

# Class-A Office Space

152 Liberty Corner Road (CR525)

Warren Twp. New Jersey

Somerset County, 07059

## PROPERTY DESCRIPTION

Fully leased, five-year-old 13,710 square foot, two story class-A traditional designed office building. Steel and concrete construction with extensively detailed brick exterior including Corinthian columns, divided light windows with a hip roof shingle design. An inviting spacious interior includes 13' clear ceiling height lobby, custom trim and stone floors, with high-speed elevator. 152 Liberty Corner has a 100% wet-sprinkler system and 100 lb. live floor load, building security and both Verizon FiOS & Optimum high-speed internet service. Exterior grounds are beautifully landscaped with pedestrian walkways. BR-40 zoning allows for medical and dental among other professional uses.

## AVAILABLE SPACE

### **Second Floor Office**

Unit 204: 1,414 SF Rentable/1,183 SF Usable

(Move- In Condition & Occupancy June 2024)

## RENTAL RATE

Upon request, subject to use and creditworthiness

## RE TAXES

+/- \$8.51 PSF Projected 2024

## PARKING & ACCESS

Approximately 6 spaces per and immediate access to the adjacent four-way interchange off Exit 33 of I-78.

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

**Brian S. Silbert**  
President & CEO  
908.604.6900

[info@silbertrealestate.com](mailto:info@silbertrealestate.com)

**Emily Barreira**  
Associate – Leasing Dept.  
908.604.6900

[Ebarreira@silbertrealestate.com](mailto:Ebarreira@silbertrealestate.com)

**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

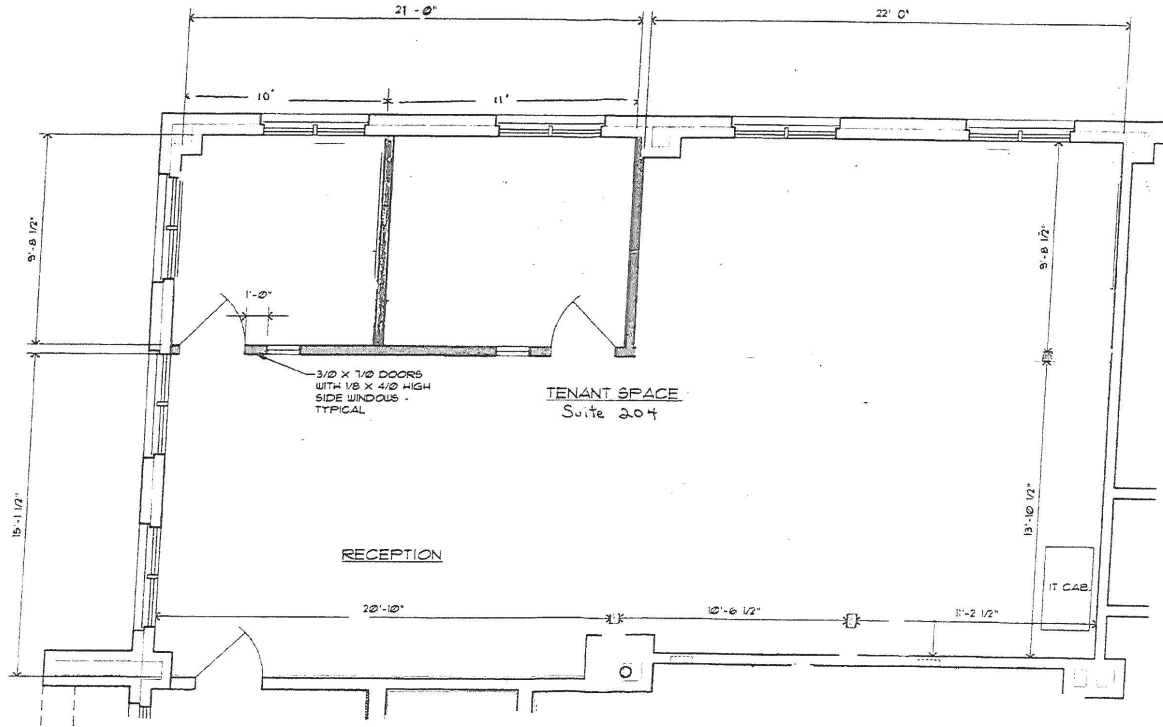
152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059



Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)

