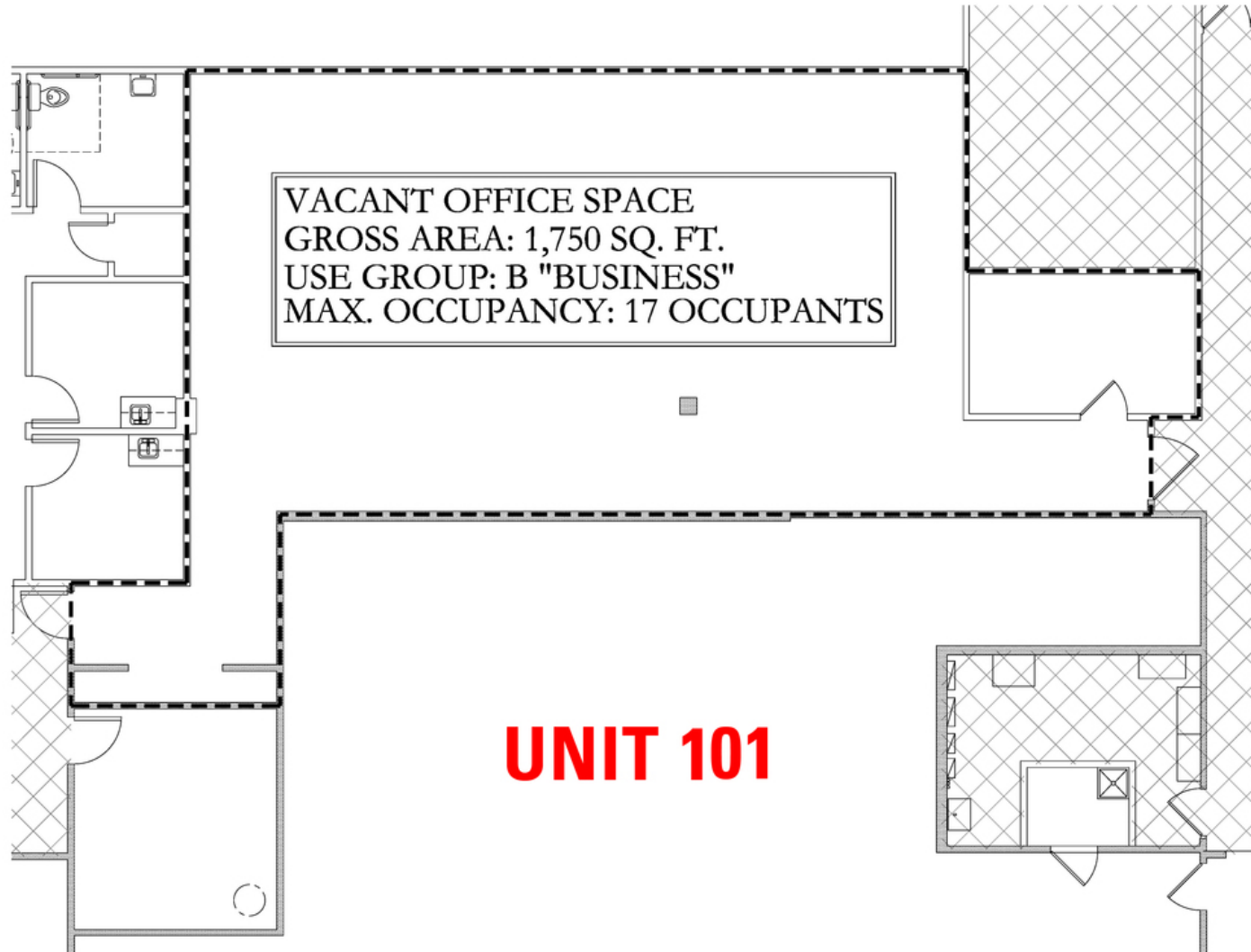


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