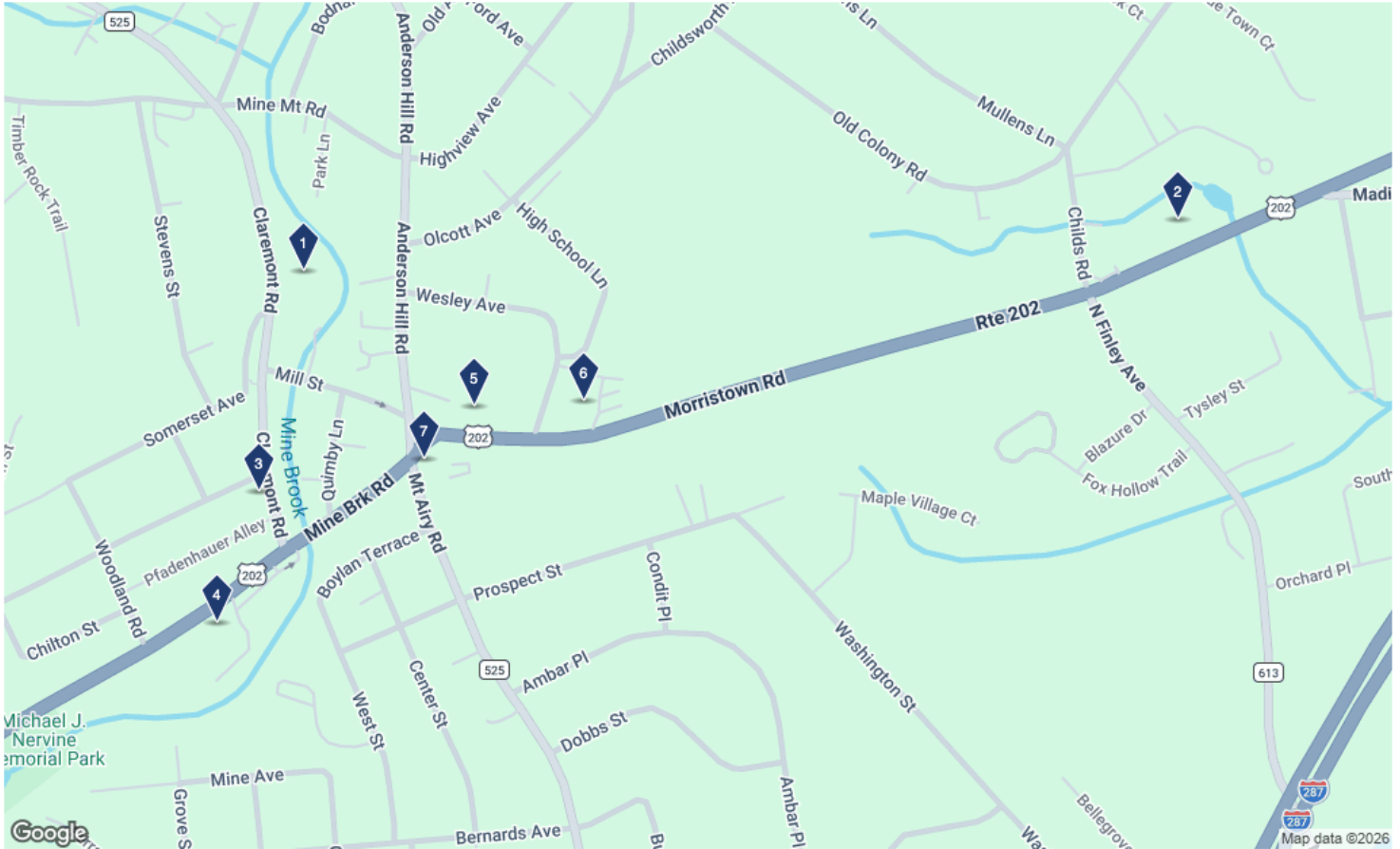




Property Map & List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	3,400 SF	20,897 SF	14,500 SF	54,600 SF
Year Built	1878	1955	1980	1985
Available SF	1,035 SF	5,238 SF	6,218 SF	10,598 SF
Asking Rent Per SF/YR	\$7.05	\$20.02	\$24.00	\$25.00
Availability %	14.3%	25.1%	19.4%	100%
Vacancy %	0.0%	16.7%	14.7%	100%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ★ ☆ ☆ 2.7	★ ★ ★ ☆ ☆ 3	★ ★ ★ ☆ ☆ 3

