



# Opportunity Summary

## 198 Woodbridge Center Drive

Woodbridge Center  
Woodbridge, New Jersey





# Premier Location

Located at the intersection of U.S. Route 1 and Route 9, this property is highly accessible for people commuting across New Jersey and the NYC Metro Area. The site is 2 miles from the MetroPark train station, which provides connectivity to a transportation hub in New Jersey for both NJ Transit and Amtrak. The site is also directly serviced by NJ Transit bus lines 48, 810 and 815 and is only 30 miles south of Manhattan.



TOTAL  
POPULATION  
**2,465,427**



DAYTIME  
POPULATION  
**2,399,591**



LABOR  
FORCE  
**1,052,738**



BACHELOR'S  
DEGREE  
**23.2%**



GRADUATE  
DEGREE  
**15.7%**

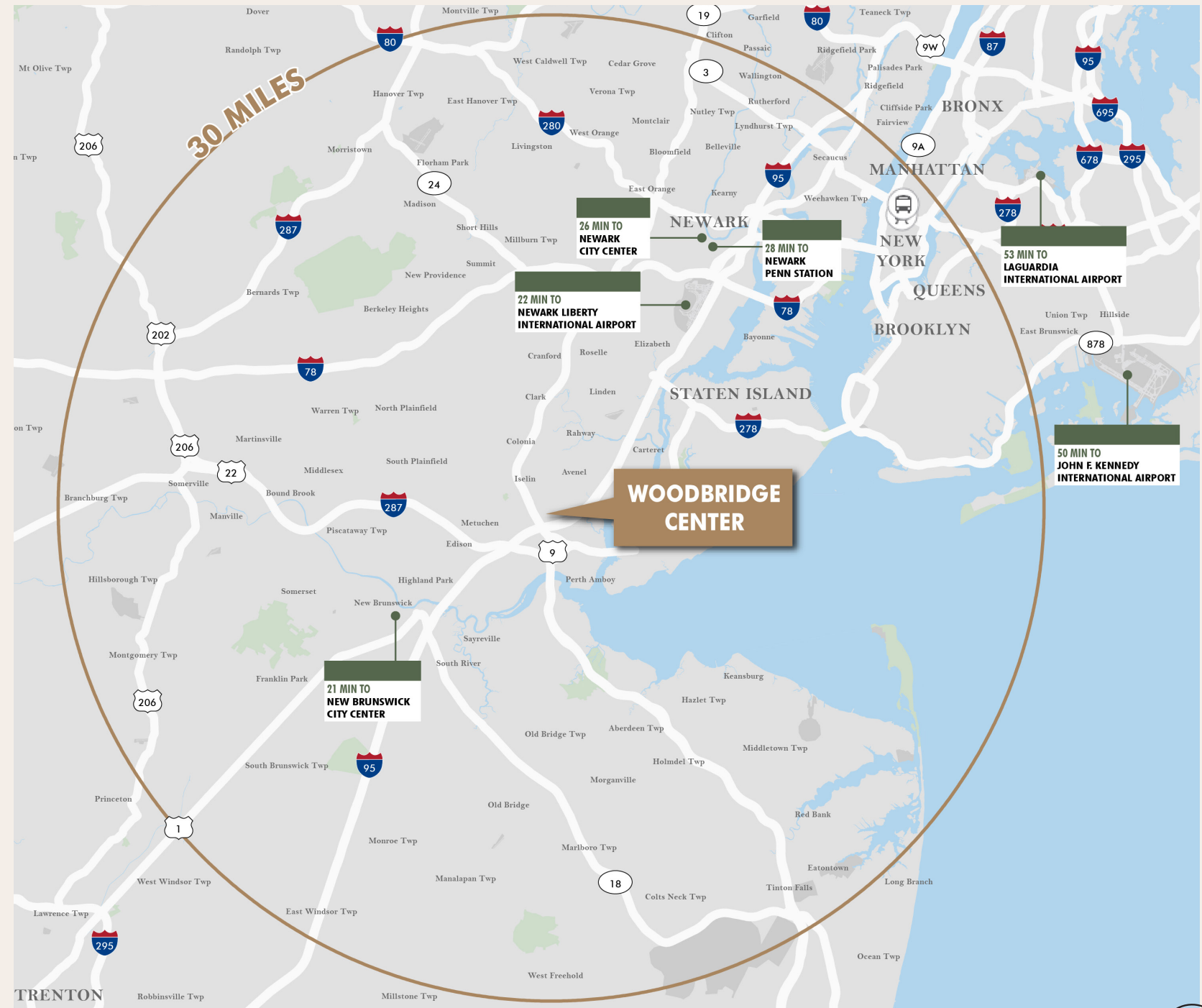


PROJECTED  
POPULATION GROWTH  
**0.3%**



MILLENNIALS  
AGE 21-34  
**24.1%**

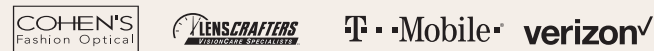
*Demographics reflect the market's office trade area as determined by ESRI.*