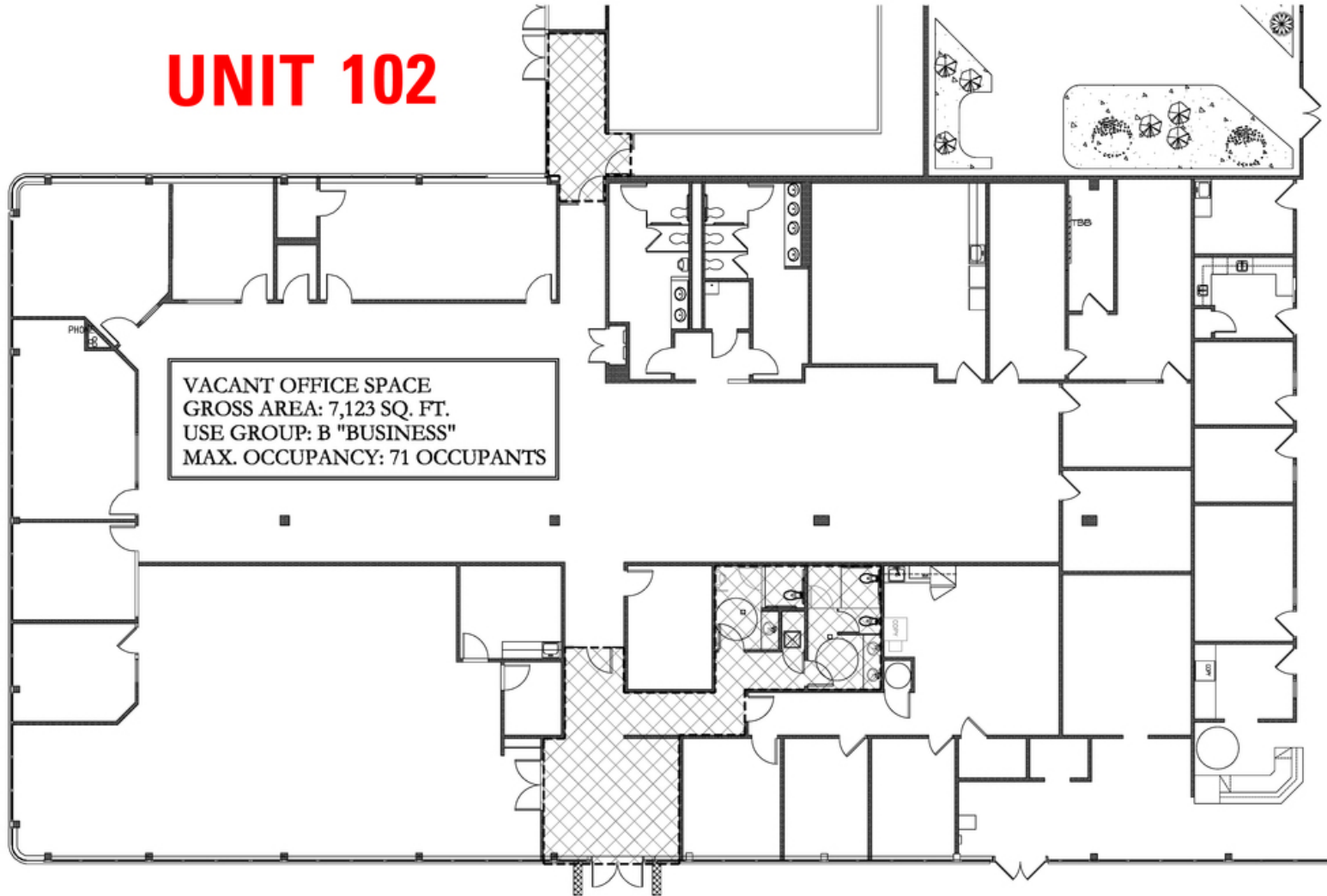
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UNIT 102



