



12 Lincoln Blvd,
Emerson, NJ



1,010 SF Suite #204 (Divisible) FOR LEASE – 2nd Floor

Office suites conveniently located between Kinderkamack Road and Forest Avenue

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

SF Available **1,010 Suite #204**
Lease Price **\$1,500.00/mo.+ TE**

Divisible* **Room A: \$800.00/mo. All In**
 Room B: \$800.00/mo. All In
 Room C: \$600.00/mo. All In

***Includes use of shared kitchen & waiting area**

Total Building SF 11,000
 Electricity (TE) \$2.00 PSF
 Real Estate Tax Base Year Included
 Snow Plowing Tenant pays percentage Share
 Zoning: OFF
 Lot Size 0.35
 AC Office Yes
 Parking Spaces 30-shared (2.75/1,000 RSF)



Lobby recently renovated!

These 2nd floor offices are conveniently located with easy access to Kinderkamack Road, Forest Avenue, GSP, Route 17 and 4. Attractive suites in a renovated building. Building is one block from Emerson train station and one block from bus stops. Near post office, services, restaurants, shopping center, supermarkets & banks **Suite #204 has 3 private offices, each with windows** plus a waiting/admin area and a conference room or break room with kitchenette.

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LOCATED – Just outside a busy Westwood area. Located on Kinderkamack Road, a very busy road, maximizing exposure.

ADJACENT – Available units are next to Emerson Train Station, Marshalls, Dunkin, Starbucks, Quick Check, Jersey Mike's, etc.

ACROSS – Goldberg's Bagels,, Deli, Post Office, Church, Salon, & more!

STATISTICS: 3 Mile Radius

Population = 96,824

Daytime Employment = 41,868

Average HHI = \$121,065

TRANSPORTATION – Located one block from Emerson Train station and one block from bus stop.

ATTRACTIONS – Located iacross from the future home of a large retail/apartment building.



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