Broker Commission: 1.5 Months' Rent

Flexible Use – Retail-Lite / Service / Office

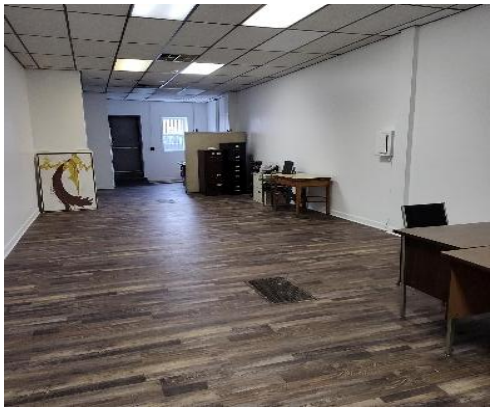
513A Park Avenue, Plainfield, NJ

$2,000 ***per month***
Plus utilities / No CAM

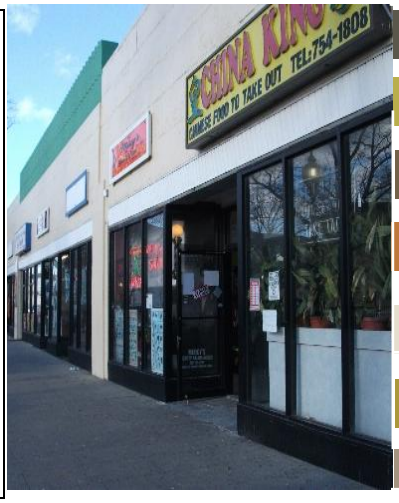
Approx 1,030 sf (less small owner-retained area)

White-box unit with finished bathroom

Prf'd Term: 2 years



Possible Compatible Uses:	**Not Suitable For:**
▶ Retail-lite	X Restaurant / food preparation
▶ Professional service	X Plumbing or HVAC intensive use
▶ Showroom / Sales office	X Heavy or specialized buildout
▶ Wellness / Beauty with no heavy plumbing use	
▶ Studio or creative business	
▶ Certain pre-packaged food retail	



For additional Information

Phone: (267) 295-1969 (leave voicemail)
Email: Response@513Park.com

ADDITIONAL INFORMATION

513A Park Avenue, Plainfield, NJ

Lite Commercial Use · $2,000/month · 1.5 Months' Commission

Owner-Retained Area

Owner is retaining a small defined area, expected to be approximately 100–150 sq. ft., for limited building operations, including storage, security equipment and basement access. Owner and property personnel will have periodic access to the retained area. The location and configuration may be adjusted based on the approved tenant use and final layout.

Utilities / Internet /Build-Out

Tenant-specific buildout, permits, licensing, and approvals are tenant responsibility, subject to owner approval.

Tenant is responsible for all utility charges for the unit. Owner reserves the right to a *de minimis* use of utilities (*i.e.*, electricity in connection with owner's retained area, including security/camera equipment). Rent reflects this arrangement, and no separate reimbursement will be due from owner for such incidental use.

Broker Commission Available

Description of Current Broker Opportunity and other Broker Resources.

Broker commission available to licensed NJ broker or to salesperson working through licensed NJ broker. For commission eligibility, please submit prospect's completed application on the owner's Prospect Application form.

Owner will pay a commission equal to **1.5 months' rent** if owner and prospect fully execute a lease agreement within 180 days of broker's submission of prospect's completed application. Our Broker Commission Protection Agreement sets the terms for commission protection for prospects you submit.

After submission of initial application, Owner will handle tenant screening, approval and lease terms directly. Owner's process includes a rental background check for each prospect principal, conducted at prospect's expense ~$40 per clearance check). Broker may remain involved in the process to the extent appropriate to the broker's relationship with the prospect.

For More Information

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