

Concord Center

HI★TECH
PROPERTIES, LLC.

Presented by
Hi-Tech Properties, LLC

1301 State Route 36, Hazlet, NJ 07730



Price: \$22.50 - \$25.00 /SF/YR

Concord Center is an immaculately maintained two building office complex. Structures are two story Class A Buildings in a campus like setting. Both buildings have beautifully appointed marble lobbies and gorgeous courtyards. Parking ratio is 4 per 1,000 (total 328 spaces). Concord Center is located at the intersection of Route 36 and Middle Rd., one mile from the Garden State Parkway Exit 117. Office complex is in Central New Jersey (Monmouth County). Shopping Center and restaurants are across the street. Newark International Airport is 25 Min. away. JFK International Airport is 1 hour away. Commuter rail to NYC is 1 mile away. Waterway Ferry to Wall Street is 5 miles away. Non-stop Bus to NYC is Across the street.

1301 State Route 36, Hazlet, NJ 07730



Entrance



Building 2

Listing spaces

1st Floor Ste 1

Space Available	2,038 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Immaculately maintained Suite with many Hi End features. Perfect lawyer Suite with private bathroom and kitchen. Large conference room.

Ste 100

Space Available	6,082 SF
Rental Rate	\$24.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

6,082 square feet of premium office space. Rental rate: subject to negotiated lease terms. Suite is newly remodeled. Upgraded reception and kitchen/lounge with Carrara marble. Large conference room with one side glass partition and dimmable LED lighting. Executive office with granite tile and private, en-suite bathroom with shower.

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Side of Building



Lobby - Building 2

Listing spaces

Ste 103

Space Available	5,456 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Call Center
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

5,456 square feet of office space on the first floor with windows on three sides. This is a ready to go, fully furnished suite. Large conference room with dimmable lighting and large glass partition. Newly updated reception and kitchen/lounge with ceramic tile. Fully furnished and available immediately. Rental rate: subject to negotiated lease terms.

1st Floor Ste 2

Space Available	5,029 SF
Rental Rate	\$24.50 /SF/YR
Contiguous Area	5,029 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

5,029 square foot office space with prime first floor location, with windows and glass lobby. Suite has a kitchen with fridge and microwave. The space is partially furnished and available immediately. Rental rate: subject to negotiated lease terms.

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Lobby



Building 2 Restroom

Listing spaces

1st Floor Ste 3

Space Available	3,914 SF
Rental Rate	\$25.00 /SF/YR
Date Available	October 28, 2022
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

1st Floor Ste 4

Space Available	4,468 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

4,468 square feet of office space in prime first floor location with windows on three sides. The space has a kitchen with a fridge and microwave. Space is available immediately. Rental rate: subject to negotiated lease terms.

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Lobby



Front Desk

Listing spaces

1st Floor Ste 6

Space Available	2,986 SF
Rental Rate	\$22.50 /SF/YR
Contiguous Area	4,895 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2,986 square feet of office space with glass entry. Rental rate: subject to negotiated lease terms.

1st Floor Ste 8

Space Available	1,909 SF
Rental Rate	\$23.00 /SF/YR
Contiguous Area	4,895 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1,909 square feet of Furnished office space, available immediately. Rental rate: subject to negotiated lease terms.

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Lobby



Hallway

Listing spaces

Ste 104

Space Available	6,409 SF
Rental Rate	\$24.50 /SF/YR
Date Available	January 01, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Fully furnished office suite with many hi end features. Suite is Available in January 2023.

Ste 107

Space Available	1,047 SF
Rental Rate	\$22.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1,047 square feet of office space available immediately. Newly remodeled with accents. All glass entry. En-suite bathroom with shower. Rental rate: subject to negotiated lease terms.

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Front Desk



Parking Lot

Listing spaces

2nd Floor Ste 13

Space Available	3,272 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	7,851 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

3,272 square feet of office space with a kitchen that has a fridge and microwave. The space has a grounded anti-static server room floor. The space is available immediately. Rental rate: subject to negotiated lease terms.

2nd Floor Ste 14

Space Available	4,579 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	7,851 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

4,579 square feet of Newly remodeled office space. Glass entry door, with ceramic tile in reception and kitchen/lounge. Glass conference room

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Covered Parking

Listing spaces

2nd Floor Ste 9

Space Available	6,270 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

6,270 square feet of premium office space with windows on 3 sides. Rental rate: subject to negotiated lease terms. Newly upgraded reception and kitchen/lounge. Large conference room with dimmable lighting and large glass partition.

