

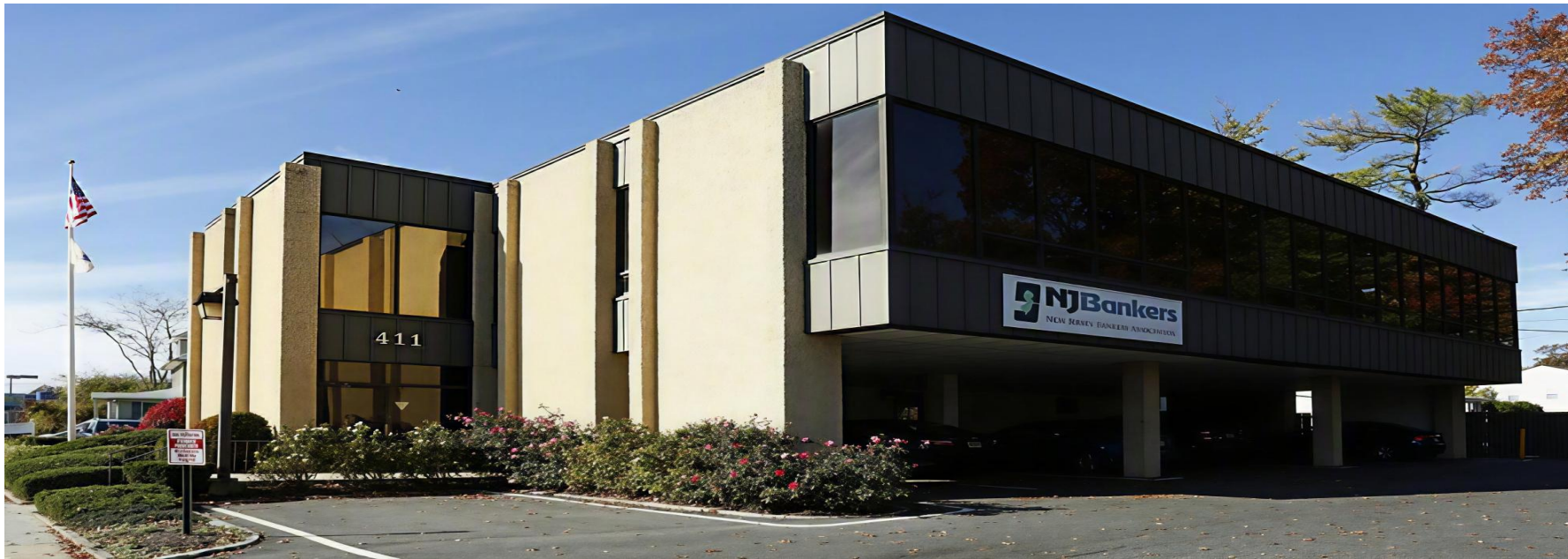
RICHEL COMMERCIAL BROKERAGE

OFFERING MEMORANDUM

411 North Avenue East

Cranford, Union County, New Jersey 07016

Asking Price \$2,400,000 | Delivered Vacant | 35 On-Site Parking Spaces | July 2026



9,702 SF professional office building located directly off the Garden State Parkway in Cranford

EXECUTIVE SUMMARY

Cranford Office Property, Delivered Vacant, with Excellent Access, Parking and Signage

Richel Commercial Brokerage has been exclusively retained to offer 411 North Avenue East, a 9,702-square-foot, two-level freestanding office building situated on 0.461 acres in Cranford, Union County, New Jersey.

The property will be delivered vacant at closing, providing a purchaser with immediate occupancy, building identity, and layout flexibility. The asset combines two practical advantages suburban office users value most: access and parking. The property fronts North Avenue, Cranford's established commercial corridor connecting Elizabeth, Cranford, and Westfield, and sits immediately off Exit 137 of the Garden State Parkway.

The on-site parking field includes 35 designated spaces, including 12 covered spaces, offering a parking advantage that directly downtown office buildings often cannot provide. Inside, the building offers a well-maintained professional office environment with reception areas on both floors, boardrooms, private offices, open bullpen areas, kitchens, and support rooms.

The existing layout is well-suited for active professional users such as financial services, law, accounting, engineering, architecture, insurance, and other business-service firms.

Vacant, freestanding office buildings with dedicated on-site parking rarely come to market in Cranford. 411 North Avenue East offers a practical acquisition opportunity for a professional user seeking a recognizable Cranford location, immediate Parkway access, and proximity to Downtown shopping and dining.