Property List

Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1 75 Clarendon Rd Bernardsville, New Jersey...	Office ★ ★ ☆ ☆ ☆	1974	20,700 SF (100%)	322 - 6,348	\$23.00 - 25.00 SF/Year/NNN	Not For Sale



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
2	150 Morristown Rd Bernardsville, New Jersey...	Office ★★★★☆	1985/2018	54,600 SF (91.4%)	1,150 - 10,598	\$24.00 SF/Year	Not For Sale
3	Essex Bldg 4 Essex Ave Bernardsville, New Jersey...	Office ★★★★☆	1983/2005	37,058 SF (83.2%)	1,784 - 6,218	Withheld	Not For Sale
4	76 Mine Brook Rd Bernardsville, New Jersey...	★★★★☆	1980	3,400 SF	3,400	\$7.05 SF/Year/NNN	Not For Sale
5	2 Morristown Rd Bernardsville, New Jersey...	Office ★★★★☆	1900/2002	7,041 SF (85.3%)	1,035	\$25.00 SF/Year/NNN	Not For Sale
6	Bernards Square 40 Morristown Rd Bernardsville, New Jersey...	Office ★★★★☆	1983	14,500 SF (85.7%)	2,069	\$23.20 SF/Year/NNN	Not For Sale
7	39 Olcott Sq Bernardsville, New Jersey...	Office ★★★★☆	1878	8,980 SF (22.1%)	2,500 - 7,000	Withheld	Not For Sale





75 Claremont Rd

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office



Property Summary

RBA (% Leased)	20,700 SF (100%)	Tenancy	Multiple
Built	1974	Available	322 - 6,348 SF
Stories	3	Max Contiguous	2,000 SF
Elevators	1 passenger	Asking Rent	\$23.00 - 25.00 SF/Year/NNN
Typical Floor	9,000 SF		
Parking Spaces	3.00/1,000 SF; 62 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available		
True Owner	Rossi Management And Consulting		

Amenities

24 Hour Access, Air Conditioning, Bus Line, Commuter Rail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Office/Retail	Direct	400	400	400	\$24.00 NNN	30 Days	Negotiable
Separate private entrance, lower level.									
P 2	206	Office/Retail	Direct	2,000	2,000	2,000	\$25.00 NNN	30 Days	Negotiable
Located on the entrance level. entire Right end of building so front, side and back facing. Can be used as retail, office or medical. Kitchenette. May be able to be combined with adjacent 1200 sq ft office in the near future. Other tenant may retire.									
P 2	201-B	Office/Retail	Direct	700	700	700	\$25.00 NNN	30 Days	Negotiable





75 Claremont Rd

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
Located on the entrance level. entire left end of building so front, side and back facing. Can be used as retail, office or medical. Private bathroom, kitchenette and wetbar.									
P 3	307	Medical	Direct	1,319	1,319	1,319	\$26.00 NNN	60 Days	Negotiable
Doctor office - Waiting room, 3 or 4 exam rooms & 1 or 2 private offices, Laboratory, Kitchen area, Private bathroom. All new windows.									
P 3	303	Office	Direct	703	703	703	\$23.00 NNN	30 Days	Negotiable
3 room corner Suite location 2 private offices									
P 3	304	Office	Direct	504	504	504	\$23.00 NNN	30 Days	Negotiable
Beautiful 2 room suite both with hallway entry doors and connecting door. Presently used for therapist.. waiting room and office.									
P 3	312	Office	Direct	400	400	400	\$23.00 NNN	30 Days	Negotiable
one open room with wide plank flooring. Can easily add wall for private office.									
P 3	310	Office	Direct	322	322	322	\$23.00 NNN	30 Days	Negotiable
2 room suite. Homasote (sound proofing material) on the walls in the private office. Was previously a therapist office.									

