

The Heritage Building | 1 Rossmoor Drive | Monroe Township, NJ 08831

FOR SALE (38,238 SF) OR LEASE (200 – 11,400 SF) MEDICAL & PROFESSIONAL OFFICE

PROPERTY DESCRIPTION

The property is a freestanding, three-story, Class B, office building totaling 38,238± SF and offers turnkey suites and build-to-suit opportunities. Renovated in 2025, the property features modern building systems, updated common areas and convenient highway access, making it an ideal location for medical and professional users.

PROPERTY HIGHLIGHTS

- **Availability:** Choose from turnkey office space or fully customizable layouts through an extensive build-to-suit build-out program.
- **Potential Uses:** Primary care physicians, medical specialists, therapy practices, legal offices, insurance providers, and similar medical and professional uses.
- **Accessibility:** Fully ADA compliant with an exterior access ramp and elevator serving all three floors.
- **Capital Improvements:** Completed in 2025 and includes a renovated lobby, new common area restrooms, upgraded landscaping, new roof, and new HVAC systems.
- **Parking Ratio:** 3.3 spaces per 1,000 SF

LOCATION HIGHLIGHTS

- **Prime Location:** Located on Forsgate Drive, approximately ¼ mile from NJ Turnpike Exit 8A and minutes from well-established corporate parks anchored by major regional and national employers.
- **Nearby Amenities:** Convenience retail and national hotel brands within close proximity, including quick-service dining and multiple major hotel chains
- **Public Transportation:** Convenient access to the South Brunswick 8A Park & Ride with commuter bus service to Manhattan and regional destinations.
- **Traffic Count (Forsgate Drive):** 19,657+/day (2026)



OFFERING SUMMARY

Lease Rate:	Available Upon Request
Sale Price:	Subject To Offer
Lot Size:	3.03 Acres
Building Size:	38,238 SF
Real Estate Taxes (under appeal):	\$103,051.50

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,960	15,767	35,420
Total Population	5,124	32,889	85,963
Average HH Income	\$107,896	\$126,533	\$159,846



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AVAILABILITY

AVAILABLE	FLOOR	UNIT SIZE
Suite 300	3rd Floor	11,400 SF (divisible)
Suite 200	2nd Floor	2,900 SF
Suite 205	2nd Floor	200 SF
Suite 214	2nd Floor	170 SF
Suite B02/B03	Lower Level	730 SF
Suite B04	Lower Level	225 SF
Suite B05	Lower Level	300 SF
Suite B07	Lower Level	225 SF
Suite B08	Lower Level	540 SF
Suite B09	Lower Level	640 SF



