

CREATE.  
PRODUCE.  
SCALE.

EIGHTY ONE  
**CORBETT WAY**

EATONTOWN, NEW JERSEY 07724



# PROPERTY OVERVIEW - 30,268 SF (DIVISIBLE)

## INTERIOR FEATURES

LARGE CONFERENCE ROOM | SERVER ROOM | LARGE KITCHEN | MAIL ROOM | MENS & WOMENS BATHROOMS

**27**  
PRIVATE  
OFFICES

**65-75**  
WORKSTATIONS  
(in place / space for)

**6**  
TECH LABS

**3**  
HUDDLE  
ROOMS

**2**  
SMALL  
CONFERENCE  
ROOMS

**2**  
PRIVATE  
BATHROOMS

## ADDITIONAL FEATURES

WAREHOUSE, 18-FOOT CEILING | 1 GRADE LEVEL, 12-FOOT DOOR | 2 POTENTIAL LOADING DOCKS

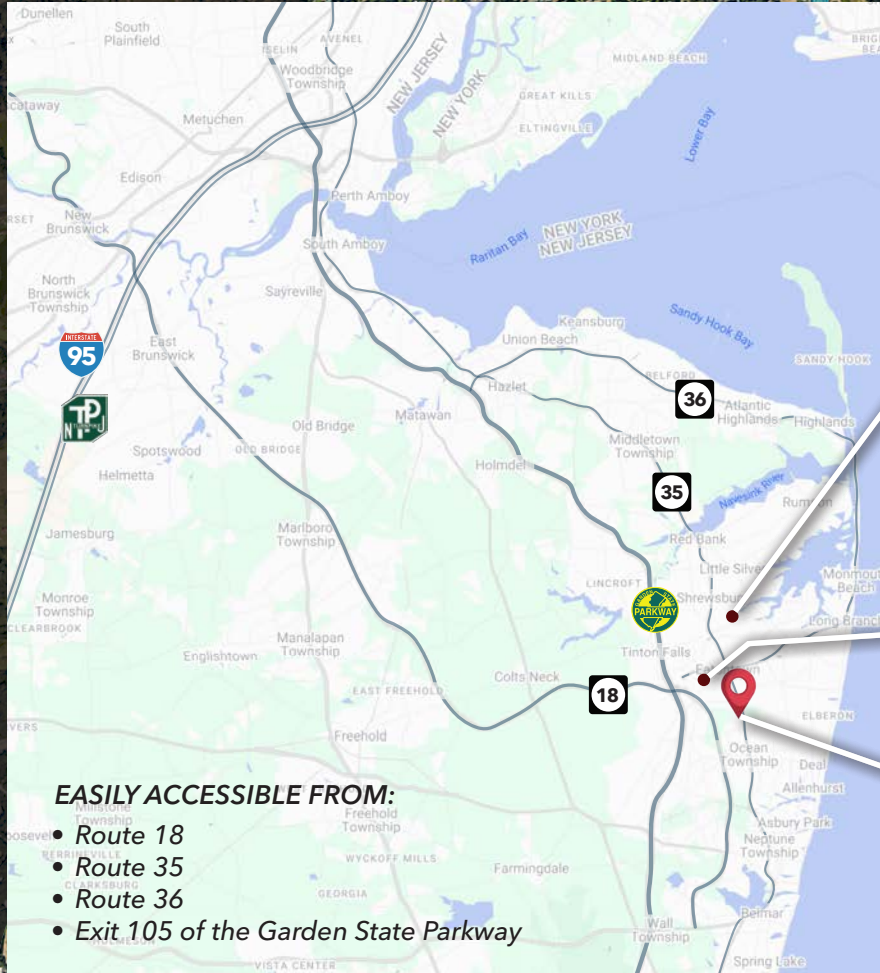
**100**  
PARKING  
SPACES

**1**  
EV CHARGER

**100 kW**  
STANDBY  
KOHLER  
GENERATOR



# AERIAL VIEW / MAP



**NETFLIX**  
STUDIOS  