Property Notes

- * Close to train and bus stations.
 - * Easy access to Rt 287, 78, and 202.
 - * Nearby restaurants, hotels, and shopping areas.
- BUILDING PERFECT FOR MEDICAL AND OFFICE USE. PLENTY OF PARKING.

GREAT IN TOWN LOCATION. WALKING DISTANCE TO 4 SCHOOLS, NYC TRAINS & BUSES, RESTAURANTS & SHOPPING.

Directions: Rt.202 to Claremont Rd., #75 is on the right.





150 Morristown Rd

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office



Property Summary

RBA (% Leased)	54,600 SF (91.4%)	Tenancy	Multiple
Built/Renovated	1985/2018	Available	1,150 - 10,598 SF
Stories	2	Max Contiguous	3,562 SF
Elevators	2 passenger	Asking Rent	\$24.00 SF/Year
Typical Floor	27,760 SF		
Parking Spaces	2.66/1,000 SF; 73 Surface Spaces; 72 Covered Spaces		
True Owner	The Becker Organization, Rocket Shippers		

Amenities

24 Hour Access, Accent Lighting, Air Conditioning, Atrium, Controlled Access, Secure Storage, Security System, Signage, Smoke Detector, Storage Space, Wheelchair Accessible, Wi-Fi

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103	Office/Medical	Direct	3,456	3,456	3,456	Withheld	30 Days	Negotiable
3,456 SF of office space available within 30 days.									
P 1	108	Office	Direct	2,430	2,430	2,430	\$24.00 FS	01/2027	Negotiable





150 Morristown Rd

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	204	Office	Direct	3,562	3,562	3,562	\$24.00 +ELEC	Vacant	Negotiable
P 2	210	Office	Direct	1,150	1,150	1,150	\$24.00 +ELEC	Vacant	Negotiable

Property Notes

150 Morristown Road is a two story building with a total of 55,520 square feet when including the lower parking level. The building is a structural steel frame enclosed with a curtain wall construction of buff colored aluminum panels arranged in horizontal bands with bronze tinted window panels and bronze colored insulated spandrel glass. Mullion spacing is at five foot intervals and the windows are five feet high.

The main visitor entrance features a two story glass curtain wall atrium with large planters and seating area. The building is configured to overlook a stream and pond in the northeast corner of the site. It is situated on 3.053 extensively landscaped acres containing an existing natural pond.

In 2007, the property underwent a renovation which included new HVAC units, new bathrooms, new landscaping, a newly sealed parking lot as well as new paint, wood, carpet, and wall covering in all common areas. The lobby has new architecturally detailed furnishings, skylights and ceilings with both recessed and pendant lighting while the floor consists of broadloom carpet with accented inlays. The newly renovated elevator cabs have recessed lighting, cherry wood paneling and the restrooms are finished with ceramic tile inserts, polished corian lavatory counters and acoustic ceiling tile with decorative recessed lighting.

The building is easily accessible from I-78 and I-287 and is close to nearby, in-town amenities such as New Jersey transit, Kings, Rite-Aid and numerous restaurants and services. This building perfectly caters to companies looking for office suites ranging from 1,100 to 6,400 square feet.





4 Essex Ave - Essex Bldg

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office



Property Summary

RBA (% Leased)	37,058 SF (83.2%)	Tenancy	Multiple
Built/Renovated	1983/2005	Available	1,784 - 6,218 SF
Stories	4	Max Contiguous	6,218 SF
Elevators	1 passenger	Asking Rent	Withheld
Typical Floor	9,265 SF		
Parking Spaces	3.00/1,000 SF; 111 Surface Spaces		
True Owner	Essex Building LLC		





4 Essex Ave - Essex Bldg

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office

Amenities

24 Hour Access, Air Conditioning, Courtyard, Wheelchair Accessible

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	301	Office	Direct	4,434	6,218	6,218	Withheld	Vacant	Negotiable
Reception Area, Eight (8) Windowed Offices, Large Conference Room, Huddle Room, Open Area.									
P 3	302	Office	Direct	1,784	6,218	6,218	Withheld	Vacant	Negotiable
Raw Space READY for Transformation! Former Fitness Use. Plumbing Available. Ideal for Fitness Use/Medical/Physical Therapy									