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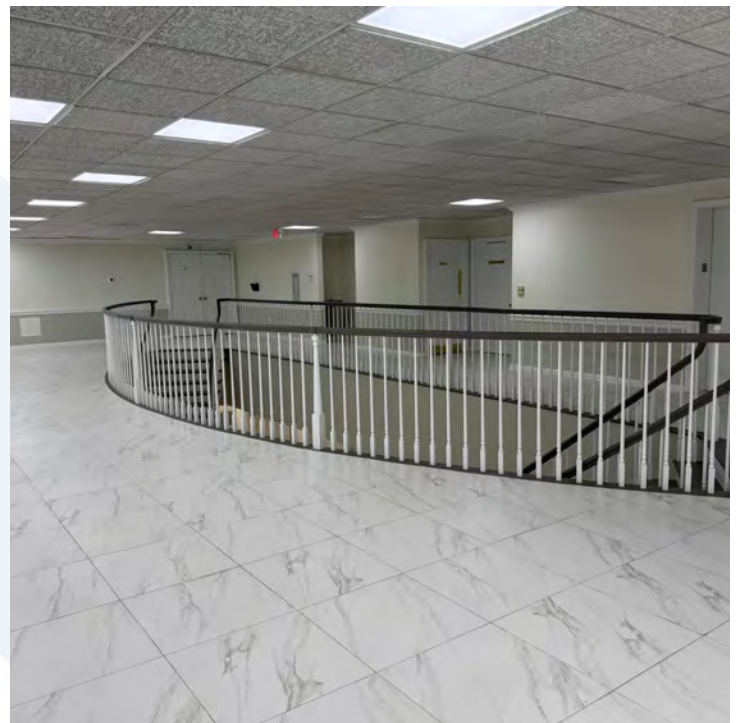
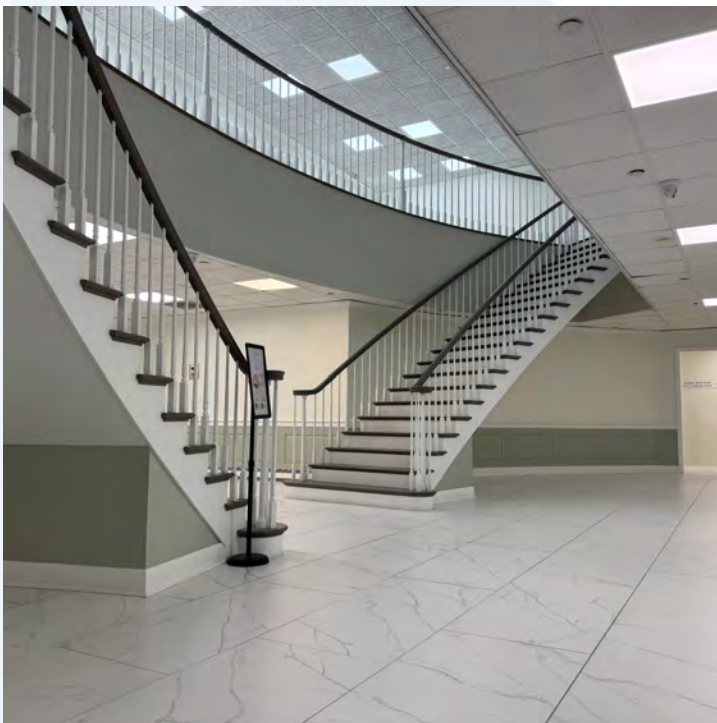
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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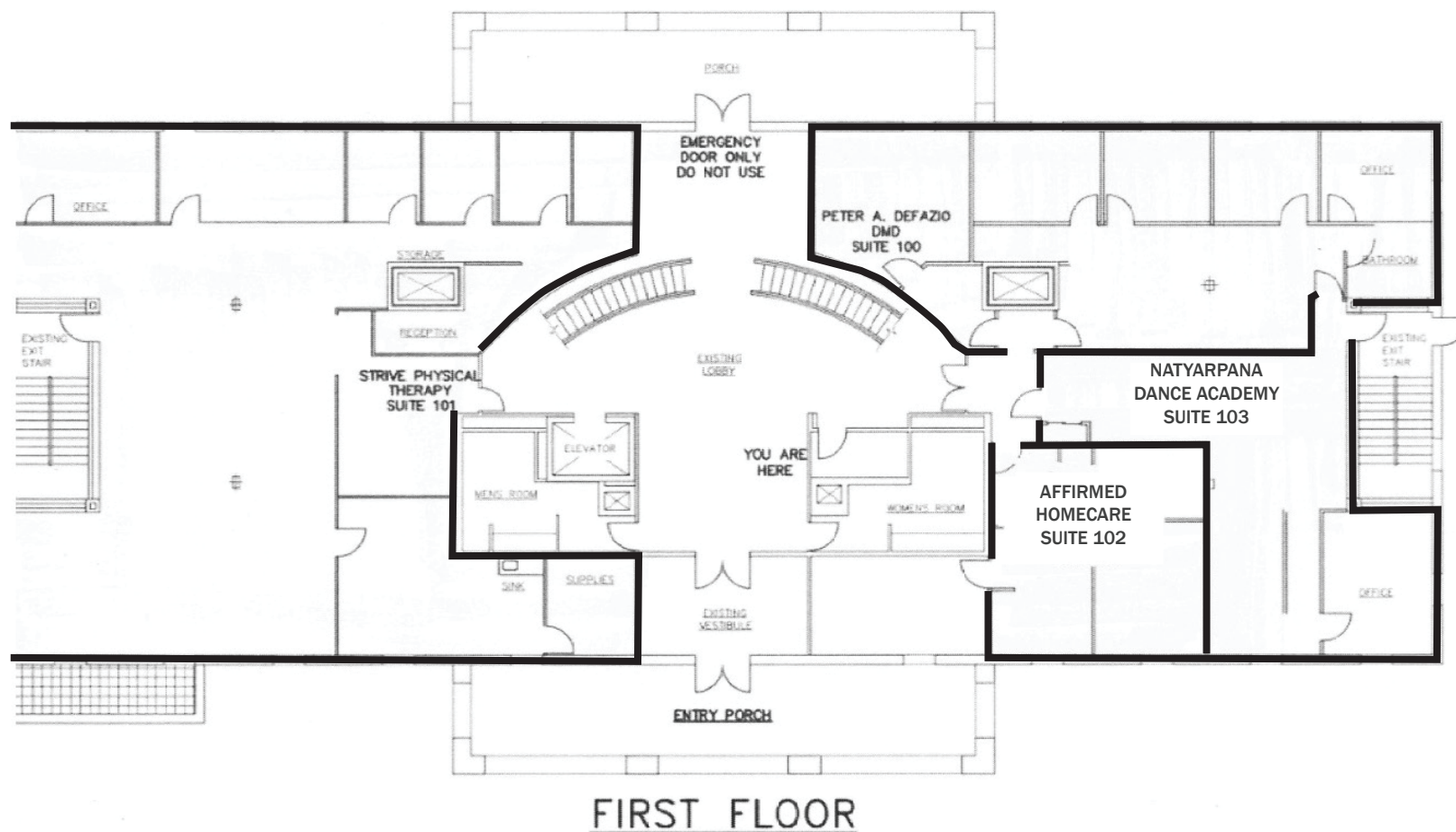
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FLOOR PLANS



