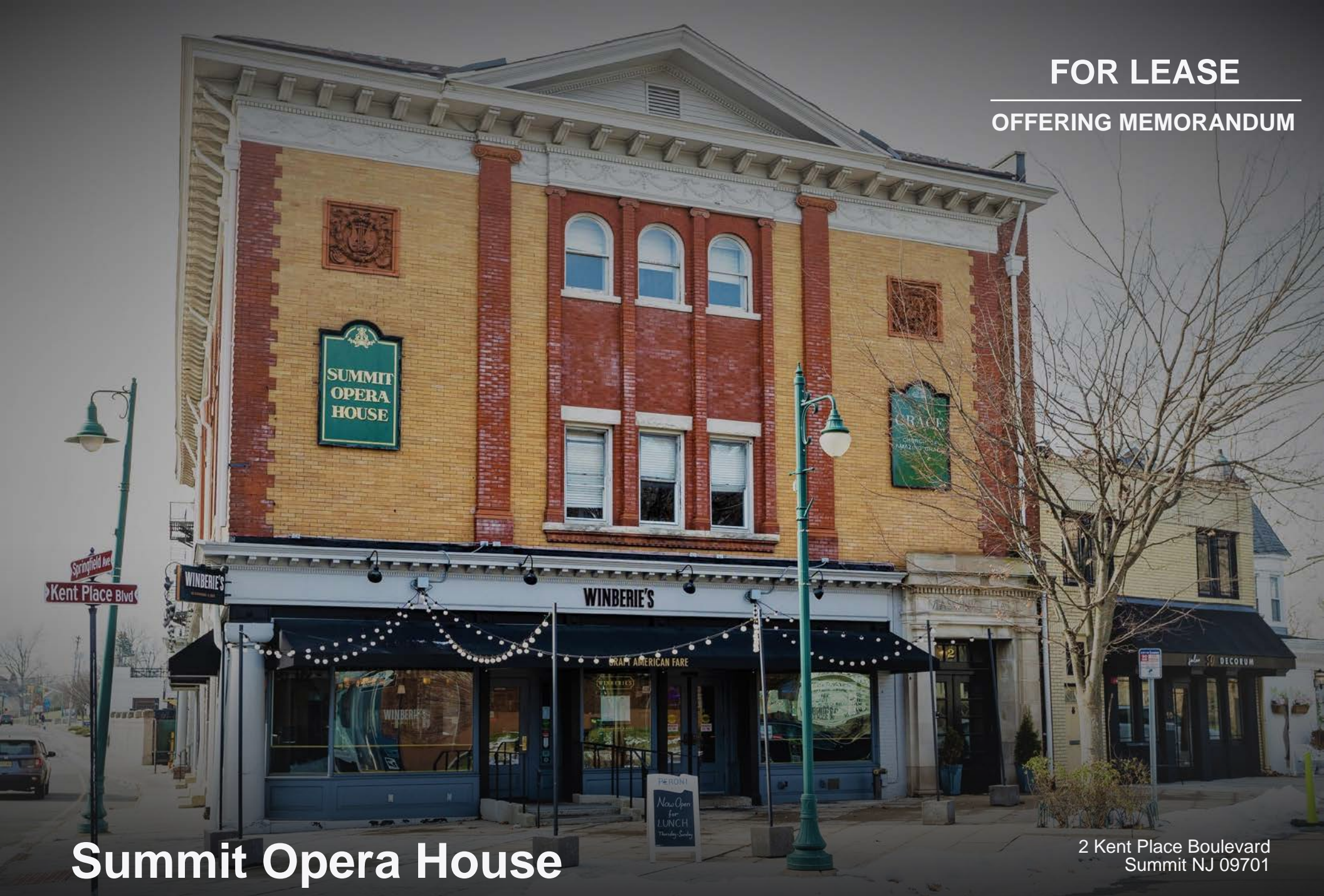


FOR LEASE
OFFERING MEMORANDUM



Summit Opera House

2 Kent Place Boulevard
Summit NJ 09701

Carlo Caparruva
Principal
(973) 467-0986
carlo@midtowncre.com

Cheryl Darmanin
Principal
(917) 696-0802
cheryl@darmgrp.com



HIGHLIGHTS

- The Summit Opera House is a 3 story mixed-use building consisting of 7 recently renovated apartments and 3 office/retail units.
- This landmark building has a notable presence in the downtown district, with its roots going back to the 1890's.
- 3 floors of space available that can be constructed to today's open workplace concepts.
- All uses considered; this is an excellent alternative for firms that have space in Manhattan, or for use as an additional location.
- Office, Design, Architecture, Performing Arts, Dance, Education, Video Production, the uses for the spaces are endless!
- High ceilings on the 2nd and 3rd floors with lighting, sound, wiring and a stage for uses that may utilize it.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
1	New Tenant	2	4,114	\$26	MG
1	New Tenant	3	4,114	\$26	MG
1	New Tenant	Mezzanine	1,155	\$26	MG



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,343	81,407	221,924



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$217,909	\$219,643	\$203,590



