

90

CLASS A BUILDING | PARKWAY 120

MATAWAN ROAD
MATAWAN, NEW JERSEY



RICK HEILMANN, SIOR
Exclusive Agent

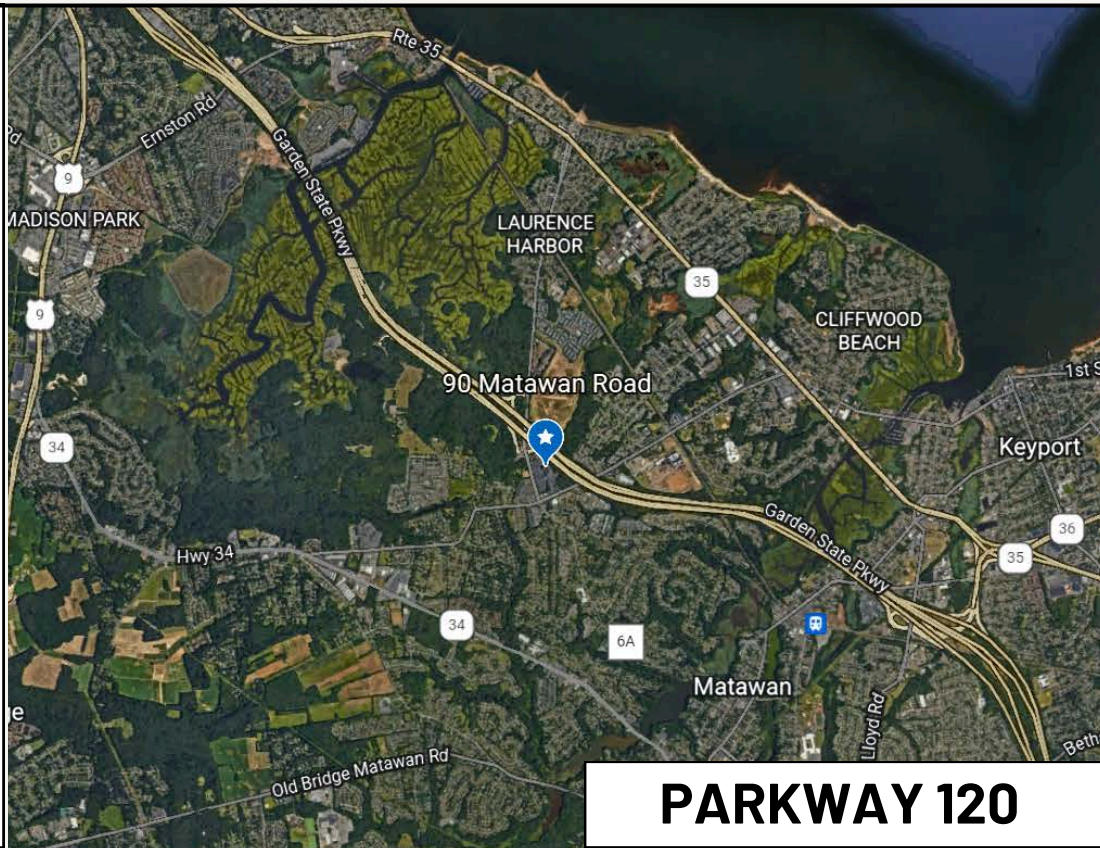


The Arlington Group

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90 MATAWAN ROAD



PARKWAY 120



AVAILABILITIES

17,106 SQ. FT. TOTAL

2nd Floor:

B1: 3,937 Sq. Ft.

B2: 4,769 Sq. Ft.

3rd Floor:

8,400 Sq. Ft.