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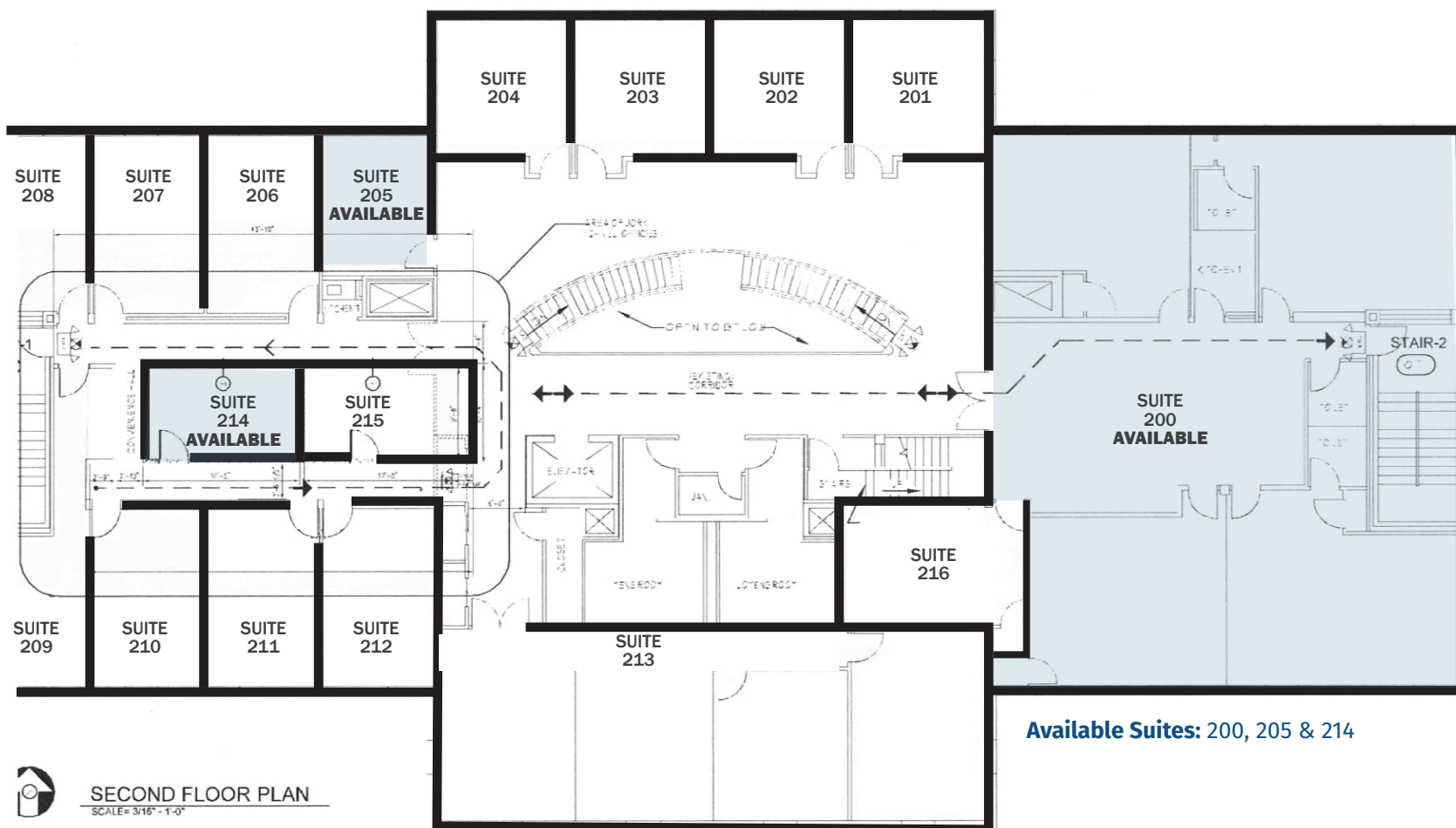
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FLOOR PLANS