# A Built-In Walkable Environment

The site is an anchor location at the Woodbridge Center, a vibrant mixed-use shopping destination, granting a future tenant access to a wealth of food, entertainment and retail options within a short walking distance.

## SERVICES & RETAIL



AT&T, Boscov's Optical, CellDoc, Cohen's Fashion Optical, Dimple's Salon, East Meets West, Expo Nails, The Fix, Footbik, Irepair & Accesories, JCP Salon, Joseph Jacob Jewelers, Kid's Cuts, LensCrafters, Organic Nail Bar, Prints & Stiches, Professional Hair Design, Relax Massage Spa, Seventh Sense Botanical Therapy, Shapes Brow Bar, Piercing Pagoda, Street Talk, T-Mobile, Verizon, Zen Spa

## FOOD & BEVERAGE



Adebola African Restaurant, Applebees, Auntie Anne's, Bahama Breeze, Charleys Philly Steaks, Chick-fil-A, Cinnabon, Cold Stone, Crepes & Waffle House, Dunkin' Donuts, Gertude Hawk Chocolates, Johnny Rockets, King Chef, Mango Bliche Mia, Olive Garden, Potato Palooza, Real Fruit Bubble Tea, Red Robin, Roman Delight Pizza, Salad Bistro, Sbarro, Starbucks, Sweeta Boo's Cakery & Catering, TCBY, Wetzel's Pretzels, Woodbridge News

