

LEGACY

Commercial Realty, LLC

1st Floor Medical Condos Available for Sale or Lease



ATLANTIC EXECUTIVE CENTER

107 MONMOUTH ROAD, WEST LONG BRANCH, NJ 07764

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PROPERTY SUMMARY:

- **Atlantic Executive Center is a two-Story modernized medical office building totaling 25K SF consisting of destination oriented local and regional healthcare professionals that serve the medical needs of the surrounding community.**
- **Condos located in Building A with direct frontage on Monmouth Road with first floor access to convenient parking field located directly in front of the building.**
- **Current specialties operating within the complex include Plastic Surgery, Dental, Dermatology, Prosthodontics, Family Practice, & Pediatrics.**
- **Located 4.3 miles from Monmouth Medical Center Hospital with easy access to Highway 36, 35, 18 and the GSP.**
- **Office Professional Zoning. 175 Parking Spaces Onsite.**

SALE / LEASE DETAILS:

1st Floor medical condos available for sale or lease ranging from 1,225 RSF - 7,075 RSF of contiguous space.

Asking Price for Sale: \$240.00 PSF - Ideal opportunity to acquire 100% of Building A, which is a freestanding medical condominium building in the heart of West Long Branch.

**Asking Rent for Lease: \$25 PSF NNN. NNN's are estimated at \$6.91 PSF
*NNN expenses incl. 2022 RE Taxes, Est. Insurance, & HOA Fees / CAM.**

Unit 108: 1,225 SF Medical Condo

***Already subdivided – Current Dermatology Practice. This Unit can be made contiguous to the unit below. Current Tenant is Month – Month.**

Units 109 – 112: 5,850 SF Medical Condo

***Former Neurology practice. This space can be demised down to 2,900 RSF or sold with Unit 108 for a total of 7,075 RSF.**

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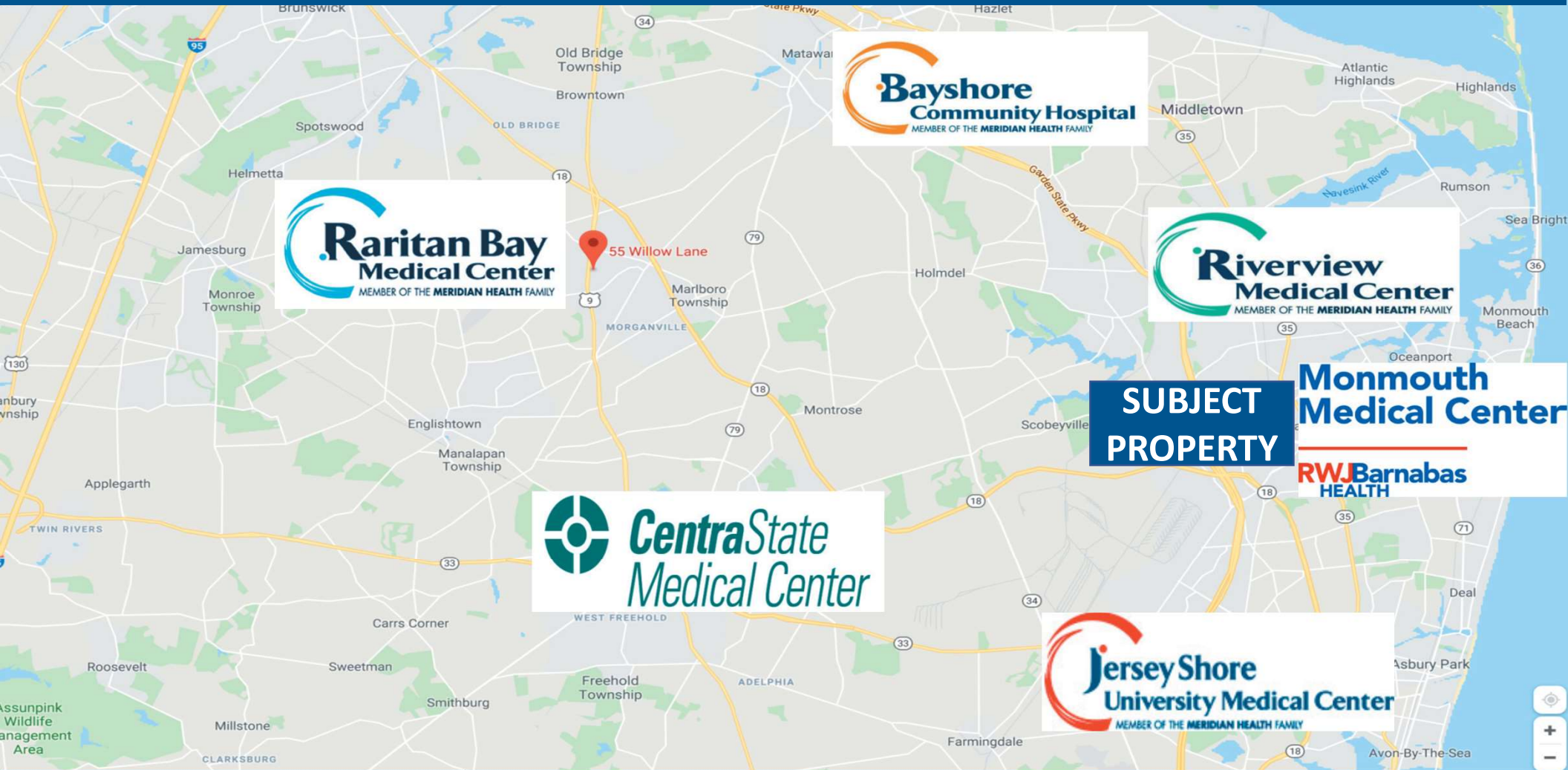
AERIAL VIEW:



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LOCATIONAL OVERVIEW:

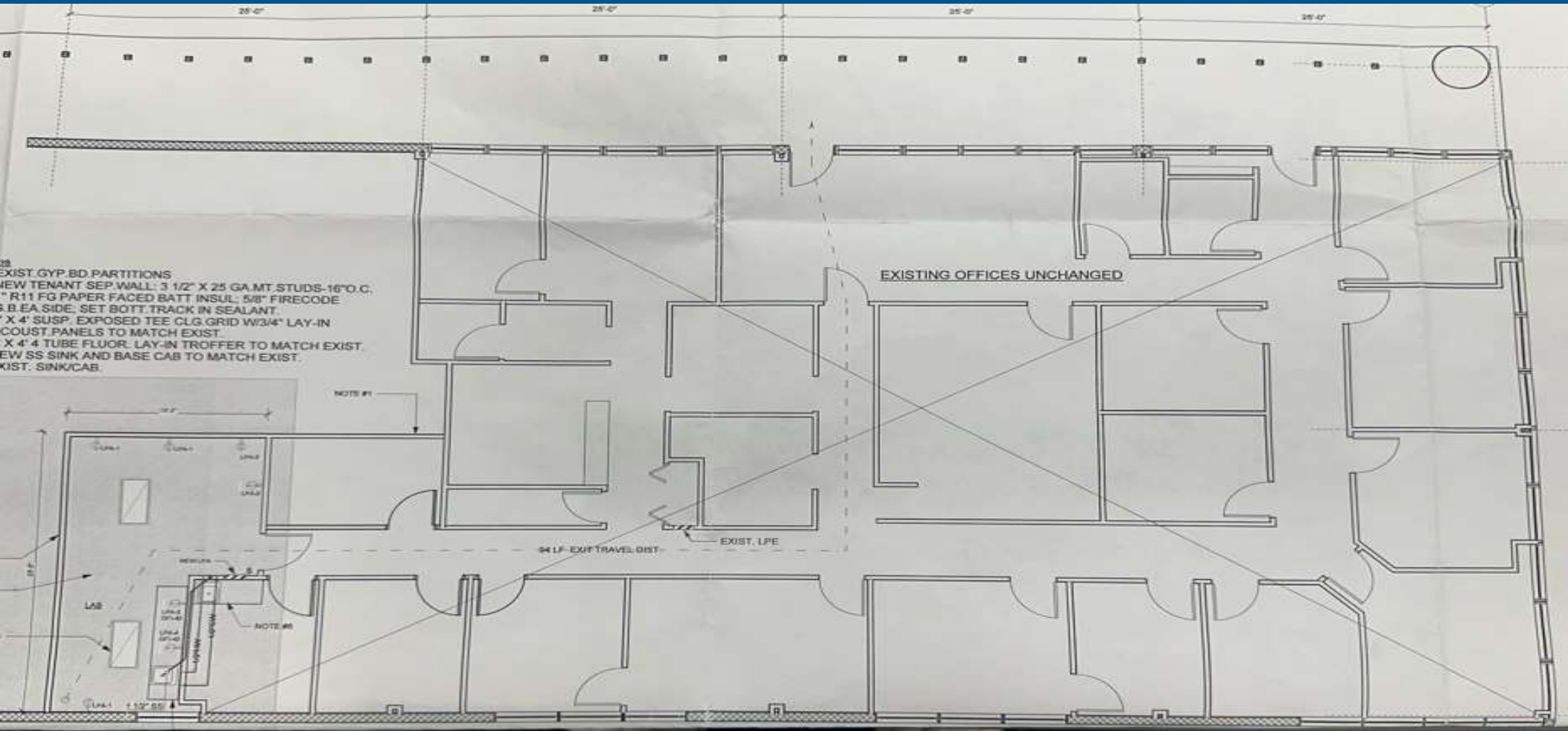