NUMBER OF HOUSEHOLDS

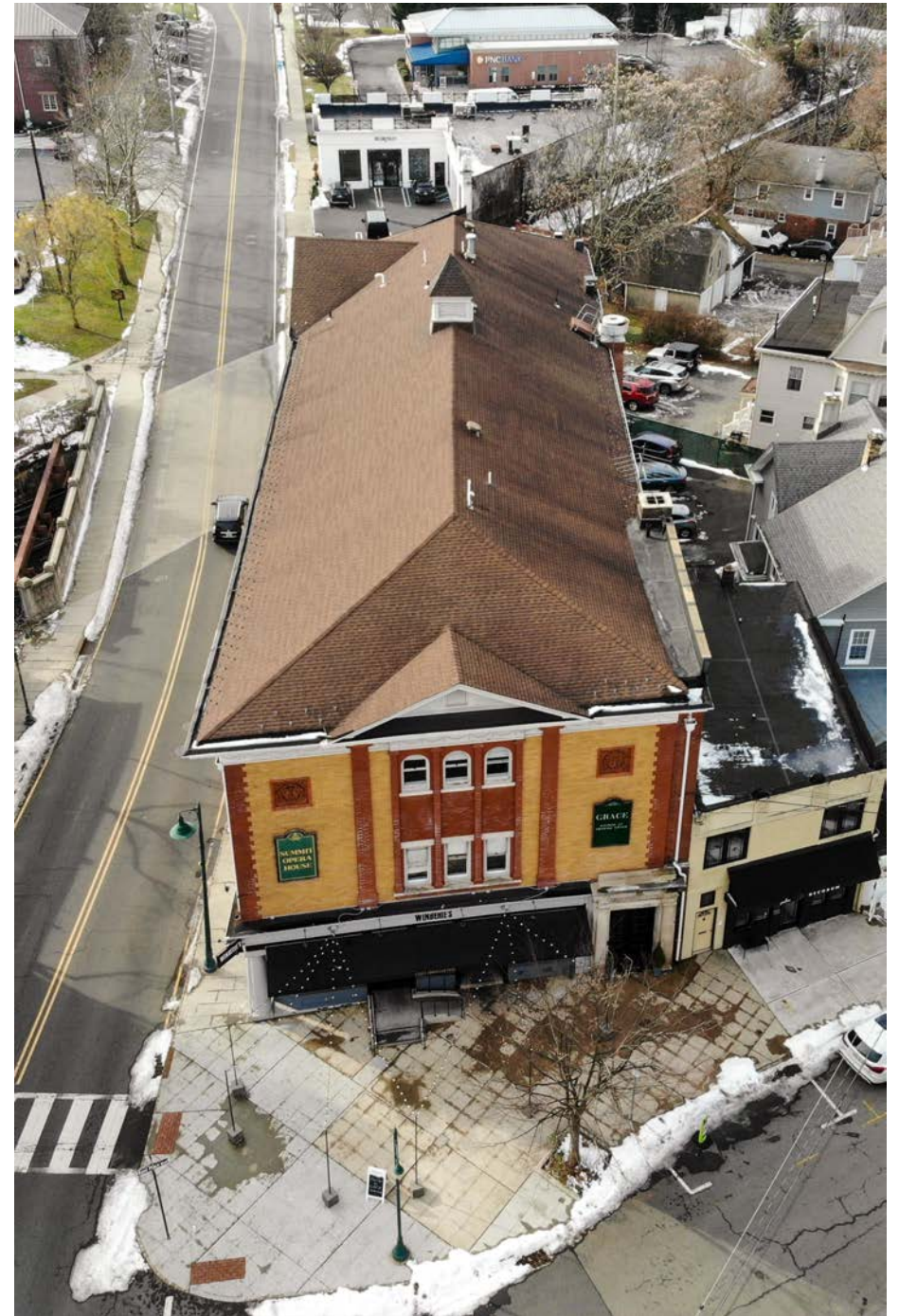
1.00 MILE	3.00 MILE	5.00 MILE
5,261	29,745	79,556