## ENTERTAINMENT



All In Adventures, Dave & Busters, Seaquest, Slime Land

## WOODBIDGE CENTER



# Site Plan

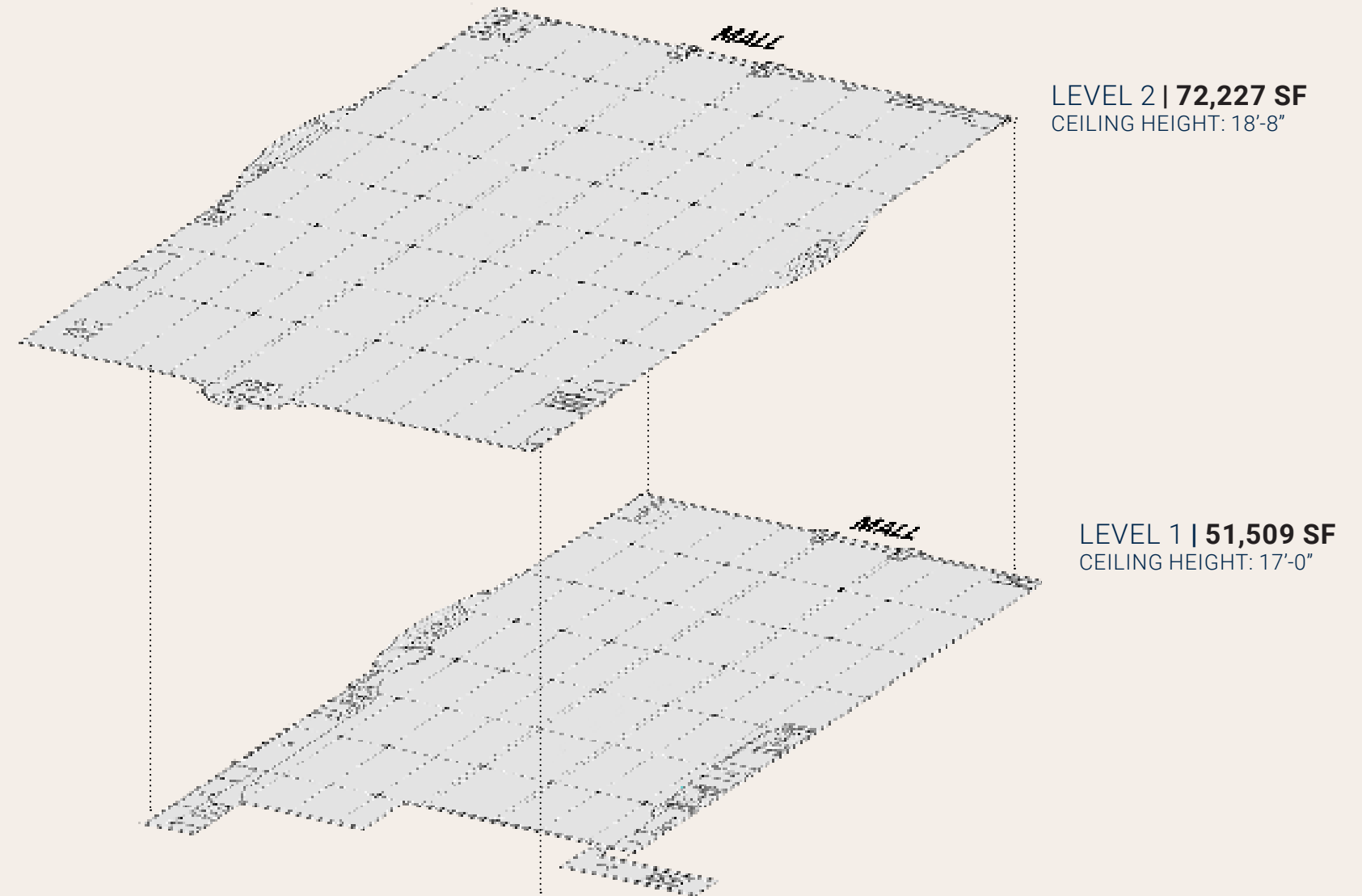




# Specifications

## PROPERTY INFORMATION

<b>Site Acreage</b>	8.03 Acres
<b>Gross Leasable Area</b>	123,736 SF
<b>Floors</b>	Two Levels, Anchor Location
<b>Redevelopment Strategy</b>	Adaptive Reuse of former single-use, retail anchor store
<b>Extensive Parking</b>	Thousands of parking spaces available at Woodbrige Center.
<b>Dedicated Loading</b>	Two existing dedicated loading bays