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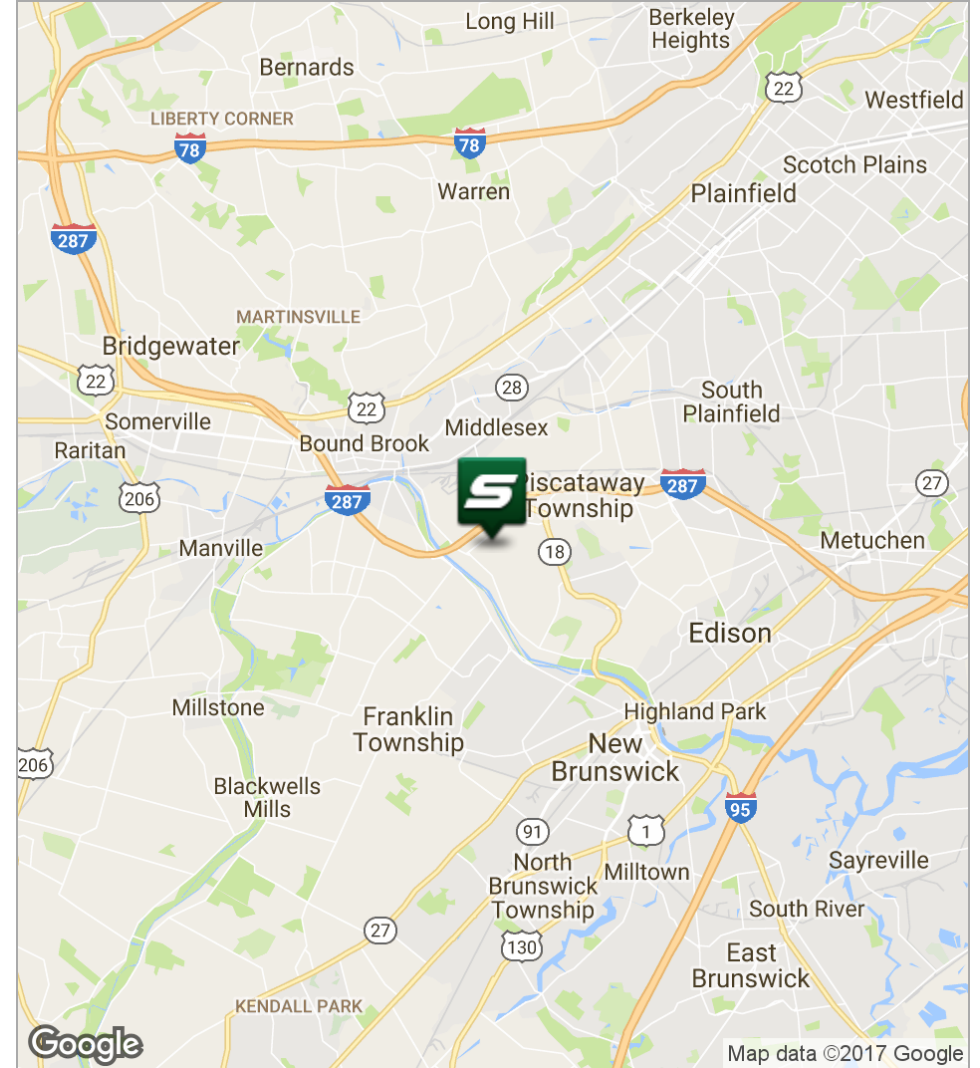
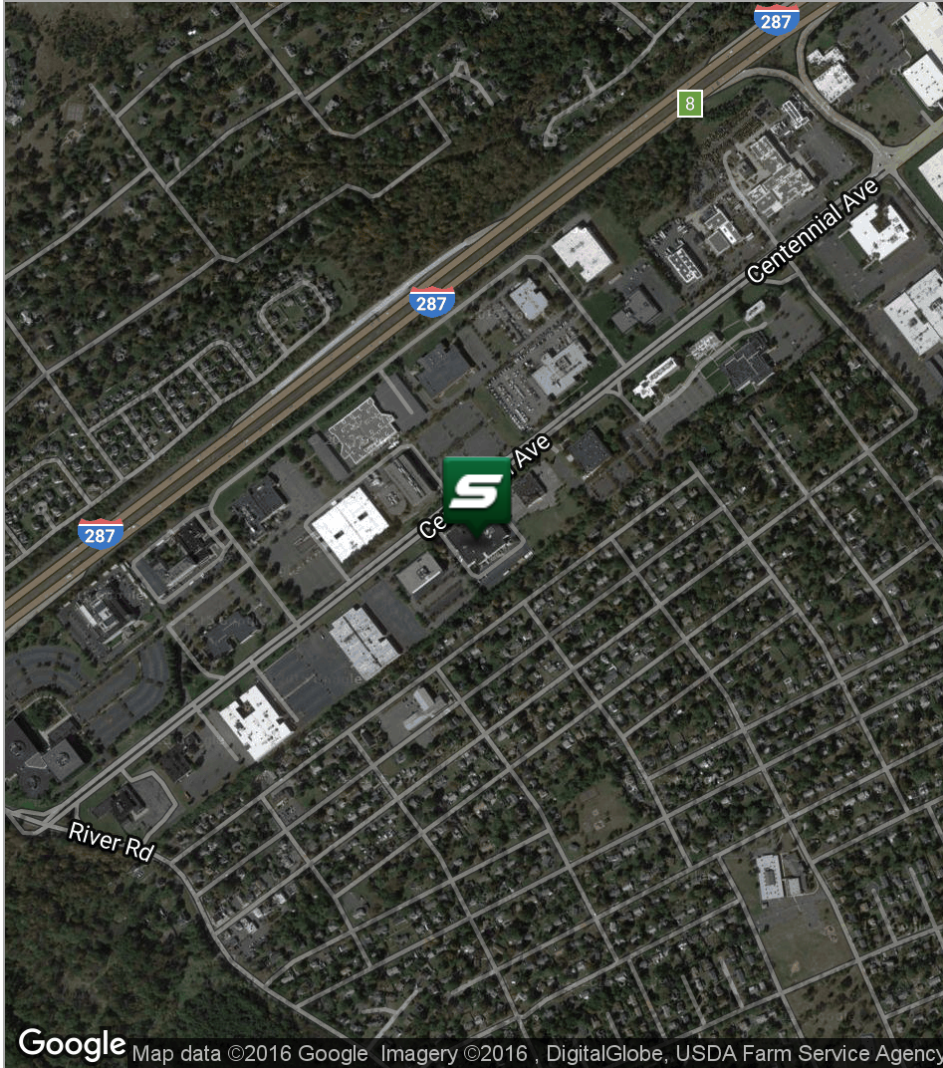