# Second Floor Leasing Plan

Contract Exhibit



# Second Floor Unit 204 Photos

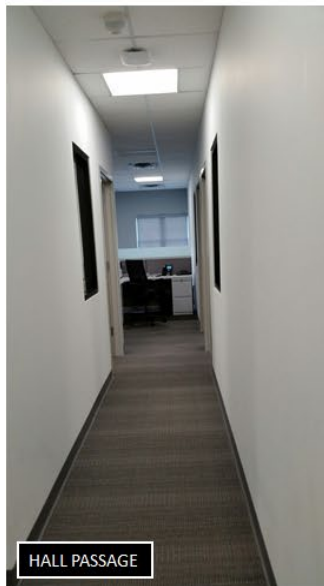


RECEPTION AREA



RECEPTION AREA SEATING

*Unit 204  
In Move-in  
Condition*



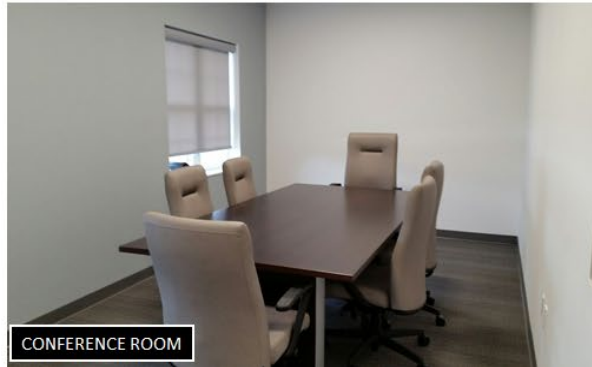
HALL PASSAGE



OFFICE



OFFICE



CONFERENCE ROOM

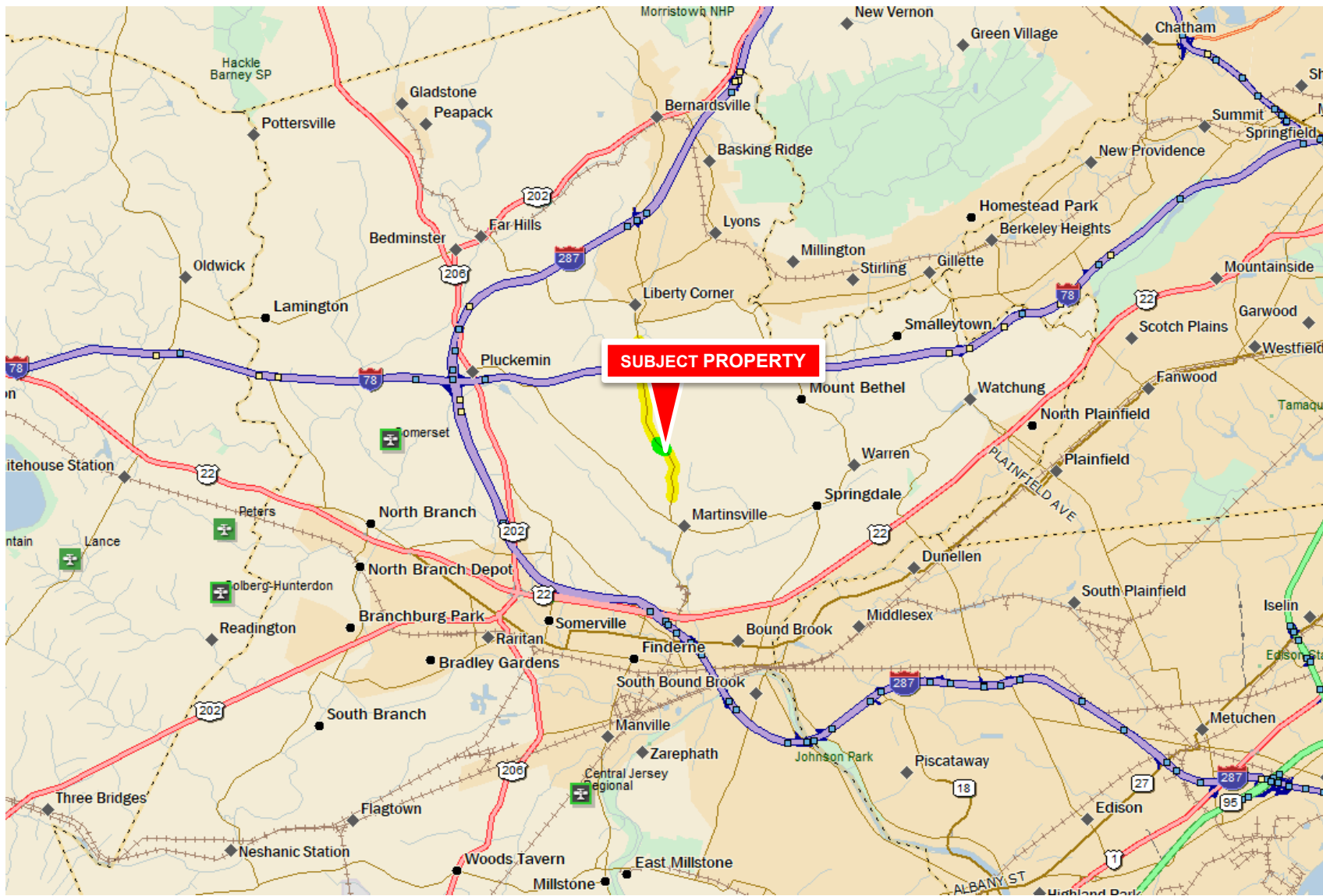


KITCHEN/BREAK AREA

# IMMEDIATE TRADE AREA AERIAL



# Regional Road Map



**SUBJECT PROPERTY**

# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	13,738
Median HH Income	\$176,198
Average HH Income	\$217,025
Median Age	44.6
Total Households	4,910
Daytime Population	10,384

## 3 Mile Radius

Population	21,983
Median HH Income	\$177,299
Average HH Income	\$226,762
Median Age	45.4
Total Households	11,965
Daytime Population	25,975

## 5 Mile Radius

Population	78,003
Median HH Income	\$164,704
Average HH Income	\$218,695
Median Age	45.9
Total Households	28,616
Daytime Population	69,501