# Existing Conditions

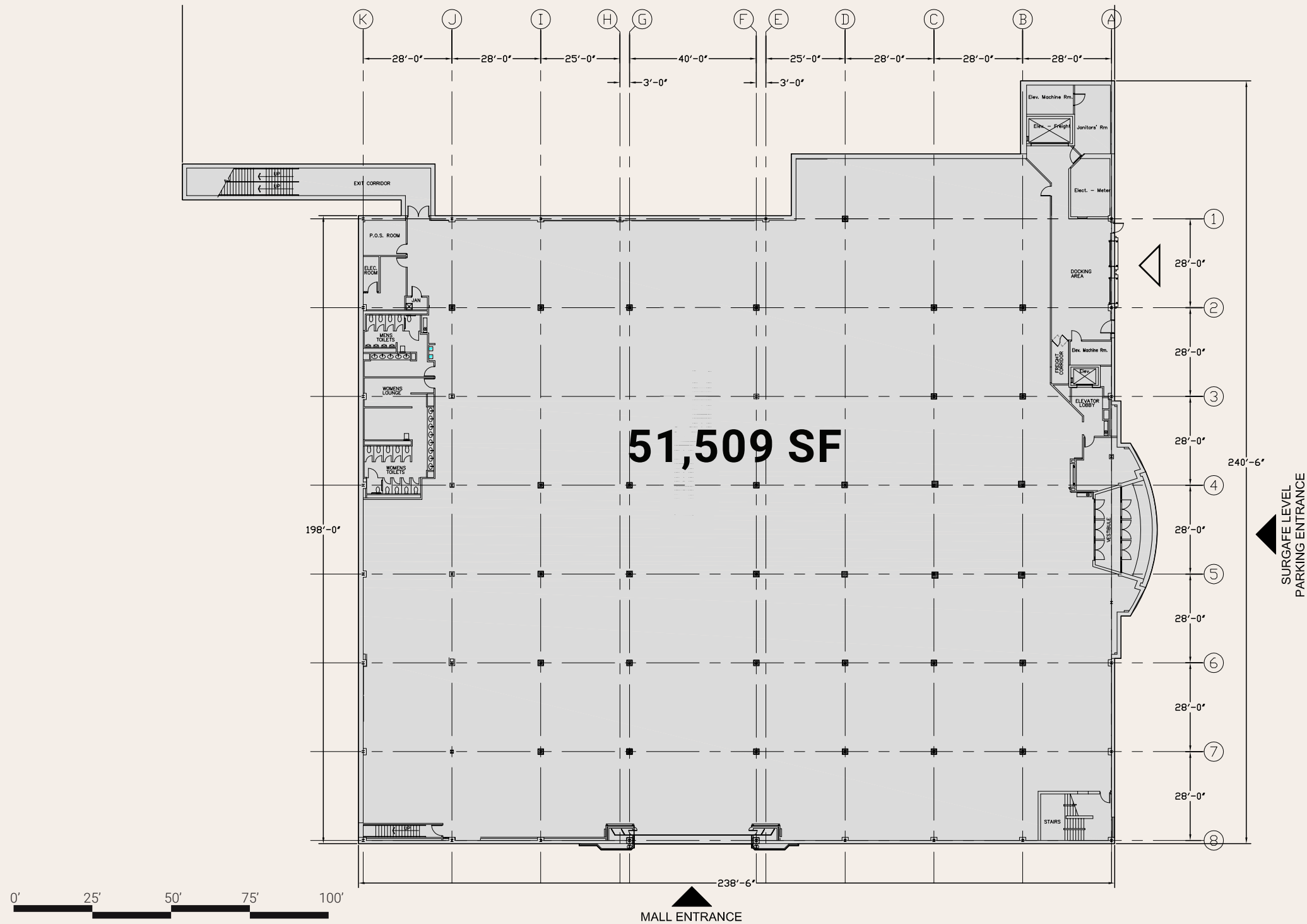
LEVEL 1  
**51,509 SF\***

CEILING HEIGHT: 17'-0"  
 COLUMN SPANS OVER 28'-0"