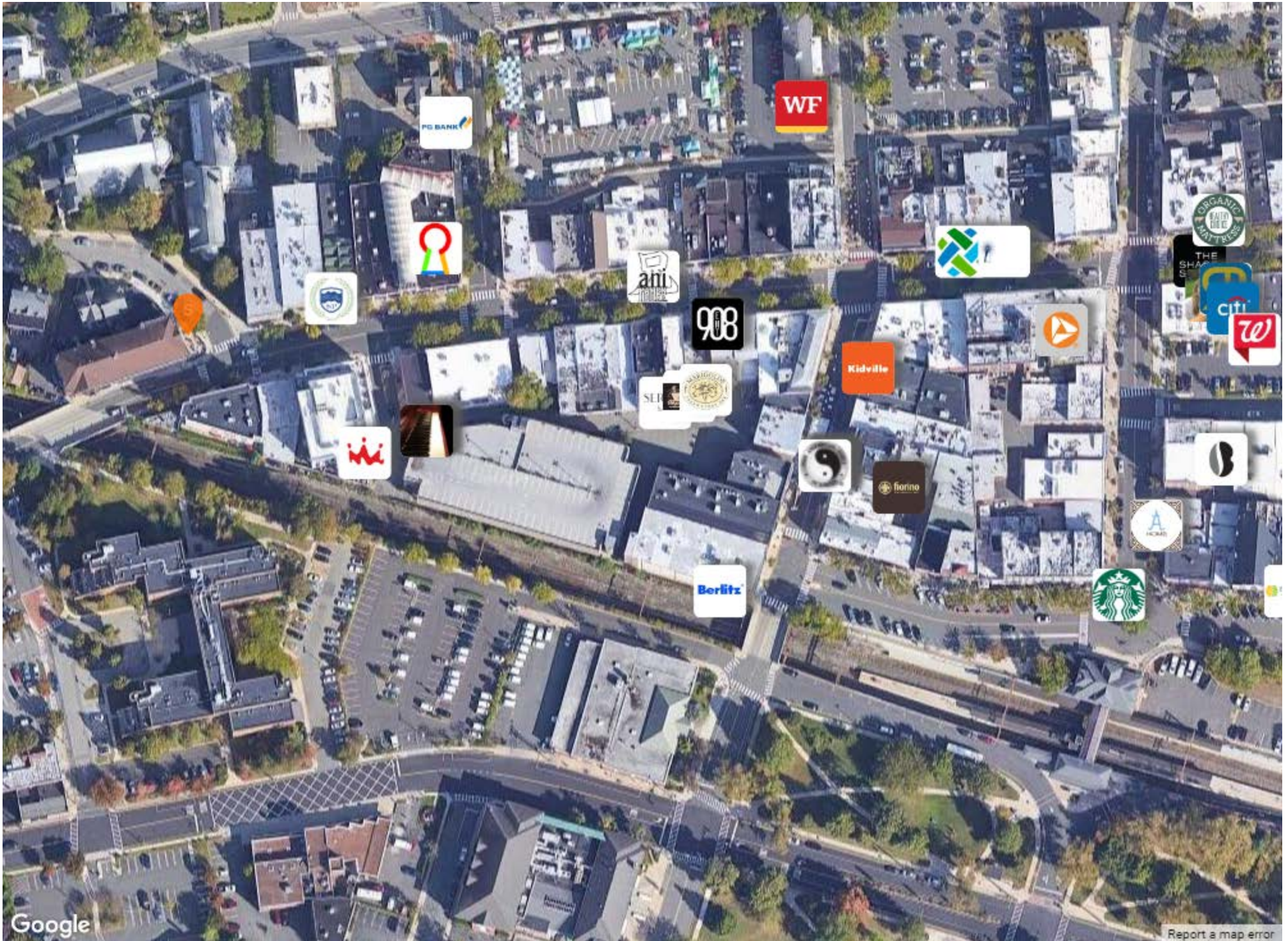
PROPERTY FEATURES

TOTAL TENANTS	11
BUILDING SF	21,383
GLA (SF)	9,383
LAND SF	8,712
LAND ACRES	.20
YEAR BUILT	1893
YEAR RENOVATED	1985
ZONING TYPE	Business
BUILDING CLASS	A
TOPOGRAPHY	Level
LOCATION CLASS	A
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Street & Deck