THE OFFERING

ASKING PRICE

\$2,400,000 | \$247 per SF

BUILDING

9,702 SF, two-level walk-up

SITE

20,091 SF | 0.461 acres

PARKING

35 spaces, including 12 covered

DELIVERY

Vacant at closing

ZONING

ORC District, Office Residential Character District

BLOCK / LOT

Block 320, Lot 1

2025 TAXES

\$39,864

Why This Building, Why Now

01

Owner-User Control

Delivered vacant at closing. Occupy, brand, and configure the entire building from day one, with no lease encumbrances and no tenant timing risk.

02

Access That Works Every Day

The first driveway off Garden State Parkway Exit 137, on the North Avenue corridor linking Elizabeth, Cranford, and Westfield. Simple arrivals for employees and clients from every direction.

03

Parking Downtown Cannot Match

35 designated on-site spaces, including 12 covered, roughly 3.6 spaces per 1,000 SF. A daily operating advantage over downtown-core office buildings.

04

Move-In Quality Interiors

Boardrooms, reception areas, private offices, and open bullpen space in above average condition. The interior supports immediate professional occupancy.

05

A Cranford Address with Downtown Access

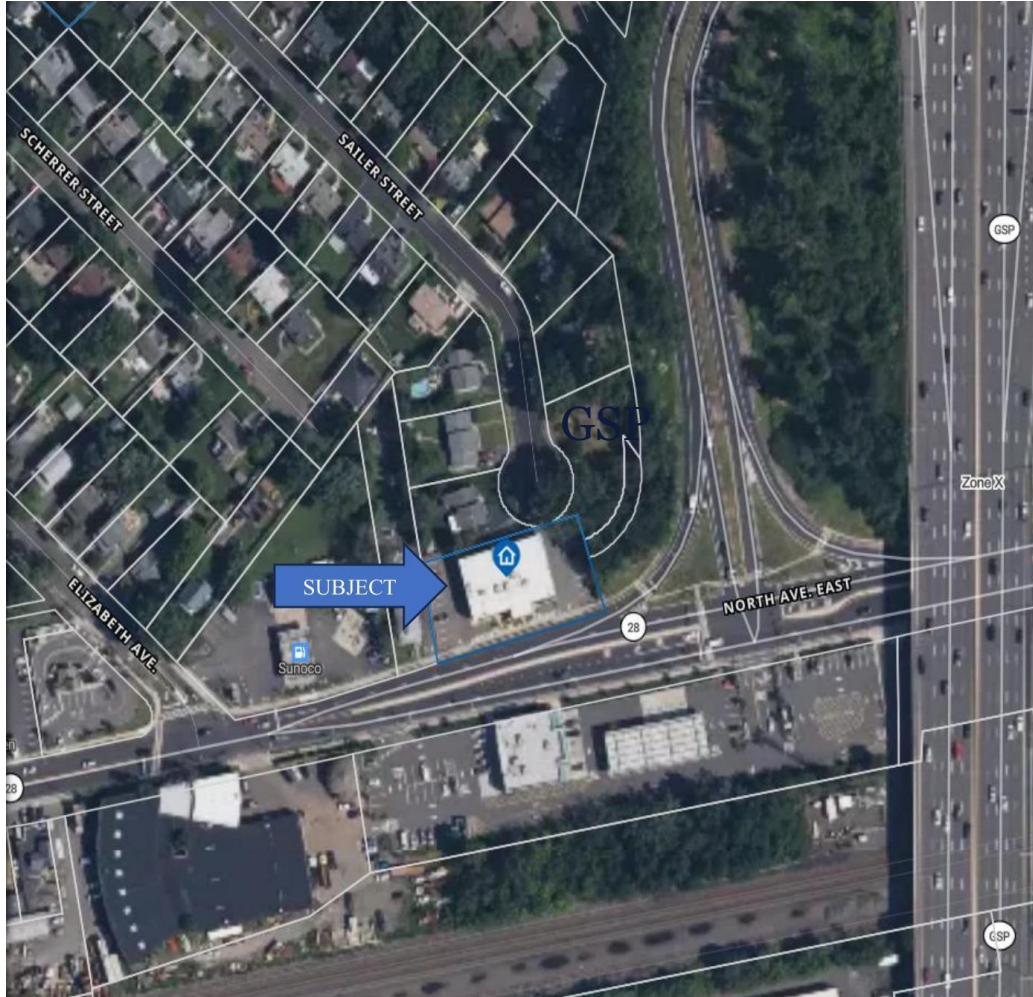
A premium Union County town with a strong downtown restaurant district, commuter rail to Newark and New York, and durable professional demand.