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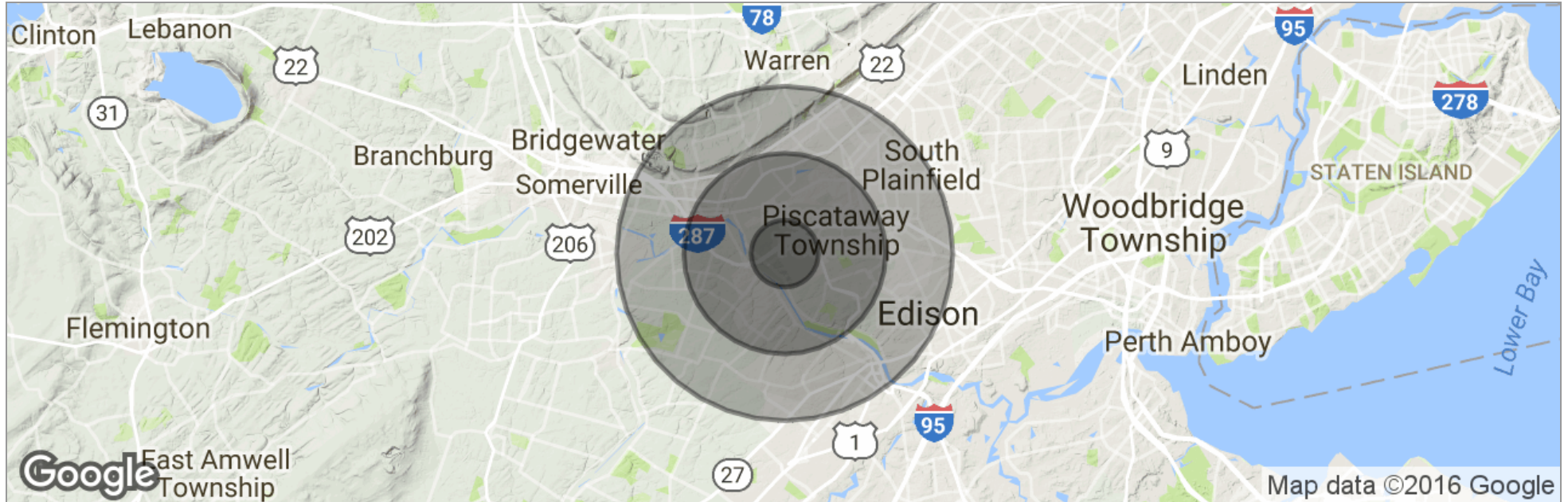


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	1 Mile	3 Miles	5 Miles
Total Population	5,913	78,678	231,904
Population Density	1,882	2,783	2,953
Median Age	41.8	38.6	35.3
Median Age (Male)	38.8	37.0	34.3
Median Age (Female)	44.1	39.6	36.1
Total Households	2,086	28,056	75,738
# of Persons Per HH	2.8	2.8	3.1
Average HH Income	\$114,898	\$100,317	\$93,434
Average House Value	\$416,076	\$376,940	\$389,852

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

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

Property Management Services

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

Property Tax Consulting

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

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

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

Award-Winning Research

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

Consulting and Advisory Services

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

Development

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

Financial Planning Services

From income and estate tax analysis, retirement planning, education planning, insurance planning, our team can design a personalized plan to address your financial concerns that fits within your budget and accomplishes your goals.

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