TENANT INFORMATION

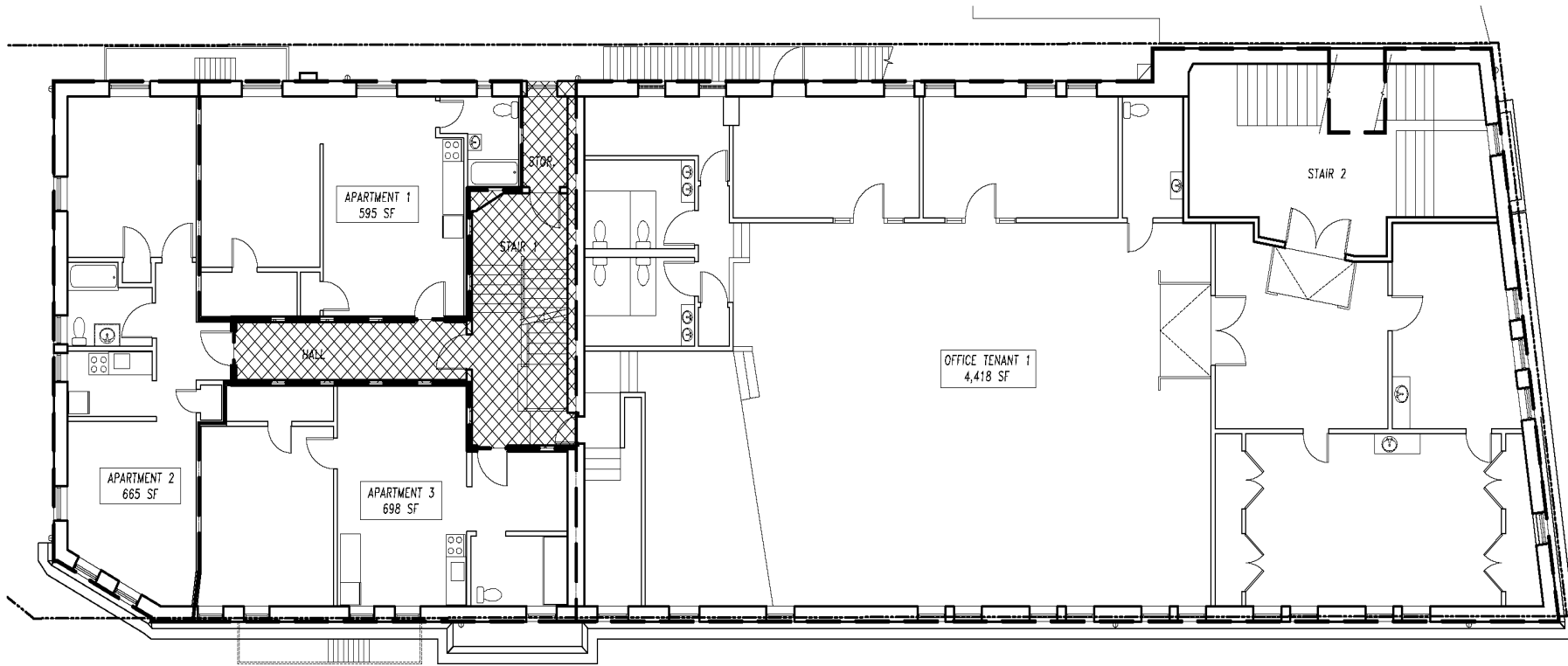
MAJOR TENANT/S	Winberies
LEASE TYPE	MG





Google

Report a map error



2ND FLOOR PLAN

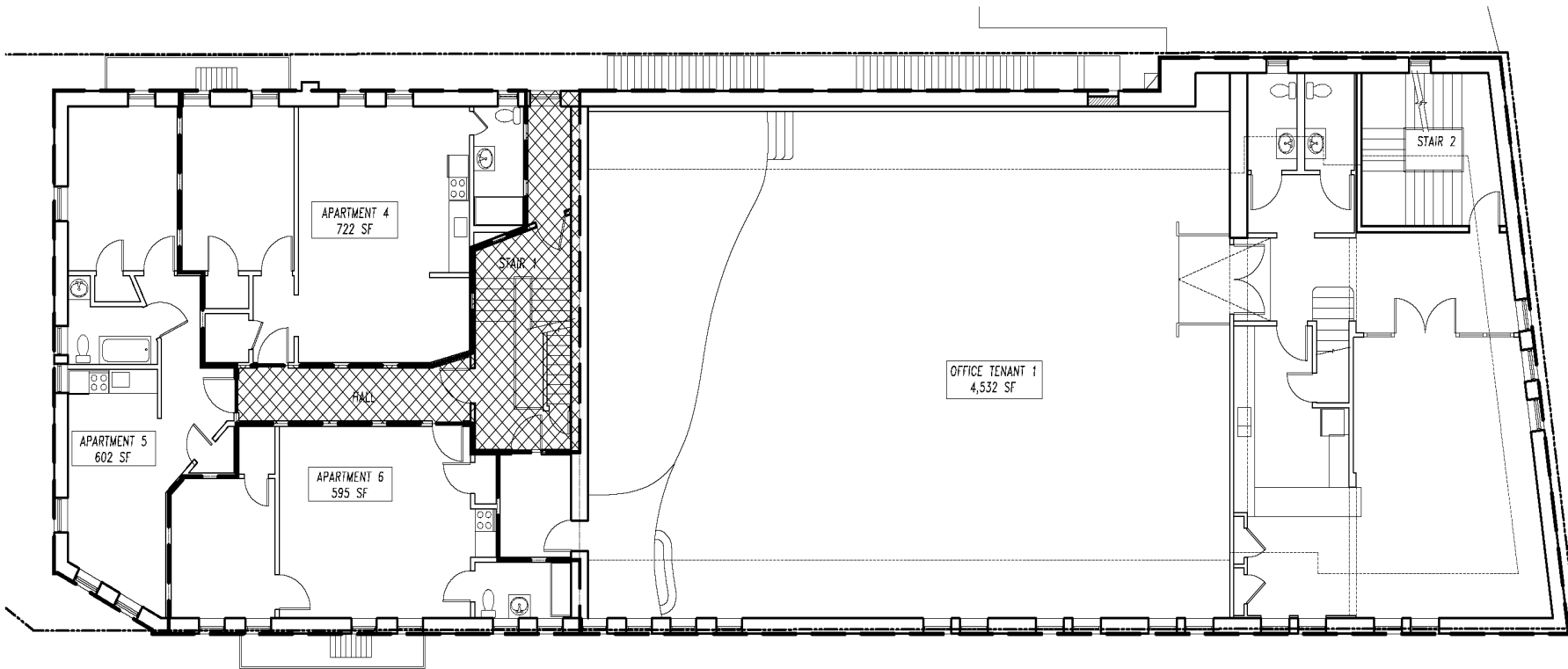
BUILDING AREA MATRIX							CURRENT: 8-26-21
FLOOR	RESIDENTIAL	RESTAURANT	OFFICE	COMMON AREA	SERVICE/ B.O.H.	SUBTOTAL	
BASE-MENT					6,828 S.F.	6,828 S.F.	
1ST FLOOR	1,082 S.F. (1) 1-BEDROOM W/ LOFT	4,296 S.F.	1,449 S.F. INCL. 1/2 LEVEL	332 S.F.		7,159 S.F. INCL. 1/2 LEVEL AND LOFT	
2ND FLOOR	1,958 S.F. (3) 1-BEDROOMS		4,418 S.F.	412 S.F.		6,788 S.F.	
3RD FLOOR	1,919 S.F. (3) 1-BEDROOMS		4,532 S.F.	377 S.F.		6,828 S.F.	
MEZZA-NINE			948 S.F.			948 S.F.	
TOTALS	4,959 S.F.	4,296 S.F.	11,347 S.F.	1,121 S.F.	6,828 S.F.	28,551 S.F. TOTAL BLDG.	

RENTABLE UNIT MATRIX						CURRENT: 8-26-21
FLOOR	1-BEDROOM APTS.	RESTAURANT	OFFICE SPACE 1	OFFICE SPACE 2	S.F.	SUBTOTAL
1ST FLOOR	(1) UNIT @ 1,082 S.F.	(1) UNIT @ 4,296 S.F.	150 S.F.	(1) UNIT @ 1,299 S.F.		6,827 S.F.
2ND FLOOR	(3) UNITS- ONE EACH @ : 595 S.F., 665 S.F., 698 S.F.		4,418 S.F.			6,376 S.F.
3RD FLOOR	(3) UNITS- ONE EACH @ : 595 S.F., 602 S.F., 722 S.F.		4,532 S.F.			6,451 S.F.
MEZZANINE			948 S.F.			948 S.F.
TOTALS	(7) UNITS	(1) UNIT 4,296 S.F.	(1) UNIT 10,048 S.F.	(1) UNIT 1,299 S.F.		(10) TOTAL UNITS 20,602 S.F. RENTABLE