▼ Key Entrance

▽ Loading

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements



# Existing Conditions

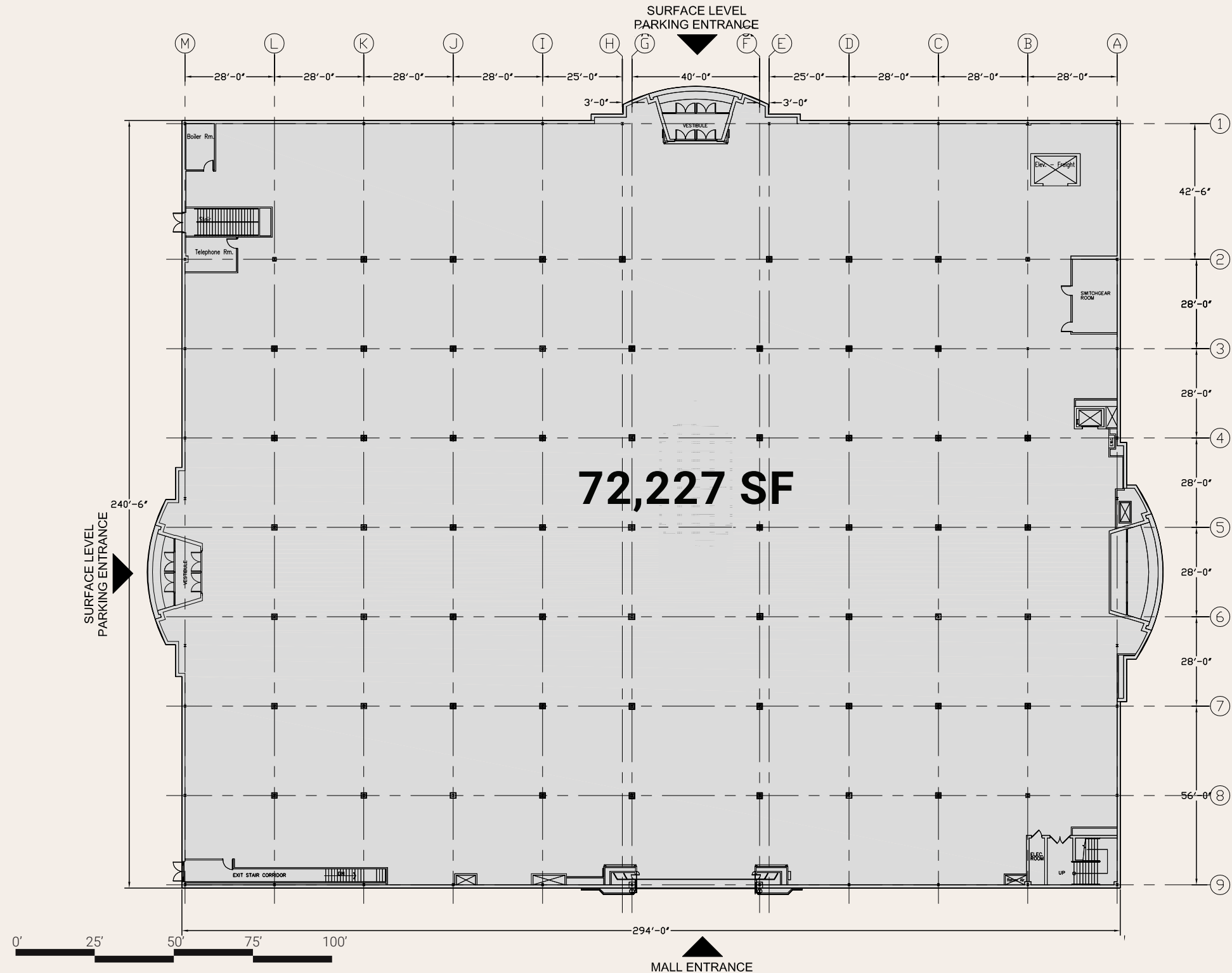
LEVEL 2  
**72,227 SF\***

CEILING HEIGHT: 18'-8"  
 COLUMN SPANS OVER 28'-0"

