



OFFICE BUILDING

FOR LEASE

±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106

For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development
cmbenedetto@blauberg.com
973.379.6644 x118



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106



LOCATION DESCRIPTION

Approx. 1.3 Miles to Garden State Parkway

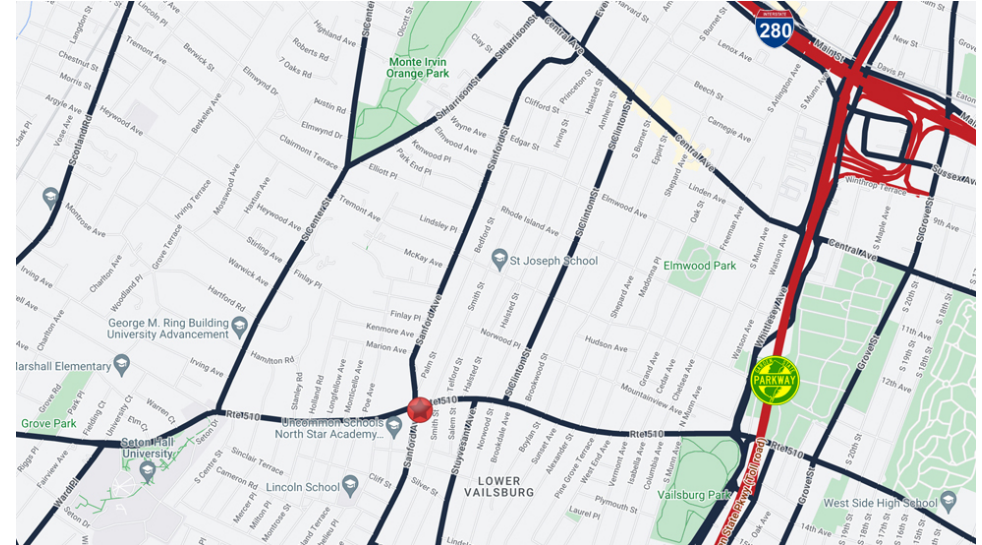
Approx. 2.2 Miles to I-280

Approx. 3.8 Miles to I-78

Approx. 7.6 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	2,000 SF



PROPERTY HIGHLIGHTS

- ±2,000 SF Office Medical / Professional Office Building
- 1 Executive Office, 4 Offices, Receptionist Area, Foyer, 2 Restrooms, Kitchenette
- Ideal for Healthcare Suite and / or Professional Office Use
- Move-In Ready, Waiting Room, Intercom Security, Two Bathrooms on Each Floor
- Lot Size at ±0.18 AC (Block 4116, Lot 8)
- Located at Corner Traffic Light Intersection
- Steps Away to Public Transportation to Irvington, South Orange, East Orange, Orange
- 10 Minutes to Downtown Newark, 3 Blocks from South Orange Border
- Less Than 1 Mile to Seton Hall University
- 1 Mile to East Orange VA Medical Center