MICHEL'S & WALDRON
ASSOCIATES, L.L.C.
ARCHITECTS • PLANNERS
645 WESTWOOD AVE. RIVER VALE, NJ 07675
TEL: 201-664-6064 FAX: 201-664-6062
E-MAIL: ARCHITECTS@MICHELWALDRON.COM

2ND FLOOR LEASING PLAN
SUMMIT OPERA HOUSE
2 KENT PLACE BLVD.
SUMMIT, NEW JERSEY

DATE: 08/24/21
SCALE: 3/32"=1'-0"
DRAWN: cjs
CHECKED: KM
JOB NUMBER: 18-050
SPACE NUMBER:



3RD FLOOR PLAN

BUILDING AREA MATRIX							CURRENT: 8-26-21
FLOOR	RESIDENTIAL	RESTAURANT	OFFICE	COMMON AREA	SERVICE/ B.O.H.	SUBTOTAL	
BASE-MENT					6,828 S.F.	6,828 S.F.	
1ST FLOOR	1,082 S.F. (1) 1-BEDROOM W/ LOFT	4,296 S.F.	1,449 S.F. INCL. 1/2 LEVEL	332 S.F.		7,159 S.F. INCL. 1/2 LEVEL AND LOFT	
2ND FLOOR	1,958 S.F. (3) 1-BEDROOMS		4,418 S.F.	412 S.F.		6,788 S.F.	
3RD FLOOR	1,919 S.F. (3) 1-BEDROOMS		4,532 S.F.	377 S.F.		6,828 S.F.	
MEZZA-NINE			948 S.F.			948 S.F.	
TOTALS	4,959 S.F.	4,296 S.F.	11,347 S.F.	1,121 S.F.	6,828 S.F.	28,551 S.F. TOTAL BLDG.	

RENTABLE UNIT MATRIX						CURRENT: 8-26-21
FLOOR	1-BEDROOM APTS.	RESTAURANT	OFFICE SPACE 1	OFFICE SPACE 2	S.F. SUBTOTAL	
1ST FLOOR	(1) UNIT @ 1,082 S.F.	(1) UNIT @ 4,296 S.F.	150 S.F.	(1) UNIT @ 1,299 S.F.	6,827 S.F.	
2ND FLOOR	(3) UNITS- ONE EACH @ : 595 S.F., 665 S.F., 698 S.F.		4,418 S.F.		6,376 S.F.	
3RD FLOOR	(3) UNITS- ONE EACH @ : 595 S.F., 602 S.F., 722 S.F.		4,532 S.F.		6,451 S.F.	
MEZZANINE			948 S.F.		948 S.F.	
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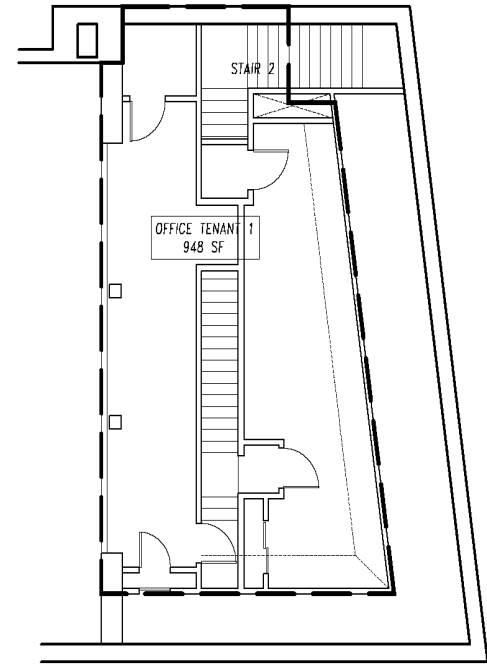
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3RD FLOOR LEASING PLAN
SUMMIT OPERA HOUSE
2 KENT PLACE BLVD.
SUMMIT, NEW JERSEY

DATE: 08/24/21
SCALE: 3/32"=1'-0"
DRAWN: cjs
CHECKED: KM
JOB NUMBER: 18-050
SPACE NUMBER:

3 of 4

MEZZANINE FLOOR PLAN



BUILDING AREA MATRIX							CURRENT: 8-26-21
FLOOR	RESIDENTIAL	RESTAURANT	OFFICE	COMMON AREA	SERVICE/ B.O.H.	SUBTOTAL	
BASE-MENT					6,828 S.F.	6,828 S.F.	
1ST FLOOR	1,082 S.F. (1) 1-BEDROOM W/ LOFT	4,296 S.F.	1,449 S.F. INCL. 1/2 LEVEL	332 S.F.		7,159 S.F. INCL. 1/2 LEVEL AND LOFT	
2ND FLOOR	1,958 S.F. (3) 1-BEDROOMS		4,418 S.F.	412 S.F.		6,788 S.F.	
3RD FLOOR	1,919 S.F. (3) 1-BEDROOMS		4,532 S.F.	377 S.F.		6,828 S.F.	
MEZZA-NINE			948 S.F.			948 S.F.	
TOTALS	4,959 S.F.	4,296 S.F.	11,347 S.F.	1,121 S.F.	6,828 S.F.	28,551 S.F. TOTAL BLDG.	