06

Genuine Scarcity

Right-sized, vacant, freestanding office buildings with dedicated parking rarely trade in Cranford.

Complete Directions: First Driveway on right, off exit 137 of GSP



Aerial view: the site at North Avenue East and Garden State Parkway Exit 137.

Garden State Parkway, Exit 137

The property is the first driveway on the right coming off the interchange. Regional access does not get more direct than this.

North Avenue Corridor

An established, high-visibility suburban commercial corridor connecting Elizabeth, Cranford, and Westfield, with 200 feet of frontage.

Downtown Cranford

Under one mile away. The downtown restaurant and bar district functions as a genuine employee and client amenity, without relying on downtown parking.

Commuter Rail

Cranford Station on NJ Transit's Raritan Valley Line: roughly 20 minutes to Newark Penn and 49 minutes to New York Penn Station.

Newark Liberty International

Approximately a 13-minute drive, with Routes 22, 1&9, I-78, and the NJ Turnpike all nearby.

Cranford Office Location Built for Access and Convenience



Cranford is one of Union County's most desirable communities: a walkable downtown anchored by a well-known restaurant and bar district, direct commuter rail to Newark and Manhattan, and proximity to the Garden State Parkway

The demand picture for local suburban office product is favorable. While large corporate office has lagged regionally, the demand for professional, medical, and smaller office properties in visible, assessable, locations within desirable communities such as Cranford has remained steady. Dwindling available supply puts continued upward pressure on values.

Located directly off the Garden State Parkway on North Avenue in Cranford, 411 North Avenue East offers a rare combination of suburban access, on-site parking, updated professional interiors, and less than 1-mile from one of Union County's most active downtowns for shopping and dining.

Excellent Access, Parking & Signage



35

designated on-site paved spaces

12

covered spaces beneath the building, with tandem potential

3.6

spaces per 1,000 SF, a ratio downtown buildings cannot offer

2

curb cuts on North Avenue East for simple in-and-out circulation

For a professional firm, parking and access is not an amenity. It is the daily experience of every employee and every client. This building removes the problem entirely. 411 North Avenue East boasts the first driveway on the right coming off the Parkway. Upon arrival, staff park on site, clients park at the door, and the covered spaces carry real value during inclement weather.