For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



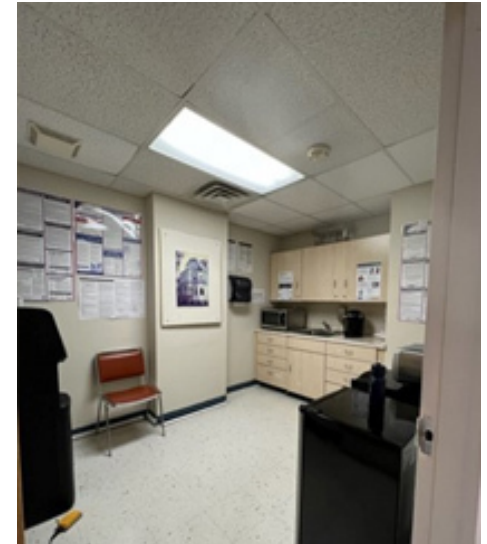
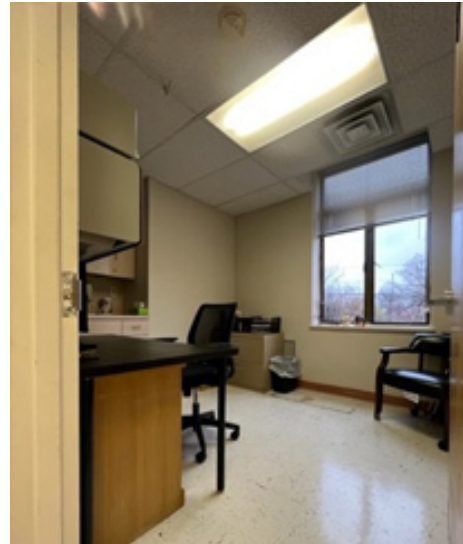
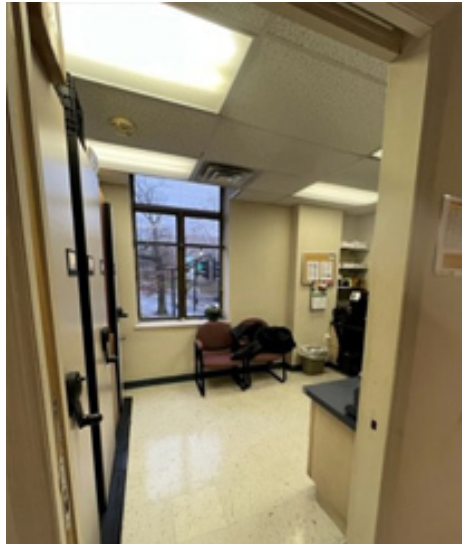
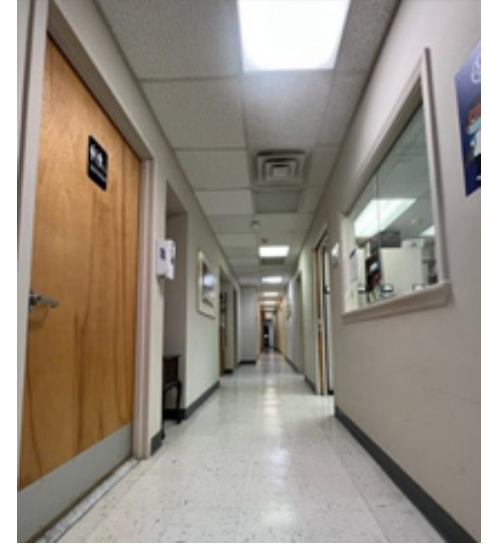
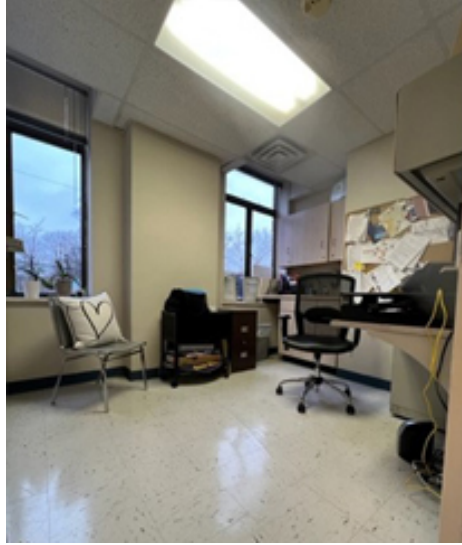
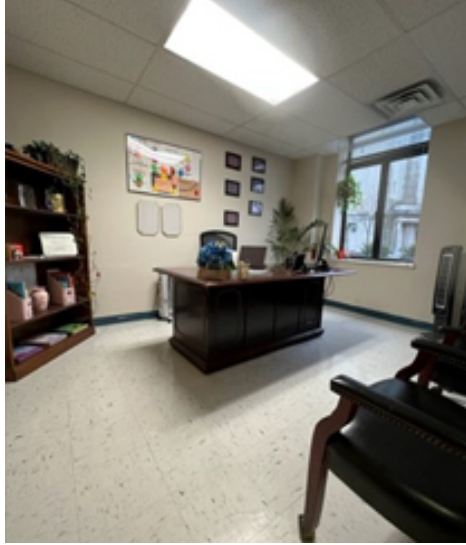
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

