



Gateway East

Medical & Professional Space For Lease

53-55 Mountain Boulevard (CR 527), Warren
Somerset County, New Jersey, 07059

PROPERTY DESCRIPTION

Gateway East is a quintessential award-winning luxury commercial redevelopment in the center of Warren Township, affording shoppers and customers with an upscale village setting. With 21,123 SF of custom designed, colonial style architecture and ground level retail fully leased within separate two-story buildings. Gateway East affords great visibility and multiple access points with pedestrian walkways including adjoining businesses and high-density housing.

AVAILABLE SPACE

Building 53

2nd Floor:

Unit 205 : 1,966 SF

Unit 207: 401 SF

Unit 208: 1,393 SF

Building 55

1st Floor:

Unit 101: 1,182 SF (Available 6/1/2024)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$9.50 psf projected 2023

PARKING

92 on-site parking spaces

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Christian Harrington

Associate – Brokerage Department

908.604.6900 x 119

charrington@silbertrealestate.com

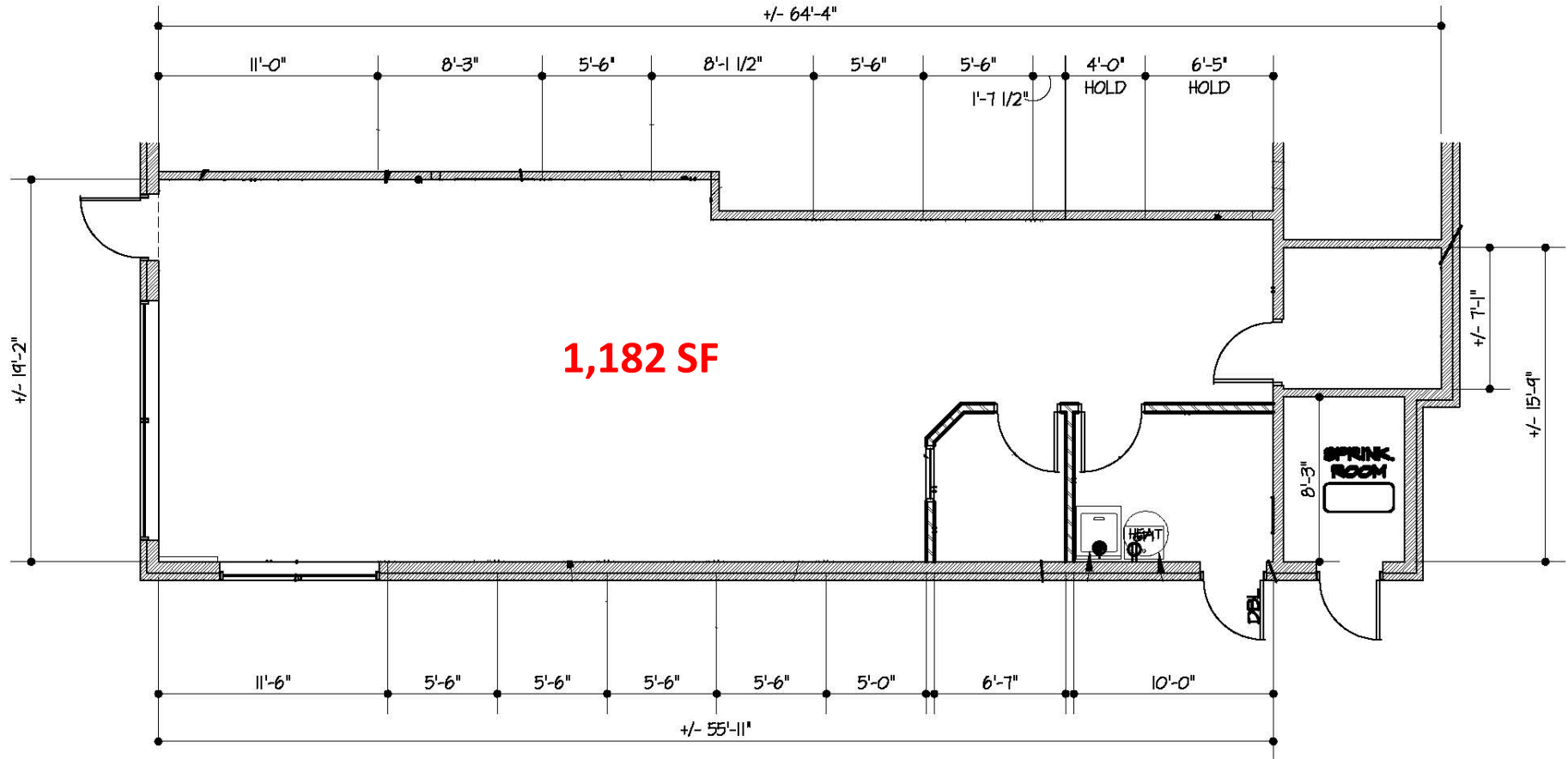
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Building 55 1st Floor Office Unit 101