THE OFFICE PLATFORM

Move In Ready



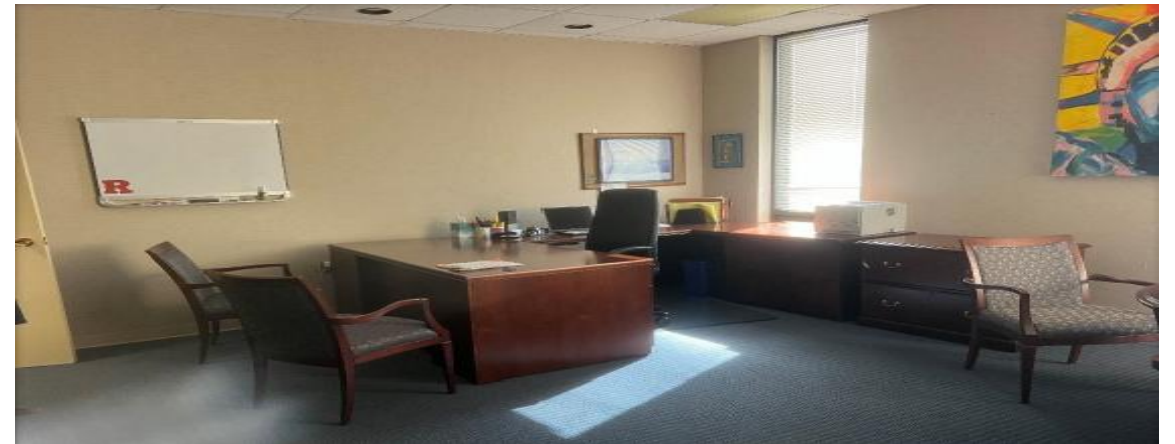
BOARDROOM, SECOND FLOOR



RECEPTION, SECOND FLOOR

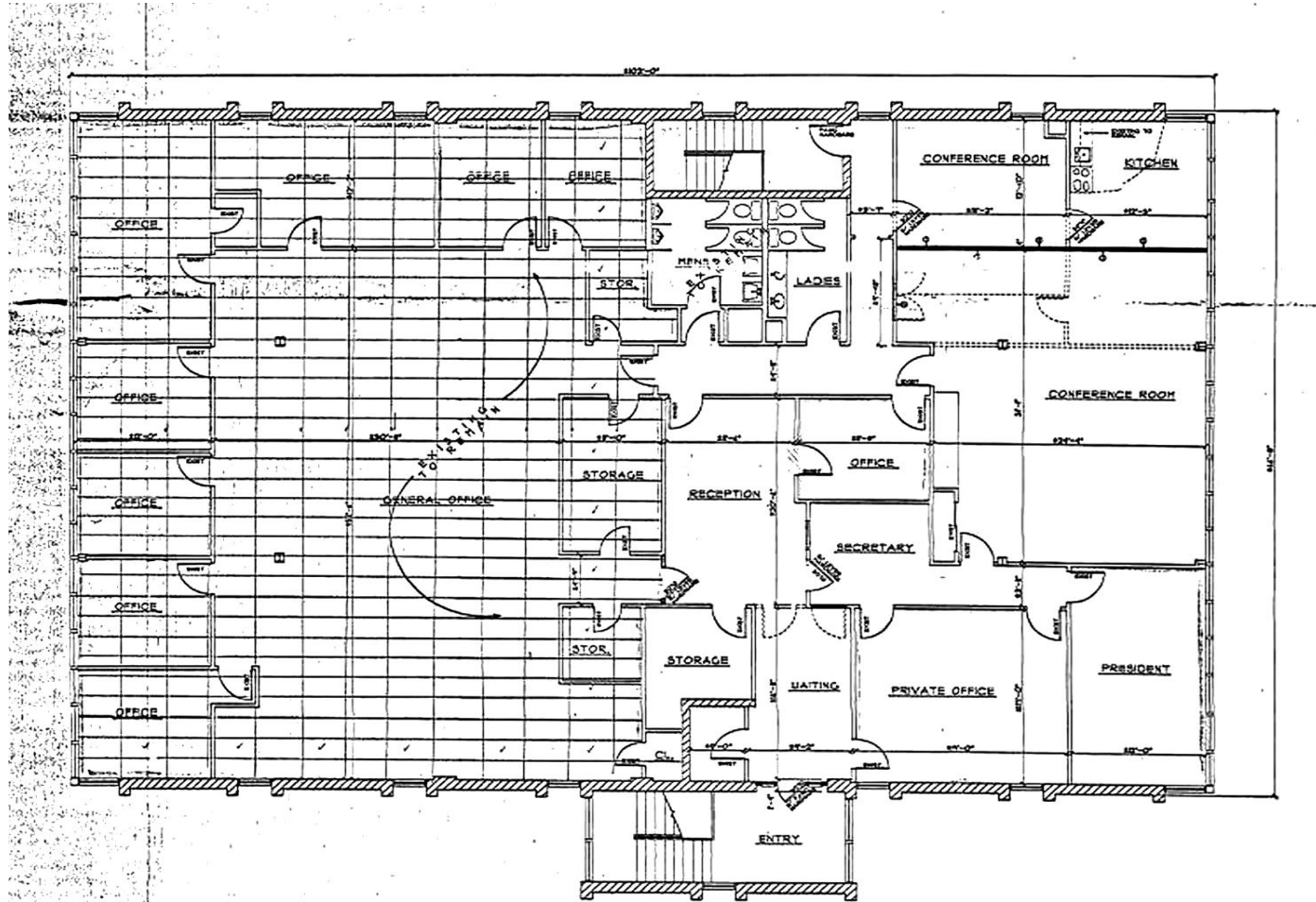


OPEN BULLPEN, SECOND FLOOR



TYPICAL PRIVATE OFFICE, FIRST FLOOR

First Floor

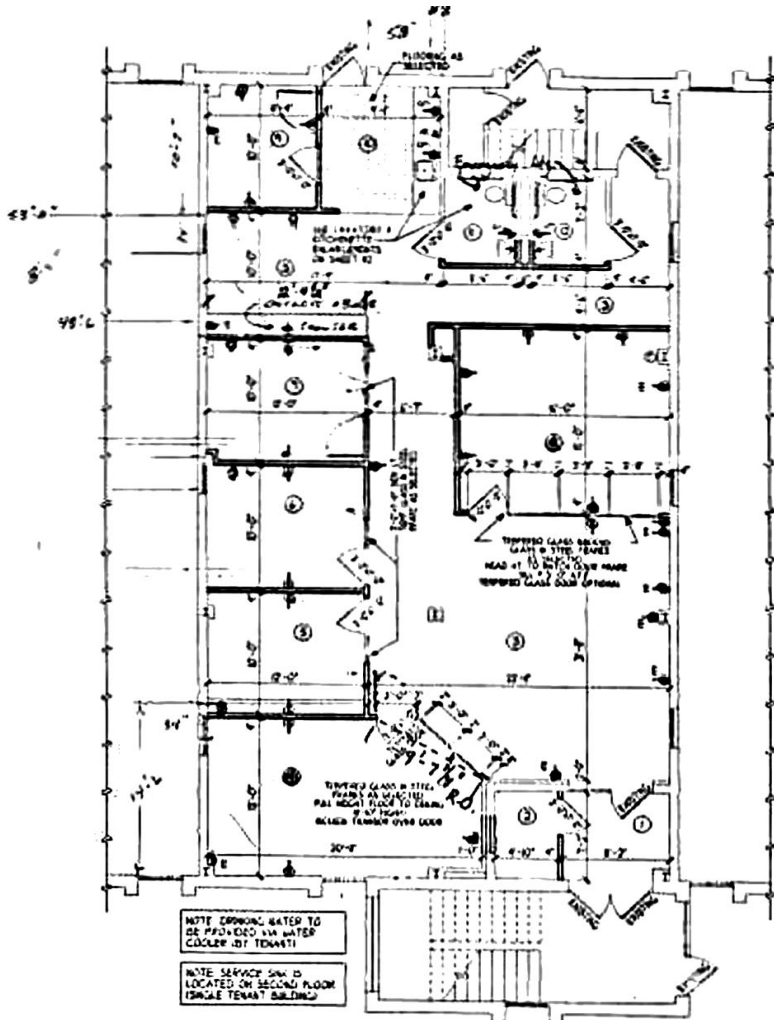


FIRST FLOOR PROGRAM

- Front entry and reception
- Open general office area
- Private offices and secretary station
- Two conference rooms
- Kitchen and copy area
- Storage rooms and two lavatories

Plans are historical architectural drawings, digitally restored for legibility. Not to scale. Current conditions may vary; buyers should verify layouts during due diligence.

Second Floor



SECOND FLOOR PROGRAM

- Reception desk and open front office
- Two primary boardrooms with built-ins, plus a secondary conference room
- Eight private offices and a large executive office
- Large open bullpen work area
- Kitchen, file room, and copy area
- Computer room with independent mini-split climate unit
- Two lavatories

Plan shown is the as-built partition drawing, digitally restored for legibility. Not to scale. Current conditions may vary; buyers should verify layouts during due diligence.

PROPERTY SUMMARY

The Facts, In One Place

ADDRESS

411 North Avenue East, Cranford, NJ 07016

TAX IDENTIFICATION

Block 320, Lot 1, Township of Cranford

SITE

20,091 SF (0.461 acres), mostly rectangular interior lot

FRONTAGE

200.91 feet along North Avenue East

BUILDING

9,702 SF gross, two-level walk-up, no basement

CONSTRUCTION

Concrete block, masonry, and steel; built circa 1973, subsequently renovated

CONDITION

Above average per October 2025 appraisal

ROOF

Built-up flat roof with membrane and white silicone coat over metal decking

HVAC

Multi-zone central air conditioning (five rooftop units); electric baseboard heat