76 Mine Brook Rd

Bernardsville, New Jersey 07924 (Somerset County) - Somerset Submarket



Property Summary

RBA (% Leased)	3,400 SF (0.0%)	Max Contiguous	3,400 SF
Built	1980	Asking Rent	\$7.05 SF/Year/NNN
Tenancy	Single	Drive Ins	None
Available	3,400 SF	Levelers	None

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Flex	Direct	3,400/100 Office	3,400	3,400	\$7.05 NNN	Vacant	Negotiable

Now available for lease in downtown Bernardsville is this 3,400 square foot warehouse space. With a convenient location on the main road, this former landscaping and gardening supply store has great potential for businesses in need of space for storage, receiving, and inventory management. Just steps away from the Bernardsville Train Station, this commercial building offers ample off-street parking!





2 Morristown Rd

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office



Property Summary

RBA (% Leased)	7,041 SF (85.3%)	Tenancy	Multiple
Built/Renovated	1900/2002	Available	1,035 SF
Stories	2	Max Contiguous	1,035 SF
Typical Floor	3,520 SF	Asking Rent	\$25.00 SF/Year/NNN
True Owner	The Hampshire Companies		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,035	1,035	1,035	\$25.00 NNN	Vacant	1 - 5 Years

Prime commercial space located in the center of downtown Bernardsville. 1,035 SqFt available. Beautiful street-facing space with a professionally landscaped lot in a bustling business district. The building has a rich history in town and maintains its traditional character with appealing architectural details including wood floors, vaulted ceilings, exposed beams and detailed moldings. Private bathroom. Ample parking.





40 Morristown Rd - Bernards Square

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office



Property Summary

RBA (% Leased)	14,500 SF (85.7%)	Tenancy	Multiple
Built	1983	Available	2,069 SF
Stories	2	Max Contiguous	2,069 SF
Typical Floor	7,250 SF	Asking Rent	\$23.20 SF/Year/NNN
Parking Spaces	0.34/1,000 SF; Covered Spaces Available; 5 Surface Spaces		
True Owner	G.S. Wilcox & Co.		

Amenities

Air Conditioning, Central Heating, Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Direct	2,069	2,069	2,069	\$23.20 NNN	Vacant	Negotiable

Expansive second-floor office space within the Bernards Square Professional Building. Ideally positioned in downtown Bernardsville's active business district. 2069 SQFT space available with a large common area, eight private offices, a conference room, and a private bathroom. Additional public bathrooms in the hall. Handicapped accessible with interior passenger elevators. Shared parking lot.





40 Morristown Rd - Bernards Square

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office

Property Notes

Quick, convenient access to all major highways including the Garden State Parkway, Interstates 78, 80, 287, Routes 1, 9, 24, and the N.J. Turnpike

The Newark Airport and Manhattan are less than 60 minutes away by car, bus, or train. The train and bus service within walking distance. The property features abundant and convenient on-site parking, complete 5 day janitorial services, state-of-the-art HVAC climate control, and brand-new lobby with renovated common areas. There are many fine shops and restaurants are within walking distance.





39 Olcott Sq

Bernardsville, New Jersey 07924 (Somerset County) - Route 78 East Submarket



Office



Property Summary

RBA (% Leased)	8,980 SF (22.1%)	Tenancy	Multiple
Built	1878	Available	2,500 - 7,000 SF
Stories	2	Max Contiguous	7,000 SF
Elevators	Yes	Asking Rent	Withheld
Typical Floor	4,490 SF		
Parking Spaces	9.24/1,000 SF; 80 Surface Spaces; 3 Reserved Spaces		
True Owner	Edward Palmer Enterprises LLC		

Amenities

24 Hour Access, Air Conditioning, Central Heating, Conferencing Facility, Natural Light, Reception, Security System, Signage, Skylights, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	4,500	4,500	7,000	Withheld	Vacant	1 - 30 Years
P 2	-	Office	Direct	2,500	2,500	7,000	Withheld	Vacant	1 - 30 Years

