

FOR SALE

OFFICE
INVESTMENT OPPORTUNITY

1 WILSON DR

SPARTA, NJ 07871

11,098 SF Office Investment | 100% Occupied | 8.44% Cap Rate



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1 Wilson Drive – Sparta, NJ

Fully leased, income-producing professional and medical office building with in-place cash flow and upside through structured rent growth.

Property Overview

Multi-tenant professional and medical office building totaling approximately **11,098 SF**, located just off Route 15 in Sparta, NJ.

The property is currently **100% occupied**, with a mix of established medical tenants and a state-leased office.

Investment Highlights

- Fully leased / stabilized asset
 - Medical + government tenant mix
 - Strong in-place income
 - 8.44% Cap Ratecap rate (based on current pricing)
 - Built-in rent growth through lease escalations
 - Established professional location just off Route 15
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Income Overview

NEW PRICE: \$2,795,000

- **Net Operating Income (NOI):** \$236,004
- **Cap Rate:** 8.44% (based on current pricing)

Detailed financials and lease summaries available upon request with executed NDA.

Tenant Overview

- **Medical Anchor Tenant** – Long-term occupancy
 - **State of New Jersey (Government Office)** – Lease held with the State
 - **Medical Office Tenant** – Contributes to a balanced medical/professional mix
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Lease Structure

- Mix of **NNN and gross** leases
 - Expense reimbursements in place on NNN tenants
 - State tenancy operates under a gross structure
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Capital Improvements

Ownership has completed and planned improvements focused on maintaining and enhancing the building, including exterior repainting, HVAC upgrades, and conversion from propane to natural gas, supporting long-term efficiency and reduced operating costs.

Value-Add Opportunity

In-place leases include structured rent increases, providing continued income growth over time without reliance on tenant turnover.

Location

Situated within a well-established professional corridor in Sparta, NJ, with convenient access to Route 15 and surrounding areas.

Additional Information

Financials, rent roll, and lease summaries available upon request with signed NDA. Showings by appointment only. Do not disturb tenants.