Concord Center

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Property Photos



Suite 103



Break Room

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Property Photos



Conference Room



Office

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Property Photos



Kitchen



Cubicles

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Property Photos



Office Space

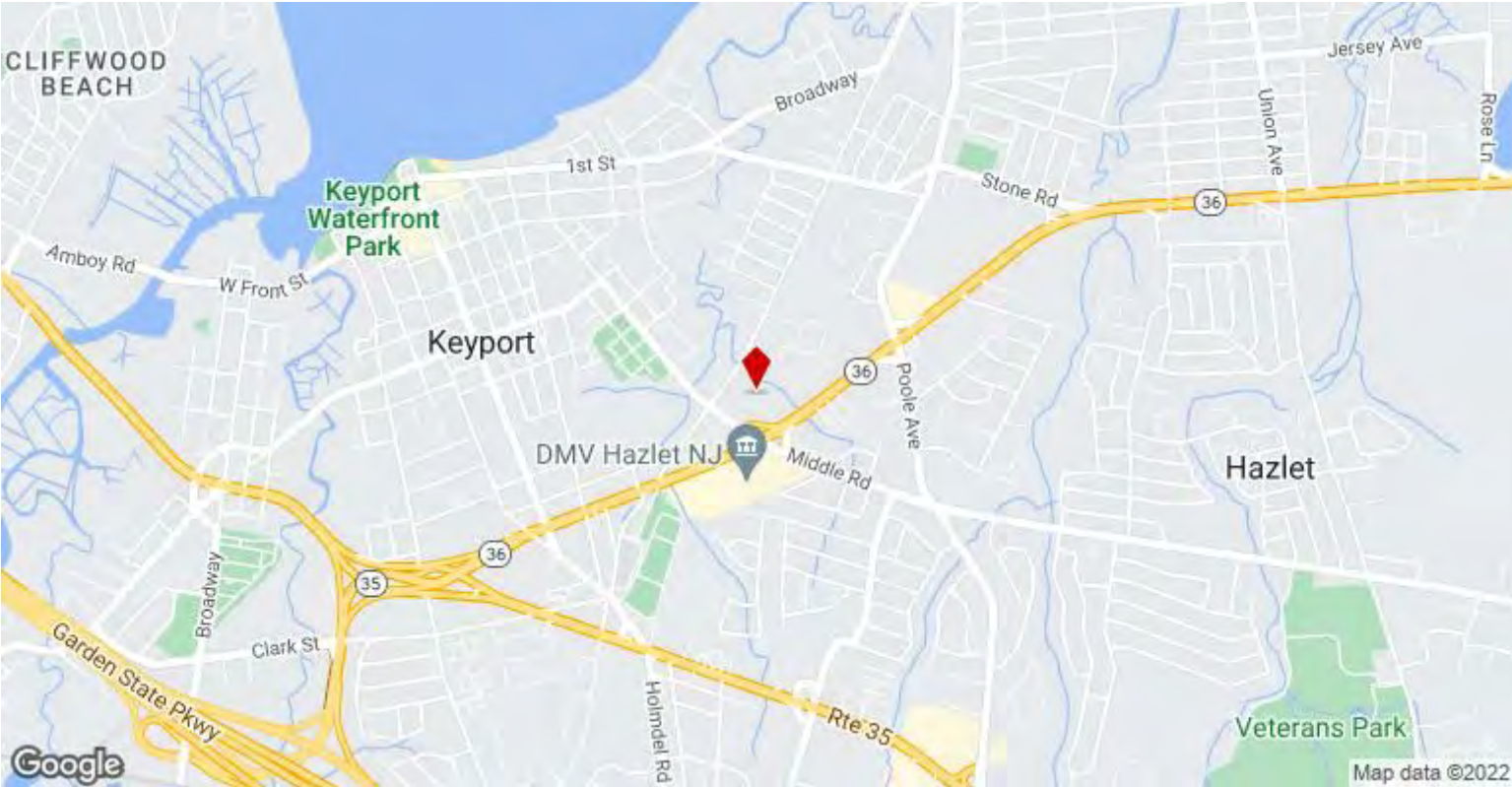


Break Area

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Location



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The suites at Concord Center come fully furnished and ready for immediate occupancy.
Concord Center is easily accessible through commuter railway only five minutes from Aberdeen and Hazlet rail.
The property is equipped with 24 hour computer controlled key-card access.
Concord Center features beautiful marble lobbies and gorgeous courtyards with a campus like environment.

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