RENTABLE UNIT MATRIX						CURRENT: 8-26-21
FLOOR	1-BEDROOM APTS.	RESTAURANT	OFFICE SPACE 1	OFFICE SPACE 2	S.F.	SUBTOTAL
1ST FLOOR	(1) UNIT @ 1,082 S.F.	(1) UNIT @ 4,296 S.F.	150 S.F.	(1) UNIT @ 1,299 S.F.		6,827 S.F.
2ND FLOOR	(3) UNITS- ONE EACH @ : 595 S.F., 665 S.F., 698 S.F.		4,418 S.F.			6,376 S.F.
3RD FLOOR	(3) UNITS- ONE EACH @ : 595 S.F., 602 S.F., 722 S.F.		4,532 S.F.			6,451 S.F.
MEZZANINE			948 S.F.			948 S.F.
TOTALS	(7) UNITS	(1) UNIT 4,296 S.F.	(1) UNIT 10,048 S.F.	(1) UNIT 1,299 S.F.		(10) TOTAL UNITS 20,602 S.F. RENTABLE

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MEZZANINE LEASING PLAN
 SUMMIT OPERA HOUSE
 2 KENT PLACE BLVD.
 SUMMIT, NEW JERSEY

DATE: 08/24/21
 SCALE: 3/32"=1'-0"
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 SPACE NUMBER:



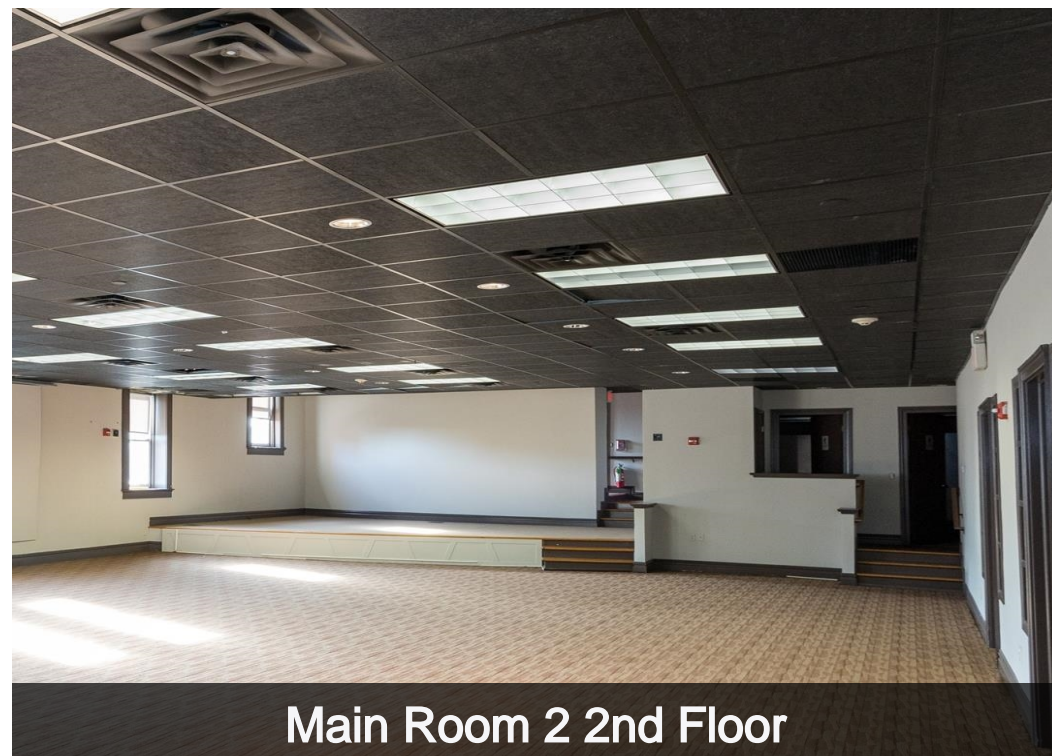
Second Floor Stairwell



Main Corridor Offices 2nd Floor



Main Room 1 2nd Floor



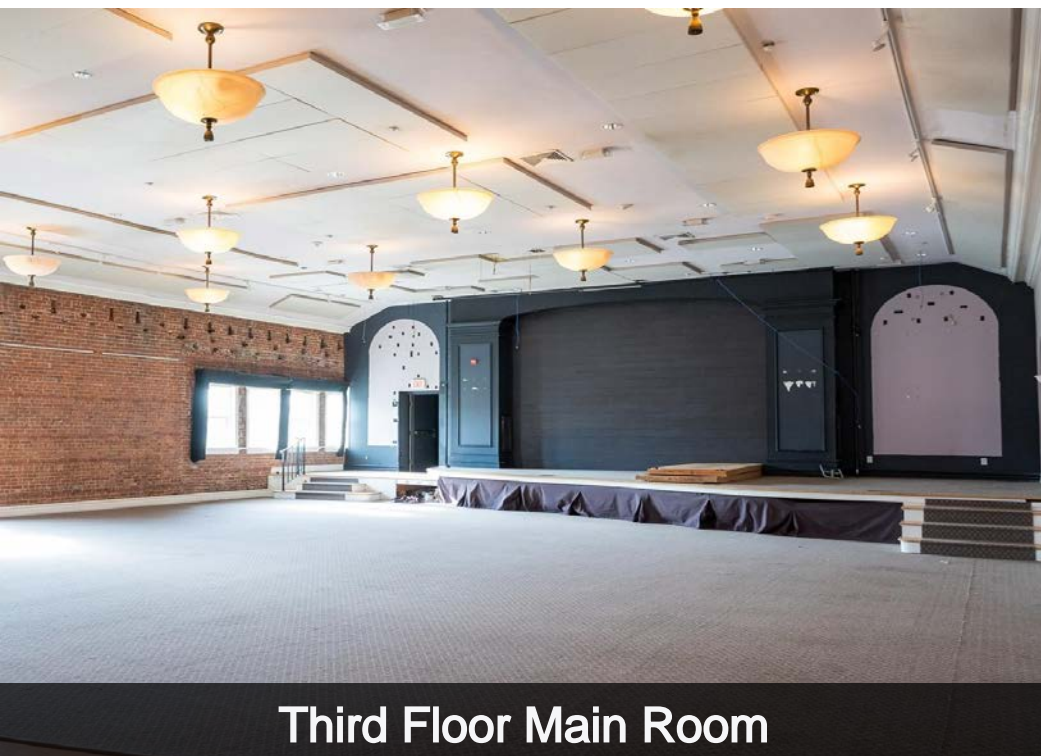
Main Room 2 2nd Floor



Third Floor Entry



Third Floor Cafe' & Reception



Third Floor Main Room



Third Floor Mezzanine & Office

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,823	75,993	207,612
2010 Population	13,909	78,823	215,278
2021 Population	14,343	81,407	221,924
2026 Population	14,398	82,294	223,888
2021 African American	858	3,148	17,232
2021 American Indian	24	110	300
2021 Asian	1,158	9,039	23,961
2021 Hispanic	2,665	9,576	26,227
2021 Other Race	631	1,841	5,523
2021 White	11,135	64,998	168,615
2021 Multiracial	534	2,248	6,232
2021-2026: Population: Growth Rate	0.40 %	1.10 %	0.90 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	958	2,749
\$15,000-\$24,999	254	1,206	3,039
\$25,000-\$34,999	137	788	2,693
\$35,000-\$49,999	268	1,429	4,246
\$50,000-\$74,999	454	2,858	8,158
\$75,000-\$99,999	502	2,623	7,466
\$100,000-\$149,999	736	4,406	12,785
\$150,000-\$199,999	649	3,575	9,769
\$200,000 or greater	2,103	11,903	28,651
Median HH Income	\$157,486	\$156,697	\$142,823
Average HH Income	\$217,909	\$219,643	\$203,590

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,442	29,730	78,268
2010 Total Households	5,087	28,964	77,309
2021 Total Households	5,261	29,745	79,556
2026 Total Households	5,285	29,992	80,172
2021 Average Household Size	2.71	2.72	2.75
2000 Owner Occupied Housing	3,293	22,093	60,852
2000 Renter Occupied Housing	1,984	6,893	15,596
2021 Owner Occupied Housing	3,242	21,595	60,405
2021 Renter Occupied Housing	2,018	8,150	19,151
2021 Vacant Housing	326	1,549	3,529
2021 Total Housing	5,587	31,294	83,085
2026 Owner Occupied Housing	3,336	22,056	61,678
2026 Renter Occupied Housing	1,948	7,936	18,494
2026 Vacant Housing	333	1,650	3,777
2026 Total Housing	5,618	31,642	83,949
2021-2026: Households: Growth Rate	0.45 %	0.85 %	0.75 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	567	3,282	9,943
2021 Population Age 35-39	830	4,570	12,444
2021 Population Age 40-44	993	5,171	13,972
2021 Population Age 45-49	1,063	5,762	15,429
2021 Population Age 50-54	1,159	6,233	16,717
2021 Population Age 55-59	1,051	6,134	17,008
2021 Population Age 60-64	1,003	5,624	15,158
2021 Population Age 65-69	692	4,472	12,241
2021 Population Age 70-74	596	3,546	10,031
2021 Population Age 75-79	357	2,512	7,077
2021 Population Age 80-84	250	1,753	4,830
2021 Population Age 85+	300	2,174	6,149
2021 Population Age 18+	10,649	60,328	167,746
2021 Median Age	42	43	43

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,582	\$105,338	\$103,750
Average Household Income 25-34	\$142,211	\$152,778	\$146,170
Median Household Income 35-44	\$196,467	\$189,991	\$175,048
Average Household Income 35-44	\$254,200	\$252,294	\$231,022
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$285,468	\$287,090	\$266,636
Median Household Income 55-64	\$200,001	\$200,001	\$183,767
Average Household Income 55-64	\$253,734	\$263,018	\$242,457
Median Household Income 65-74	\$120,909	\$121,101	\$110,255
Average Household Income 65-74	\$166,664	\$176,604	\$162,367
Average Household Income 75+	\$109,316	\$113,487	\$107,889

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	839	4,319	11,968
2026 Population Age 35-39	753	4,374	12,859
2026 Population Age 40-44	951	5,346	14,395
2026 Population Age 45-49	1,020	5,426	14,538
2026 Population Age 50-54	1,037	5,660	15,355
2026 Population Age 55-59	1,039	5,881	16,044
2026 Population Age 60-64	977	5,567	15,301
2026 Population Age 65-69	840	5,113	13,840
2026 Population Age 70-74	654	4,059	11,000
2026 Population Age 75-79	473	3,068	8,730
2026 Population Age 80-84	279	2,009	5,676
2026 Population Age 85+	304	2,230	6,250
2026 Population Age 18+	10,906	61,958	172,134
2026 Median Age	42	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$115,708	\$117,558	\$115,590
Average Household Income 25-34	\$169,478	\$174,483	\$167,797
Median Household Income 35-44	\$200,001	\$200,001	\$189,627
Average Household Income 35-44	\$283,869	\$280,151	\$257,378
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$313,960	\$311,910	\$288,690
Median Household Income 55-64	\$200,001	\$200,001	\$200,001
Average Household Income 55-64	\$283,693	\$291,501	\$270,055
Median Household Income 65-74	\$141,864	\$140,842	\$126,989
Average Household Income 65-74	\$196,016	\$206,664	\$191,039
Average Household Income 75+	\$134,247	\$139,523	\$132,964



Carlo Caparruva
Principal

Carlo Caparruva formed Midtown in 2018 and merged with Principals of the Remax Select Group in 2019. The Midtown Platform incorporates transaction, management, advisory and financial services with alternative investment initiatives. Midtown has executed equity positions in Real Estate, Food Products and Service Companies. In his real estate brokerage business, he has grown his commercial groups in multiple states comprising 36+ million SF in GLA.

