



1355 CAMPUS PARKWAY

WALL TOWNSHIP, NEW JERSEY

EXISTING 40,000 SF, TWO STORY CLASS A OFFICE BUILDING

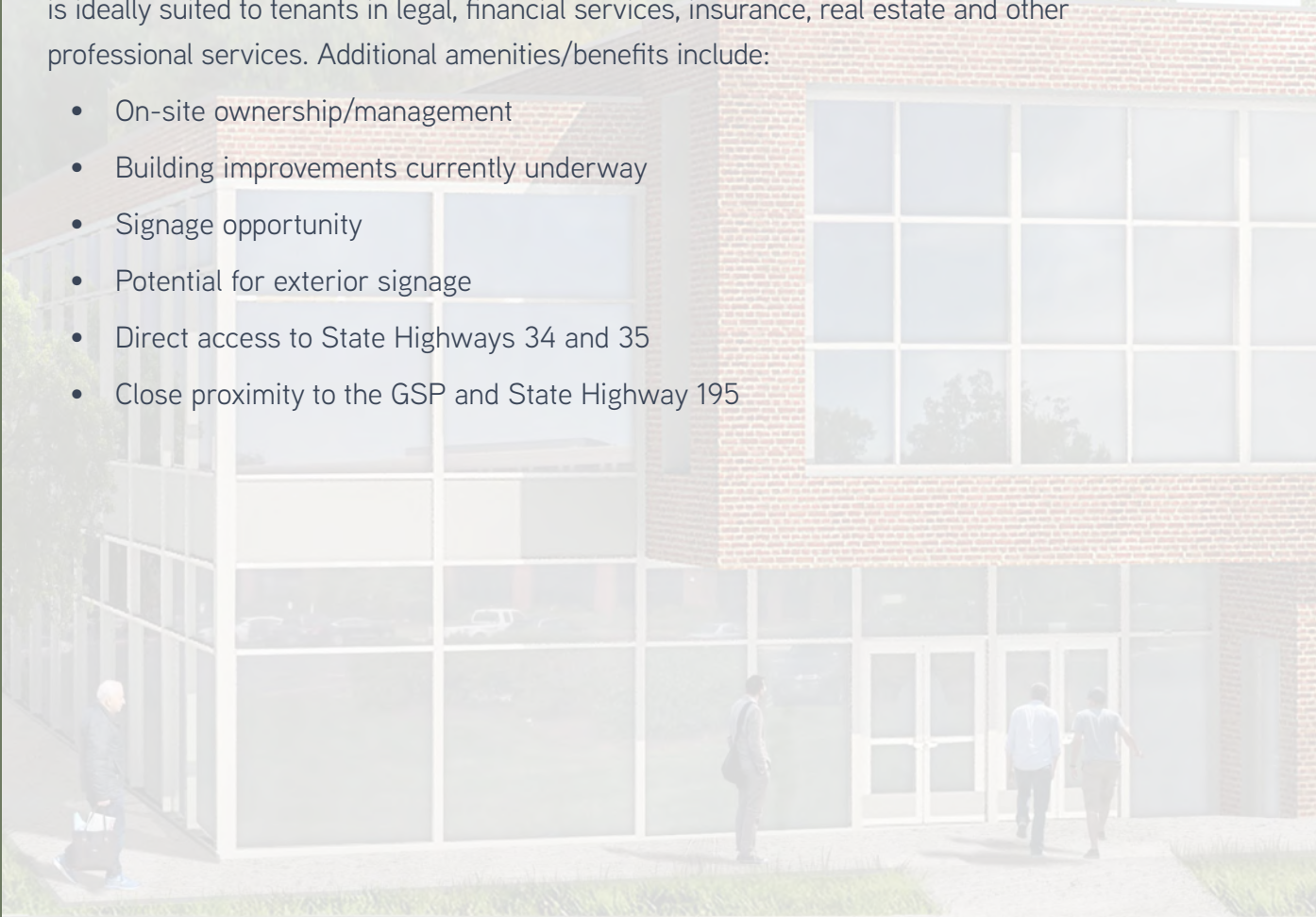
**AVAILABLE FIRST FLOOR SUITES FROM 2,500 SF AND LARGER
CONTIGUOUS OR DIVISABLE**

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PROPERTY FEATURES

1355 Campus Parkway offers an exciting build to suit lease opportunity for tenants. Located just minutes from the Garden State Parkway, this property has 20,000 SF Class A space available for immediate occupancy on the entire first floor. The building is ideally suited to tenants in legal, financial services, insurance, real estate and other professional services. Additional amenities/benefits include:

- On-site ownership/management
- Building improvements currently underway
- Signage opportunity
- Potential for exterior signage
- Direct access to State Highways 34 and 35
- Close proximity to the GSP and State Highway 195