FEATURES

CLASS A BUILDING



Fitness Center



Cafe with indoor and outdoor dining



15 min to Metro Park & Red Bank
30 min to Newark Liberty Airport



On site management and ownership



Immediate access to Exit 120 of the GSP

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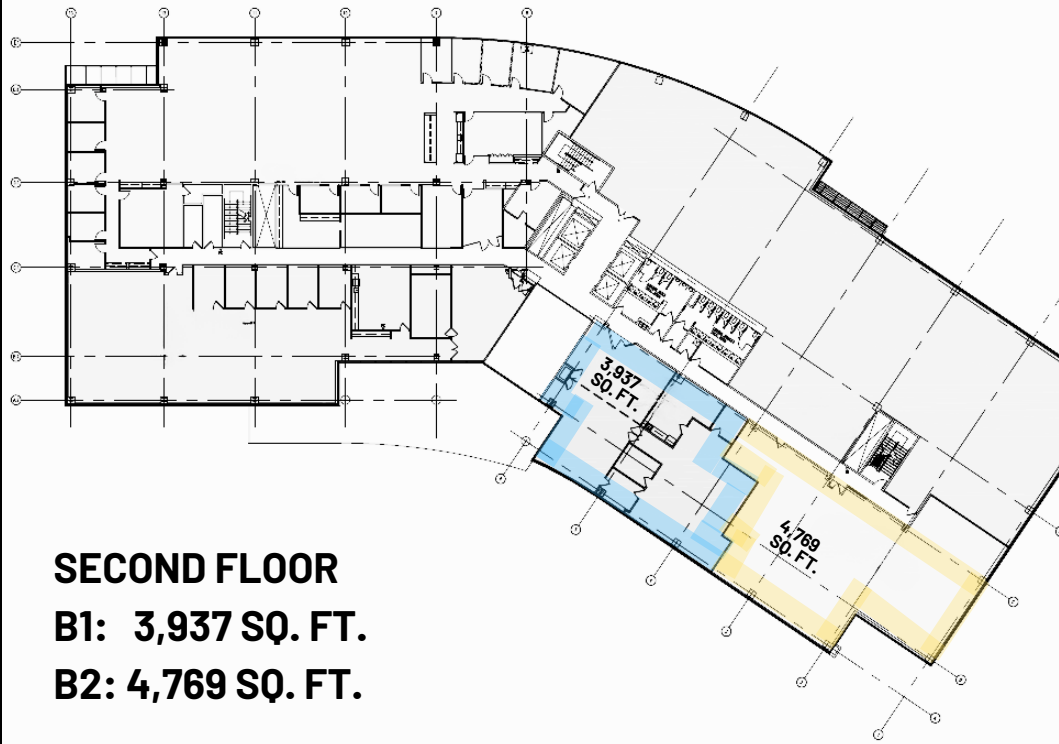


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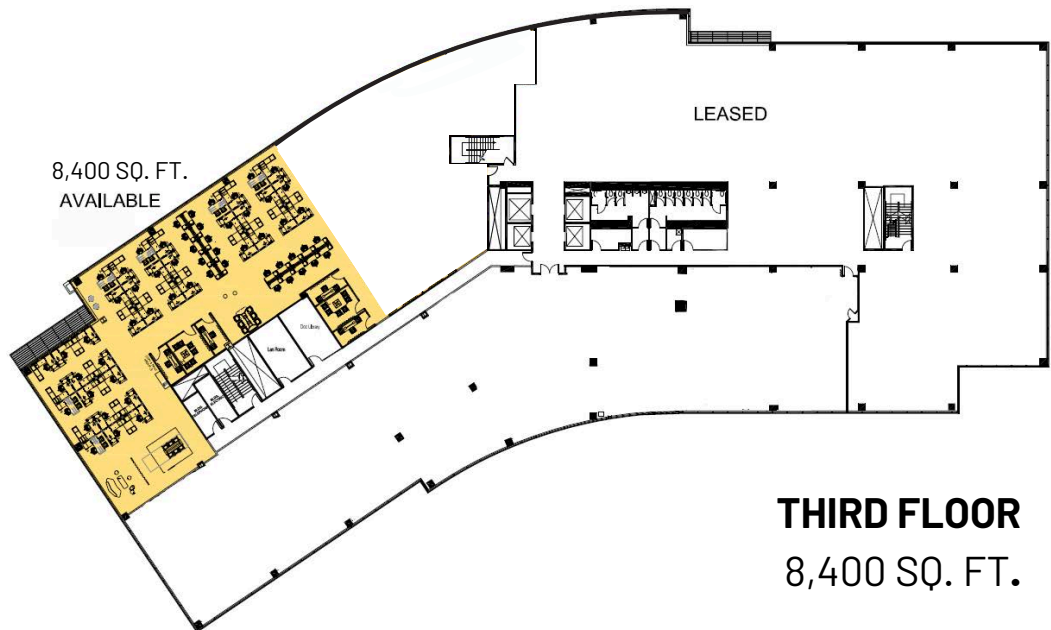
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SECOND FLOOR



SECOND FLOOR
B1: 3,937 SQ. FT.
B2: 4,769 SQ. FT.

THIRD FLOOR



THIRD FLOOR
8,400 SQ. FT.

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BUILDING SPECIFICATIONS

BUILDING SIZE:

225,000 sq. ft. on 5 floors

ELEVATORS:

4, including 1 passenger/freight elevator

HEAT:

VAV Fan powered, 3 stage system

A/C:

600 tons of cooling. 10-60 ton compressors

SPRINKLER:

100% wet system. Central Station alarm

ELECTRICITY:

JCP&L supplied. Submeters on each floor

TELECOM/DATA/FIBER:

Optimum / Verizon / Fios / ATT

SECURITY SYSTEM:

Interior and exterior surveillance cameras.

FINISHED CEILING HEIGHTS:

9'

BUILDING MANAGEMENT:

Full time Building Manager on site
Full time Building Day Porter on site
Building Ownership on site

FOOD SERVICE:

The cafe serves breakfast and lunch. Food is prepared on site; indoor and outdoor seating; catering services available.

FITNESS CENTER:

Located on the first floor

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