1,182 SF

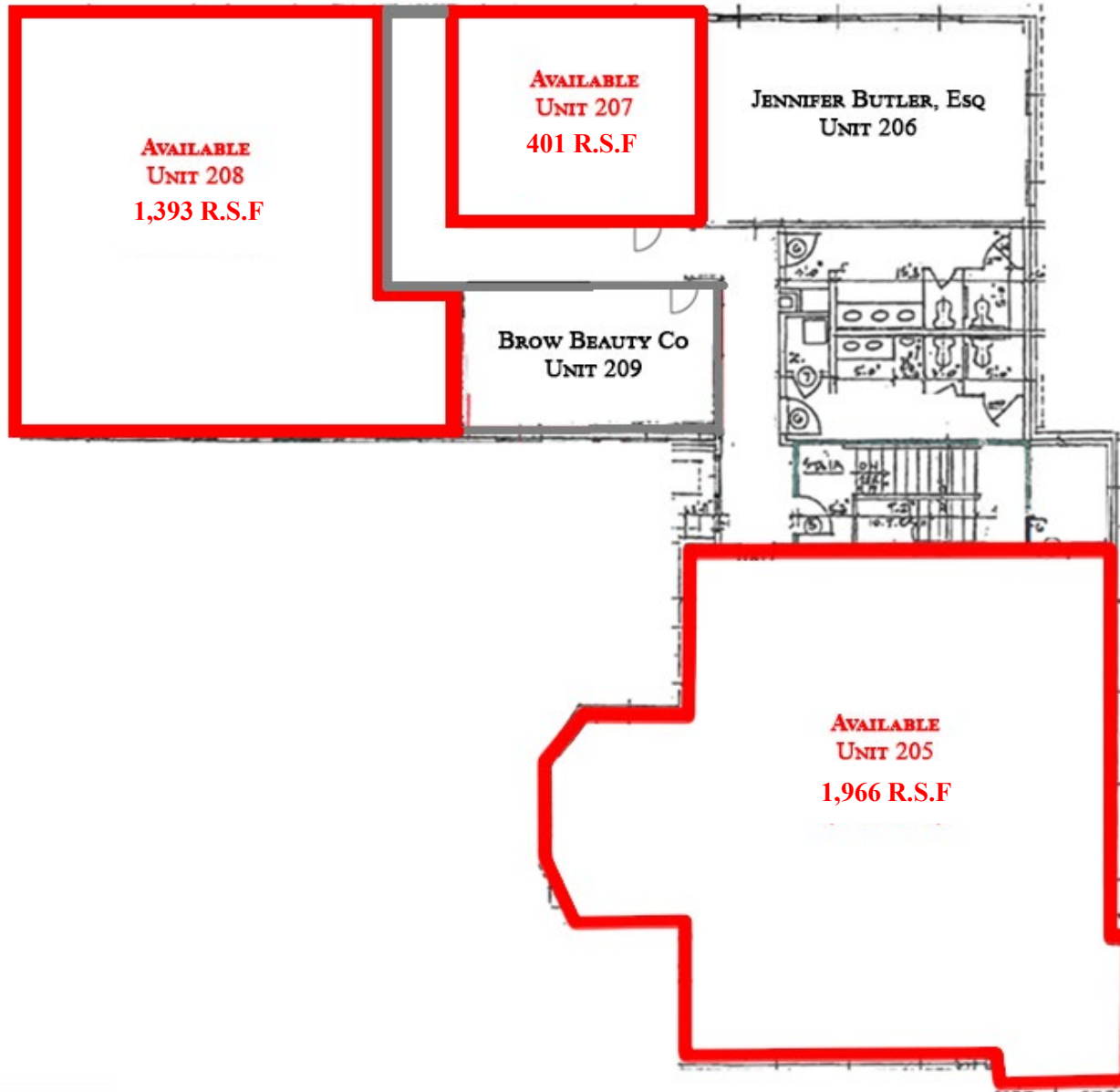
SPRINK ROOM

8'-3"

DEL.

HEAT

Building 53 2ND Floor Office Leasing Plan



Immediate Aerial



REGIONAL TRADE AREA AERIAL



Google

Map data ©2022 Google

AREA DEMOGRAPHICS

2 Mile Radius

Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789