OFFICE BUILDING

FOR LEASE

±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106



For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



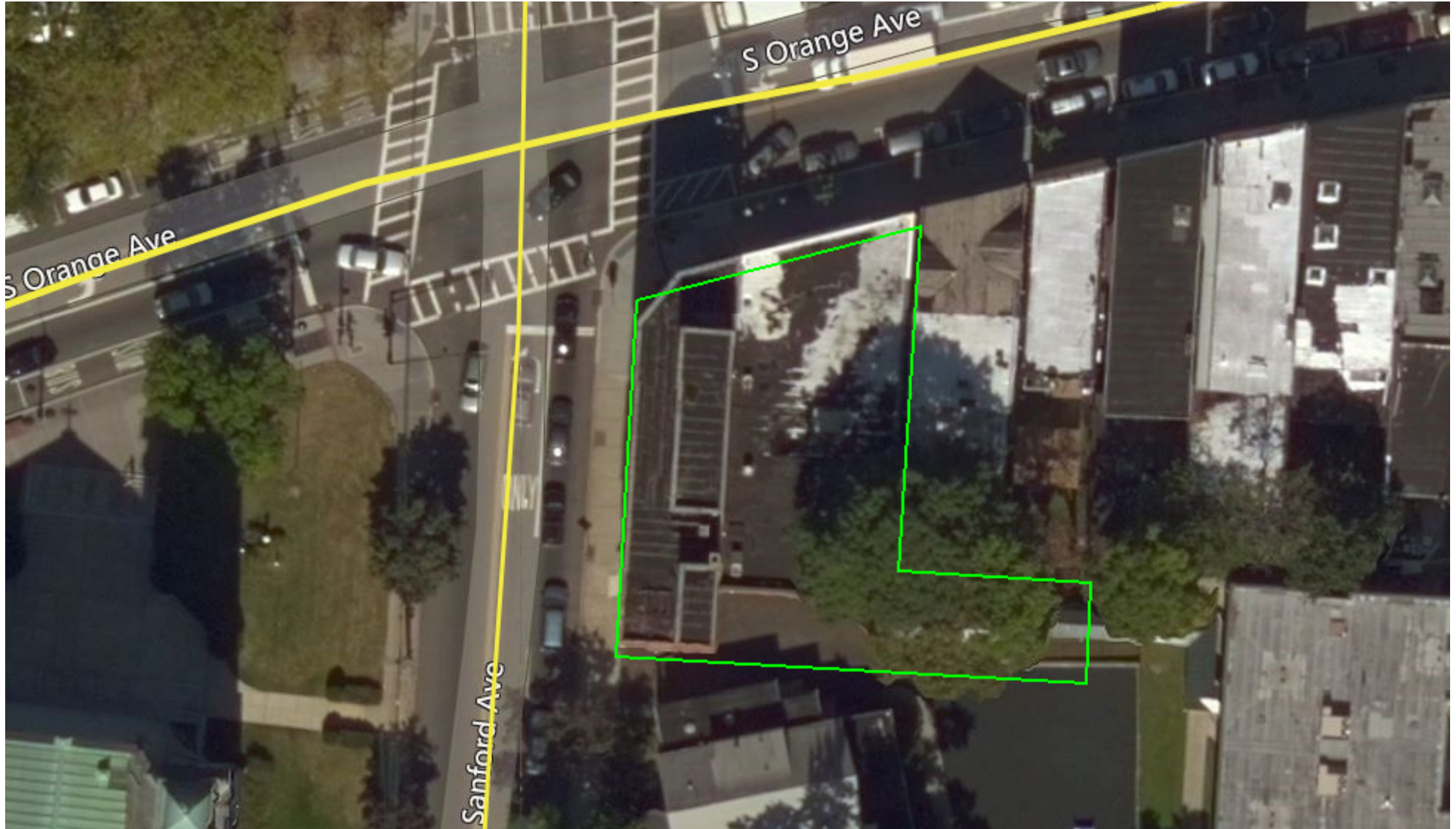
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