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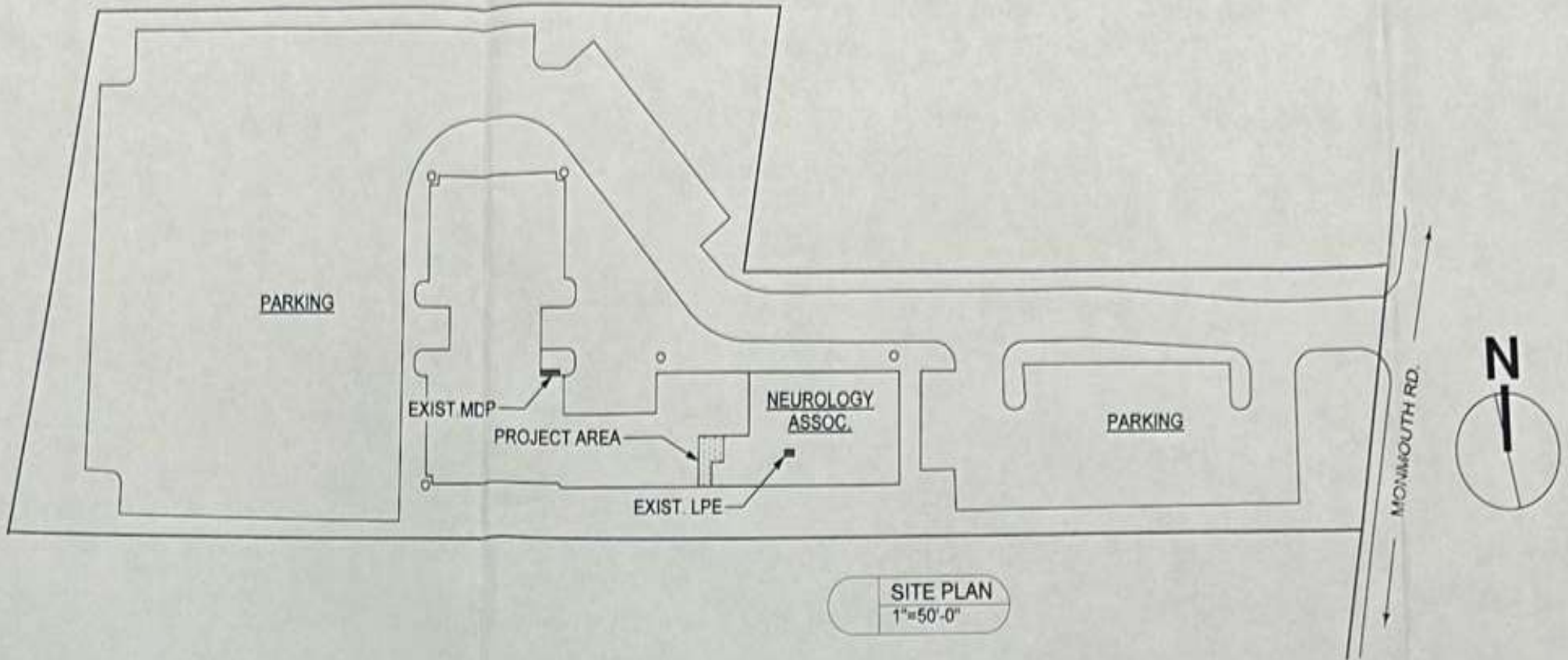
UNITS 109 – 112: 5,850 RSF - FLOOR PLAN



