



For lease

340 North Ave E, Cranford NJ | up to 12,026 SF

 **JLL** SEE A BRIGHTER WAY

Prime Central New Jersey location with regional accessibility



Strategic access to major thoroughfares and metropolitan markets - 30 miles southwest of NYC and 60 miles northeast of Philadelphia



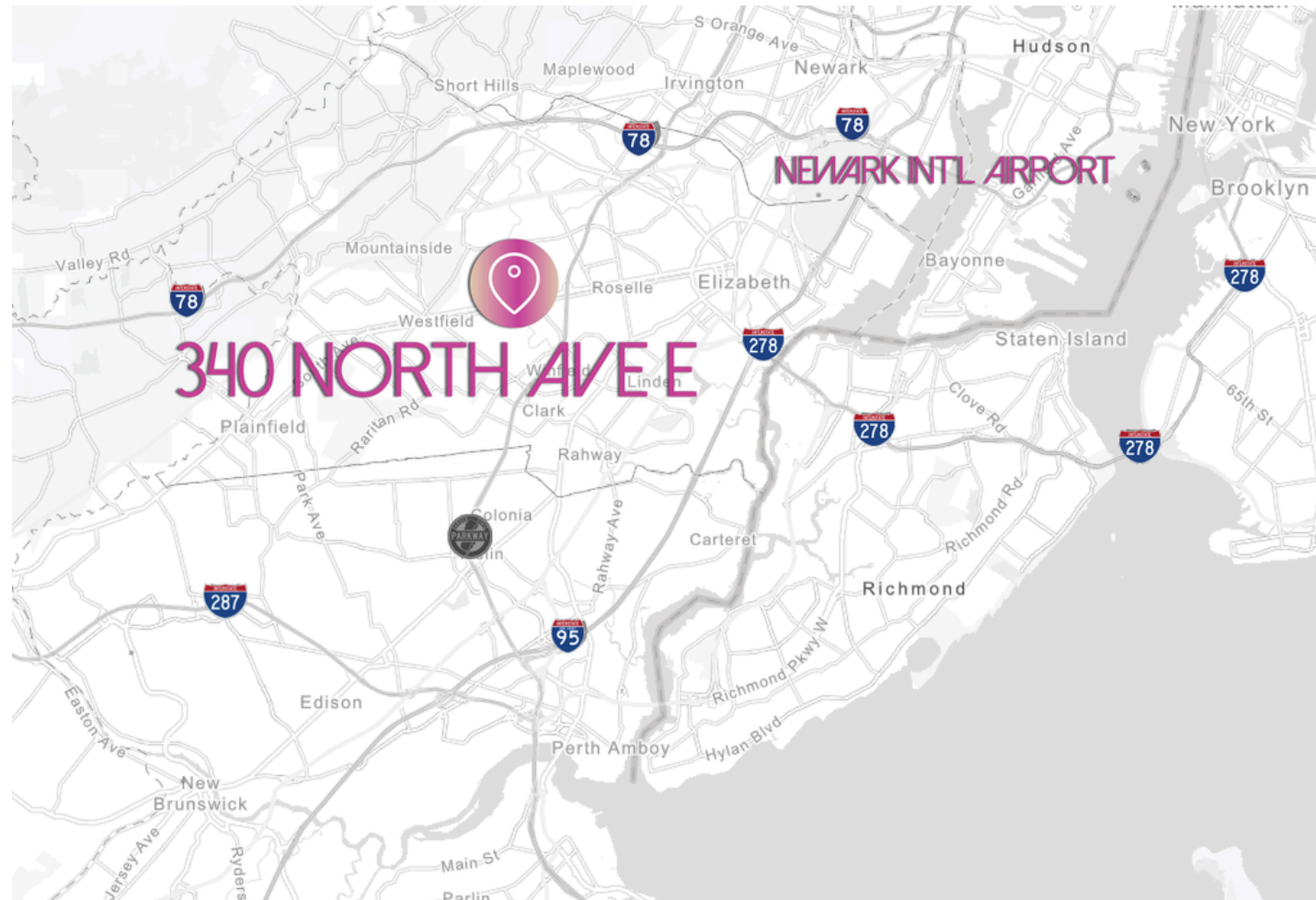
Intimate boutique office environment in a professional setting



Walkable downtown location with immediate access to local amenities, including Cranford station, providing direct access to NY Penn Station



Highly educated regional workforce, a pipeline of talent in technology, life sciences, engineering, and business fields



<1 mile

from Cranford train station

<1 mile

from the Garden State Parkway

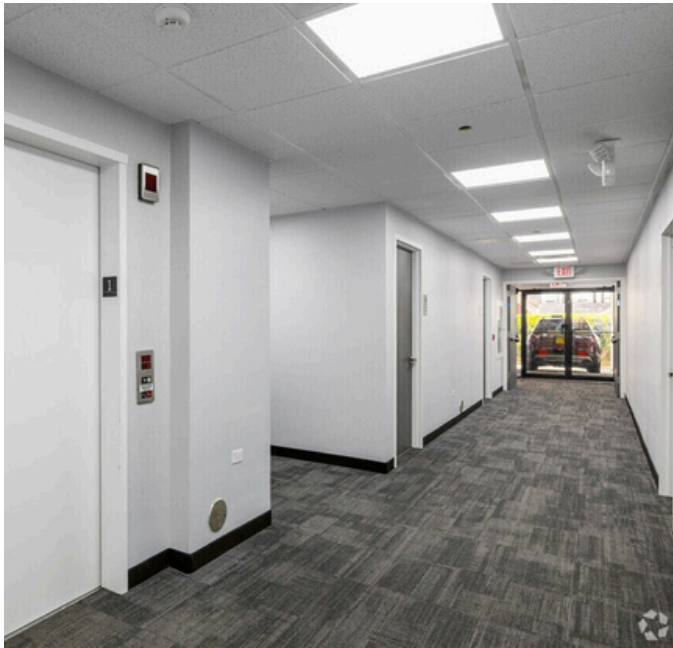
15 min

to Newark Int'l Airport

45 min

to over 4M potential employees

Highlights



- Recently renovated lobby and common areas
- Common area kitchen/lounge coming soon
- Walking distance to downtown Cranford
- Ample parking

Third floor (divisible)



About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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