Carlo began his Commercial Real Estate career when first graduating High School, working as an HVAC assistant for Alfieri LLC, a New Jersey Based Office Developer. While his employment in the Marketing Department of Marriott International opened his eyes to the ins and outs of the commercial real estate business it was his employment at Fidelity Land Development that he credits as his “Graduate School”. He has risen through the ranks as a Broker, Asset/Property Manager, VP of Leasing/Acquisitions, Developer and Principal working with some of the nation’s largest landlords, tenants and funds. His aggregate transactions have comprised in excess of \$3 Billion in Lease, Sale, Development and Financial transactions throughout the United States. Carlo has been in the commercial real estate industry in 5 different decades.

His past work included Fidelity Land Development’s 6 million square foot owned, managed and leased portfolio of Institutional Retail, Office, Medical and Industrial from Massachusetts to Florida, a 700 unit National land portfolio as well as a 1 million square foot Supermarket Anchored portfolio in New York & New Jersey. Client/tenant samples includes Albertsons Companies, Wakefern, LA Fitness, TJX Companies, Suburban Propane, Vertical Bridge Holdings, Investcorp, Panera Bread, Davita Dialysis, ING Funds, Gramercy Trust, Cole Investments and others. Carlo has won a number of corporate and industry awards, including CoStar’s Power Broker and Real Estate Forum’s Top 100 National Broker Award. He was named to the New Jersey Governor’s Task Force to Combat Organized Retail Theft and represented the ICSC as a pro bono Lobbyist and Political Action Committee Chair in New Jersey.

Mr. Caparruva has been involved in a number of youth programs over the years coaching and sponsoring Pop Warner Football and Girls Softball Programs in Union, Essex and Morris Counties in New Jersey. He gives to Health, Education and Art based causes in New Jersey.

EDUCATION, LICENSURE & ORGANIZATIONS

Upsala College – East Orange, NJ BA
Association of Government Relations Professionals
Licensed Real Estate Broker– NJ
ICSC, BOMA, NAIOP, NJBIA, CAIA Member
Upsala College Foundation



Cheryl Darmanin
Principal

Cheryl joined Midtown Select Realty in 2020. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative and a Short Sale and Foreclosure Resource. Cheryl is also a member of the National Association of Expert Advisors as a certified Real Estate Advisor. She has served on several committees and local organizations including: FIABCI (The International Real Estate Federation), The Millburn Short Hills Chamber of Commerce, Past President of HTEF (Harding Township Education Foundation), AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), Overlook Hospital Auxiliary, Morris County Chamber of Commerce and past co-Chair of the South Orange Village Alliance Business Recruitment Committee. In addition, she coaches new agents entering the real estate profession.

Based in New Jersey, Cheryl has a successful track record in procuring and disposing of commercial assets within all of the major asset classes, from Retail and Hospitality to Industrial, Multifamily, Office and Medical. Her clients range from tenants to local owners and institutional investors. Prior to changing careers, Cheryl spent over 20 years in dynamic sales environments in the media and marketing industry. She started in the Local Ad Sales division for The Weather Channel in Atlanta. She continued to work at TWC for 6 years, two of which were spent in Europe setting up the operations infrastructure for networks in London, Dusseldorf, and Amsterdam. Upon returning from Europe, Cheryl moved to New York to take on the position of Operations Manager for the Ad Sales Division of TWC. With the goal of expanding her media experience, she left The Weather Channel to start her sales career in digital marketing. She spent 7 years as a Senior Sales Executive at several well-known media companies including: ABCNews. Com/ABC Entertainment, Women.com (iVillage.com), and finally USAToday.com. Returning to management, Cheryl joined Yahoo! and assumed the role of Managing Director of Account Management for the US, Canada and Latin America where she was responsible for over one billion dollars in revenue and a team of 250 people.

Cheryl's stellar performance has been noted and honored. Among her many awards are: 2020 and 2019 NAR Circle of Excellence Award, 2018 KWRI Gold Award Recipient, 2017 KWRI Silver Award Recipient, 2016 KWRI Gold Award Recipient, 2015 Top Associate for Units, 2014 Sale of the Year, 2014 NAR Circle of Excellence Award, 2014 Top 25 Producer, 2014 Top Associate for Volume and Units awards and Top Ten Agent in 2012. Her passion for real estate economics and extensive sales and marketing experience enables Cheryl to be a successful consultant and advisor for all of your real estate needs.

Summit Opera House

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Midtown Commercial Realty LLC LC and it should not be made available to any other person or entity without the written consent of Midtown Commercial Realty LLC LC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Midtown Commercial Realty LLC LC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Midtown Commercial Realty LLC LC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Midtown Commercial Realty LLC LC has not verified, and will not verify, any of the information contained herein, nor has Midtown Commercial Realty LLC LC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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carlo@midtowncre.com



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