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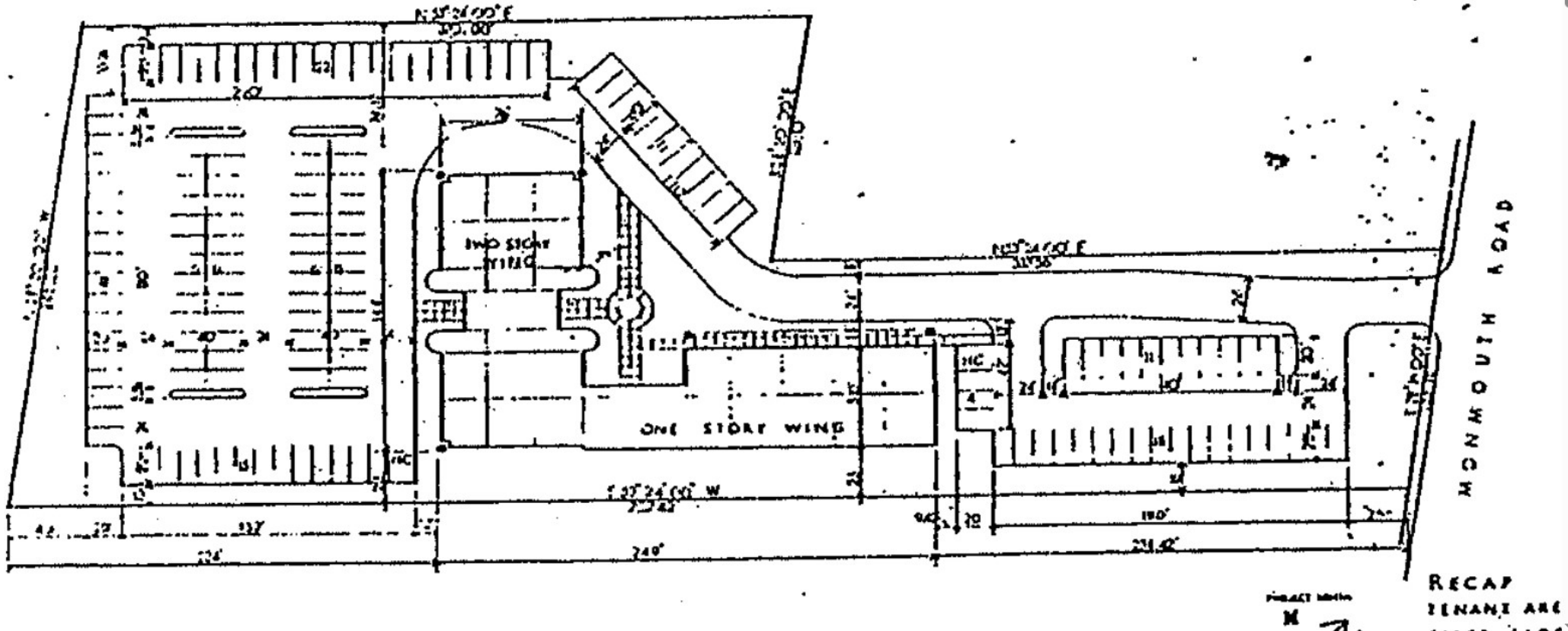
SITE PLAN – BUILDING A:



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SURVEY:



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REAR PHOTO:



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SIDE PHOTO:



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ADDITIONAL PHOTO:



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INTERIOR PHOTOS:



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