OFFICE BUILDING

FOR LEASE

±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106



For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

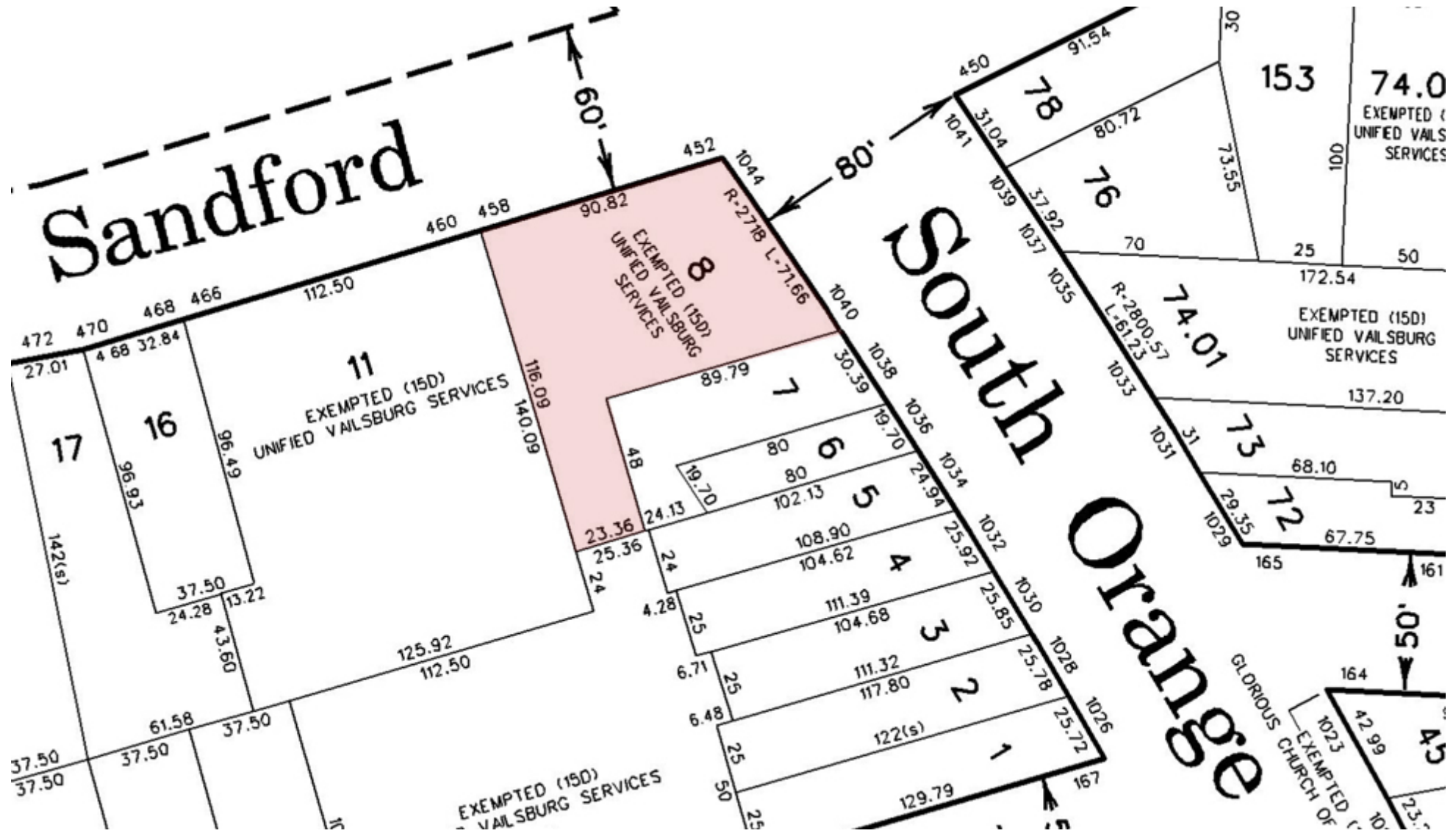
www.blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106