FORT MONMOUTH

**MM**  
MONMOUTH MALL

**81**  
CORBETT  
WAY

**MONMOUTH MALL**  
1.25 miles / 5 minutes

**NETFLIX STUDIOS**  
3.5 miles / 15 minutes



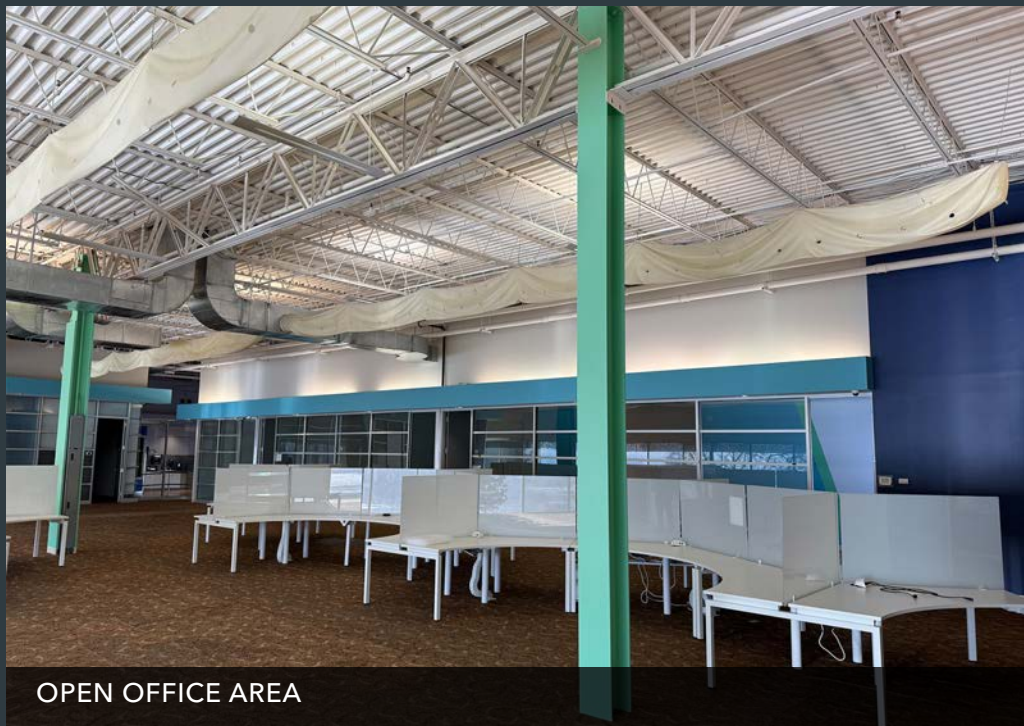
PRIVATE OFFICE



WORKSTATIONS



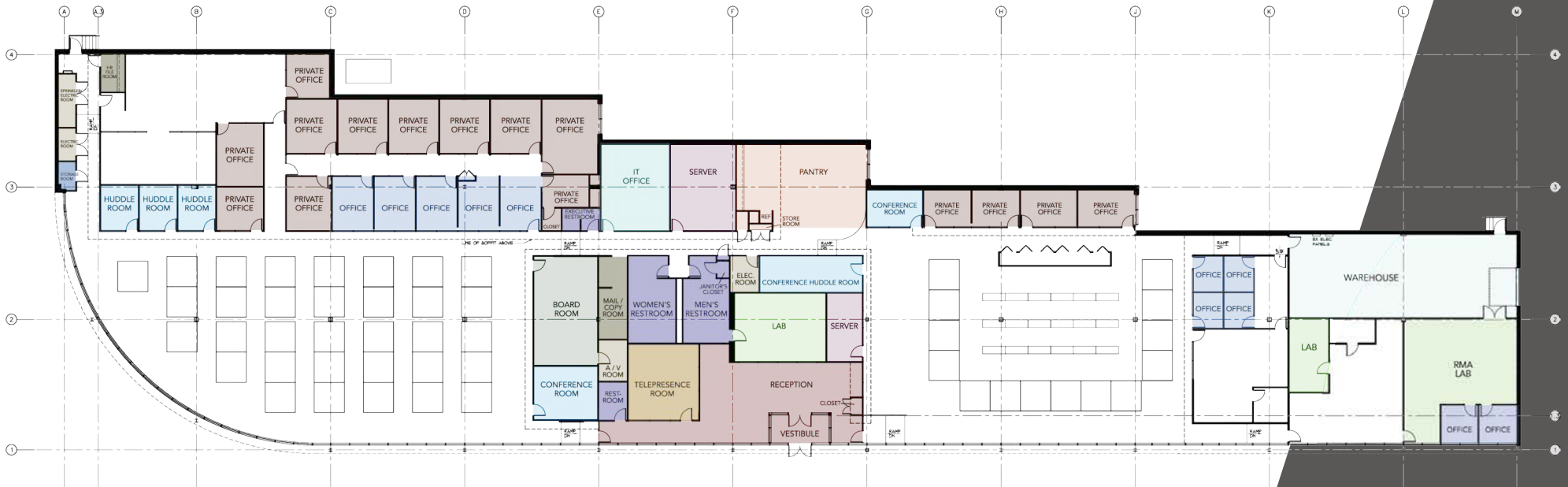
KITCHEN



OPEN OFFICE AREA

# FLOOR PLAN

- OFFICE
- BOARD ROOM
- SERVER ROOM
- PRIVATE OFFICE
- CONFERENCE ROOM | HUDDLE ROOM
- RESTROOM
- IT OFFICE
- WAREHOUSE
- STORAGE
- TELEPRESENCE ROOM
- RECEPTION AREA
- SPRINKLER / ELECTRIC ROOM
- LAB SPACE
- PANTRY
- HR FILE ROOM | MAIL / COPY ROOM



UNIQUE, HI-TECH, FLEX BUILDING WITHIN 15 MINUTES FROM NETFLIX STUDIOS

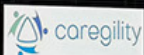
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