PARKING

35 designated spaces, including 12 covered with tandem potential; two curb cuts

ZONING

ORC Office Residential Character District permits low-intensity office, professional, studio and limited residential uses while preserving the area's residential character.

FLOOD ZONE

FEMA Zone X, minimal flood risk

2025 REAL ESTATE TAXES

\$39,864 (\$7.248 per \$100 assessed)

KNOWN ENCUMBRANCE

10-foot sanitary sewer easement along right side boundary

Property information is drawn from the ARD Appraisal Company report dated October 17, 2025 and Township of Cranford records. All information is subject to independent verification by the purchaser.

RICHEL COMMERCIAL BROKERAGE

Offering Process

411 North Avenue East is offered at \$2,400,000, delivered vacant at closing.

Tours are available by appointment and offers will be reviewed as received. Interested parties should contact the exclusive brokerage team below.

INVESTMENT SALES ADVISORY

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This Offering Memorandum is confidential and intended solely for qualified prospective purchasers of 411 North Avenue East, Cranford, New Jersey. Information herein was obtained from sources believed reliable, including ownership, an independent appraisal report, and municipal records; no representation or warranty is made as to its accuracy or completeness. Building and site measurements, zoning conclusions, parking counts, tax figures, and physical condition are subject to independent verification, counsel review, and municipal confirmation where applicable. This document does not constitute an offer to sell, and the owner reserves the right to withdraw the property from the market or to reject any offer at any time without notice. Prospective purchasers must rely on their own diligence.