For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

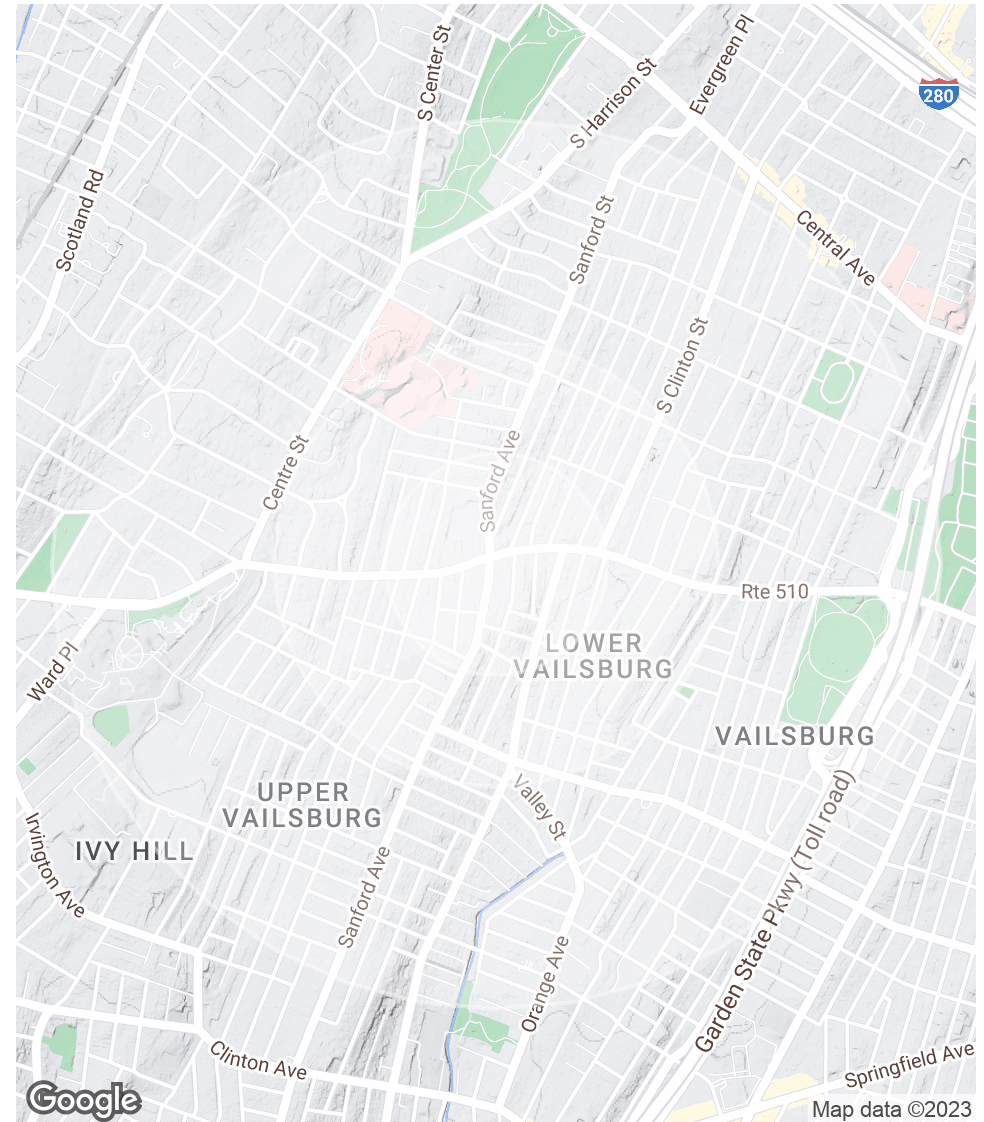
±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,715	14,908	54,550
Average Age	44.3	39.0	36.6
Average Age (Male)	35.1	35.6	34.9
Average Age (Female)	45.8	40.1	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,790	6,414	21,642
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$49,303	\$57,837	\$60,577
Average House Value	\$224,851	\$225,806	\$220,491

* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,000 SF OFFICE

1040-1044 South Orange Avenue, Newark, NJ 07106



CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

Direct: 973.379.6644 x118 | Cell: 732.241.8887

PROFESSIONAL BACKGROUND

Christian Benedetto Jr., Director of Business Development of The Blau & Berg Company, is responsible for guiding long-term objectives to meet business needs and requirements as well as, developing new strategic partnerships. In his more than 28 years of experience in commercial real estate, Benedetto's clients include Prudential, Provident Bank, Lockheed Martin and the Government of China. He was also the broker of record and director of real estate services for HSB Advisors.

EDUCATION

Armed with a bachelors degree in Financial Services from Monmouth University, Christian enlisted in the United States Marine Corp in the late 1980's, serving in the Infantry during the First Gulf War. While in the Marines, Christian received graduate degrees in both Finance and Computer Information Systems Management.

MEMBERSHIPS

Published author of four acclaimed books of poetry

US patent holder

Founder of the quarterly magazine, PTSD Journal (www.PTSDJournal.com)

Avid supporter of the Veterans and PTSD

For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.