▼ Key Entrance

▽ Loading

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements



# Delivery Conditions



## Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



## Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



## Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



## HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



## Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



## Floor Loading

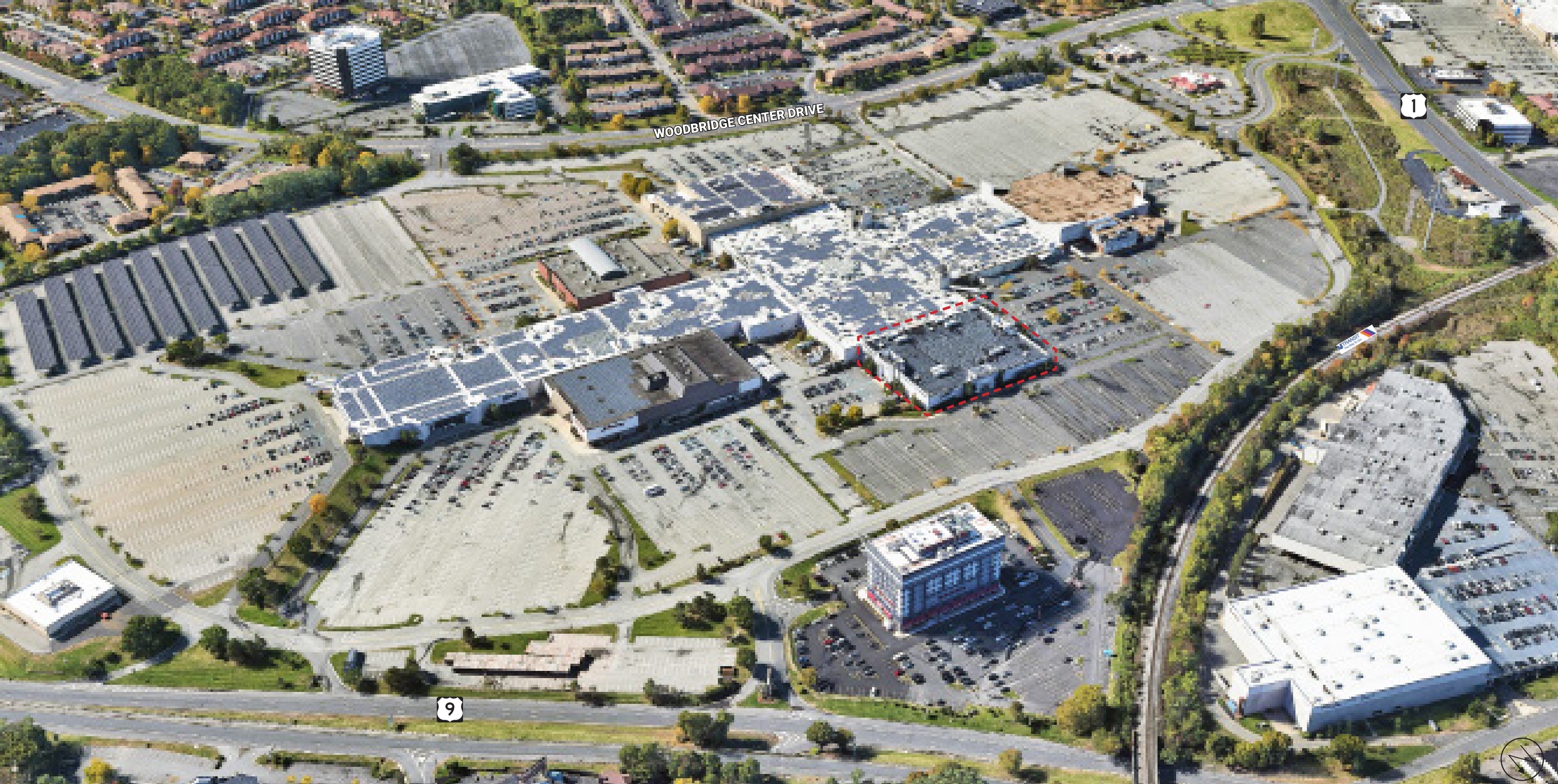
75-100 psf



# Illustrative Rendering







# Leasing Contact

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