

OWNER REPRESENTATION

Over 6 million sf in Landlord Assignments

Retail, Office, Industrial, Medical, Multifamily
Childcare/Education & Residential Investments

Development Projects

Pre-Leasing

Disposition & Downsizing

Institutional & Private Ownership

Urban & Suburban Properties

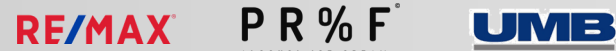
Investment Sales



MANAGEMENT SERVICES

Asset, Property, Security & Facilities Management

Past and Current Clients include;



TENANT REPRESENTATION

Our Valued Clients Include:



SOLUTIONS THROUGH EVOLUTION

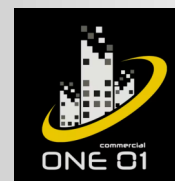
OVERVIEW

Midtown Commercial Realty combines all aspects of the commercial real estate industry under one roof. A company with a philosophy to provide all our Clients, Investors and Partners with Investment Grade Opportunities, Service and Performance. From one property to one hundred; we will utilize everything at our disposal to make our clients succeed. Our goal is to bring the services that Institutional Real Estate Companies to the masses.

STRATEGIC PARTNERS

Through our valued affiliates and partners, Midtown can provide the best in local intelligence while servicing clients all over the country and the globe. Through our affiliates, we provide Brokerage services directly in 12 States and through other strategic alliances, across the Nation. If there is real estate, we can service it.

Midtown's relationships with One01 Commercial, SI Premiere Properties, Oklahoma Realty Advisors and GRL Capital Partners provide our clients with access to assets pre market and off market throughout the country. These Strategic Partnerships also provide equity investors seeking new opportunities for their real estate portfolios as well as other operating businesses.



TEAM

Midtown has a dedicated team of professionals throughout New Jersey as well as in additional locations across the United States to service all aspects of your Commercial Real Estate portfolio. How can Midtown help *you* today?

MIDTOWN COMMERCIAL REALTY

343 Millburn Avenue Suite 303 Millburn, NJ 07041

973.232.5784P midtowncre.com

Licensed NJ Real Estate Broker

New Jersey ■ New York ■ Southern CA ■ Raleigh, NC ■ Oklahoma City ■ Nationwide

ADVISORY

Included Services

Highest and Best Use Analysis

Owners Representation

Project Oversight / Construction Management

Entitlements and Fee Development

Proforma Analysis & Risk Assessment

Public and Private Incentives

Due Diligence Services

Transaction Management

Professional Referral Services

Family Office Advisory

Engineering

EQUITIES

Current Projects

Multifamily Projects—NJ

Master Planned Project—NC

Northern NJ Housing Project

Monmouth County, NJ Housing Project

Newark, NJ—Industrial Redevelopment

FINANCIAL & NNN ADVISORY

Equity Opportunities

NNN Assets For Sale

First Position Debt & Equity, Bridge Debt

MIDTOWN DIRECT INVESTMENT

Direct Investment

Short Hills, NJ Redevelopment

Garwood, NJ Redevelopment

Midtown Investment Vehicle—2024

Opportunities for Sale, Lease or Investment

MIDTOWN

**ACME MARKETS
NYSE AOI
SEEKING SITES
IN NEW JERSEY**

**NORTHERN &
CENTRAL NJ
MARKETS**

**50,000 SF
TO 65,000 SF**

**CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com**

FOR LEASE

13.250 SF

**NEW INTERIOR
CONSTRUCTION**

**545 MILLBURN AVE
SHORT HILLS, NJ**

**6,725 SF FIRST LEVEL
6,725 SF LOWER LEVEL**

FOR MORE INFORMATION
Midtown Commercial Realty
545 Millburn Ave, Suite 303
Millburn, NJ 07041
+973.467.0966
midtowncre.com

**TENANTS & USES
SOUGHT**

- Gourmet Market
- Retail
- Professional Office
- Medical
- Fitness
- Physical Therapy

CONTACT
Carlo Caparruva
Broker of Record
Principal
carlo@midtowncre.com
862.216.6678

**SEEKING LOCATIONS
THROUGHOUT NEW JERSEY**

zenLEAF

VERANO Corporate Signature

FOR MORE INFORMATION
Midtown Commercial Realty
638 Morris Turnpike, Suite 20
Short Hills, NJ 07078
+973.467.0966
midtowncre.com

CONTACT
Carlo Caparruva
Broker of Record
Principal
carlo@midtowncre.com
862.216.6678

Master Broker - Cherie Tedesco-Cambie, K/W Commercial Tampa FL

FOR SALE

SITE

**26+ ACRES
& BUILDABLE**

**ROUTES 527 & 537
FREEHOLD TWP, NJ**

**RESIDENTIAL &
COMMERCIAL**

FOR MORE INFORMATION
Midtown Commercial Realty
545 Millburn Ave, Suite 303
Millburn, NJ 07041
+973.467.0966
midtowncre.com