AREA AMENITIES

Wall Township is a township in Monmouth County, New Jersey, United States. As of the 2010 United States Census, the township's population was 26,164, reflecting an increase of 903 from the 25,261 counted in the 2000 Census. Area amenities include:

- Jersey Shore Premium Outlets
- Jersey Shore Arena
- Hampton Inn Neptune/Wall
- Executive Inn & Suites
- Courtyard by Marriott



1355 Campus Parkway existing building

SURROUNDING PROPERTIES

ROUTE 34

MERIDIAN HEALTH CORPORATE OFFICES

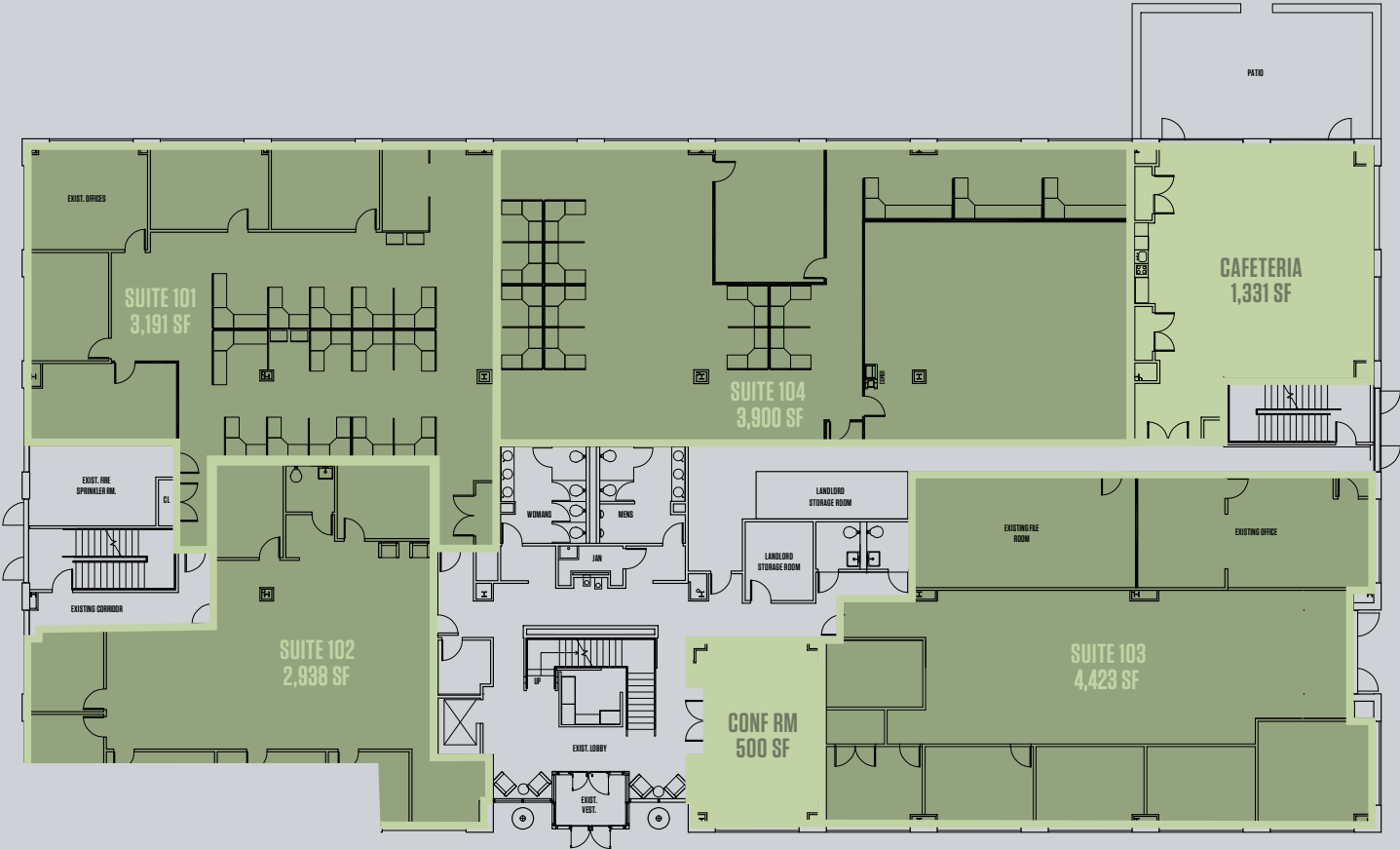
1355 CAMPUS PARKWAY

NEW JERSEY NATURAL GAS

CLAYTON BLOCK CO.



FLOOR PLAN



FIRST FLOOR PLAN

AVAILABLE 15,557 USABLE SF



135



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