**CARLO CAPARRUVA
Principal
973.602.2900
carlo@midtowncre.com**

MIDTOWN

**BEN & JERRY'S
LOCATIONS**

**MONMOUTH &
OCEAN COUNTIES
NEW JERSEY**

**600 SF-1,250 SF
SCOOP SHOP OR STORE**

**DAVON BENNETT
862.588.1277
davon@midtowncre.com**

**CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com**

FOR LEASE

**ORTLEY PLAZA
ORTLEY BEACH, NJ**

FOR MORE INFORMATION
Midtown Commercial Realty
353 Millburn Avenue
Suite 303
Millburn, NJ 07041
+973.232.5784

CONTACT
CARLO CAPARRUVA
Principal
862.216.6678
carlo@midtowncre.com
midtowncre.com

MIDTOWN

**DOWNTOWN
RETAIL/OFFICE
MILLBURN, NJ**

**MULTIPLE
LEVELS**

+/- 5,800 SF

**CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com**

FOR LEASE

ACME CENTER

**125 FRANKLIN TURNPIKE
MAHWAH, NJ**

**5,187 SF END CAP
PLUS INLINE SPACES**

FOR MORE INFORMATION
Midtown Commercial Realty
545 Millburn Avenue
Suite 303
Millburn, NJ 07041
+973.232.5784

**SEEKING THE
FOLLOWING USES**

- Fitness
- Medical
- Pet Supplies
- Restaurants
- Beauty Supplies

CONTACT
CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com

MIDTOWN

EQUITY POSITIONS SOUGHT

INVESTMENT VEHICLE

NJ BASED

VALUE ADD

**RETAIL
OFFICE
MIXED USE
RESIDENTIAL DEVELOPMENT**

**CARLO CAPARRUVA
973.232.5784
862.216.6678
carlo@midtowncre.com
MIDTOWNCRE.COM**

**RETAIL FOR LEASE
CENTURION UNION**

1,327 SF AVAILABLE!

FOR MORE INFORMATION
Midtown Commercial Realty
545 Millburn Avenue
Suite 303
Millburn, NJ 07041
973.232.5784

**SEEKING THE
FOLLOWING USES**

- Fitness
- Clothing
- Restaurants
- Services
- Professional

CONTACT
MIKE MITCHELL
908.578.1799
mikem@midtowncre.com
CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com

LANDMARK

Wawa

**FOR SALE
NEW CONSTRUCTION**

**Central New Jersey Location
Q2 2025 Delivery
20 Yr Initial Term**

FOR MORE INFORMATION
Carlo Caparruva
Midtown Commercial
862.216.6678
carlo@midtowncre.com

MIDTOWN

**ACME CENTER
RT 94
BLAIRSTOWN, NJ**

**1,600-4,800 SF
FOR LEASE**

**SPACER MAY BE OBTAINED
FOR +/- 9,800 SF**

**CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com**

MIDTOWN

**CHINATOWN
NEW YORK CITY
FOR LEASE**

**500 SF
CANAL ST OFFICE**

**CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com**

MIDTOWN

**MEDICAL OFFICE
OPPORTUNITY**

MIDDLESEX COUNTY NJ

**3,100 SF
NEW CONSTRUCTION**

**CARLO CAPARRUVA
862.216.6678
carlo@midtowncre.com**

MIDTOWN

**RESTAURANTS
WANTED!**

**MORRIS COUNTY, NJ
DENVERLE, BOONTON, MTN LAKES**

2,500-4,500 SF

**LEASED OR OWNED
REAL ESTATE**

NO LIQUOR LICENSE

NDA REQUIRED

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midtowncre.com

MIDTOWN REALTY GROUP

MIDTOWN BROKERAGE

MIDTOWN MANAGEMENT

MIDTOWN INVESTMENT

MIDTOWN ADVISORY

MIDTOWN CAPITAL

MIDTOWN SERVICES

**MIDTOWN AND THEIR AFFILIATE PARTNERS ARE LOCATED IN MARKETS
THROUGHOUT THE UNITED STATES**

**New Jersey New York Virginia North Carolina South Carolina
Georgia Alabama Florida Oklahoma California Texas & Tennessee**



Sales Leasing Management Capital Security Development Construction

MIDTOWN COMMERCIAL REALTY

midtowncre.com +973.232.5784 IG: MIDTOWNCRE info@midtowncre.com

343 MILLBURN AVE SUITE 303 MILLBURN, NJ 07041
LICENSED REAL ESTATE BROKER IN NJ