Available Suites: 200, 205 & 214

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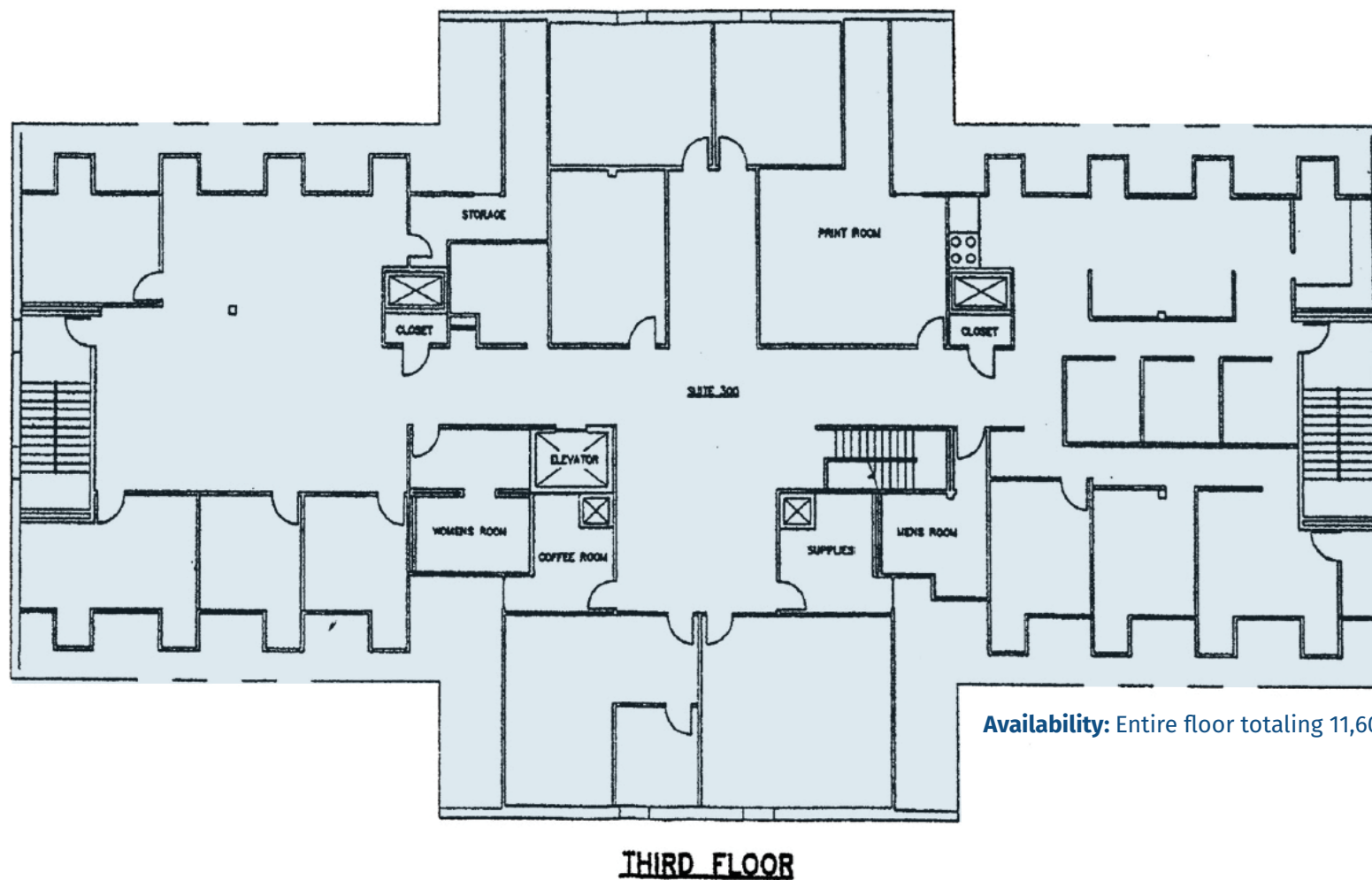
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FLOOR PLANS



Availability: Entire floor totaling 11,600± SF

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FLOOR PLANS



BASEMENT

Available Suites: B02/B03, B04, B05, B07, B08 and B09

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LOCATION MAP



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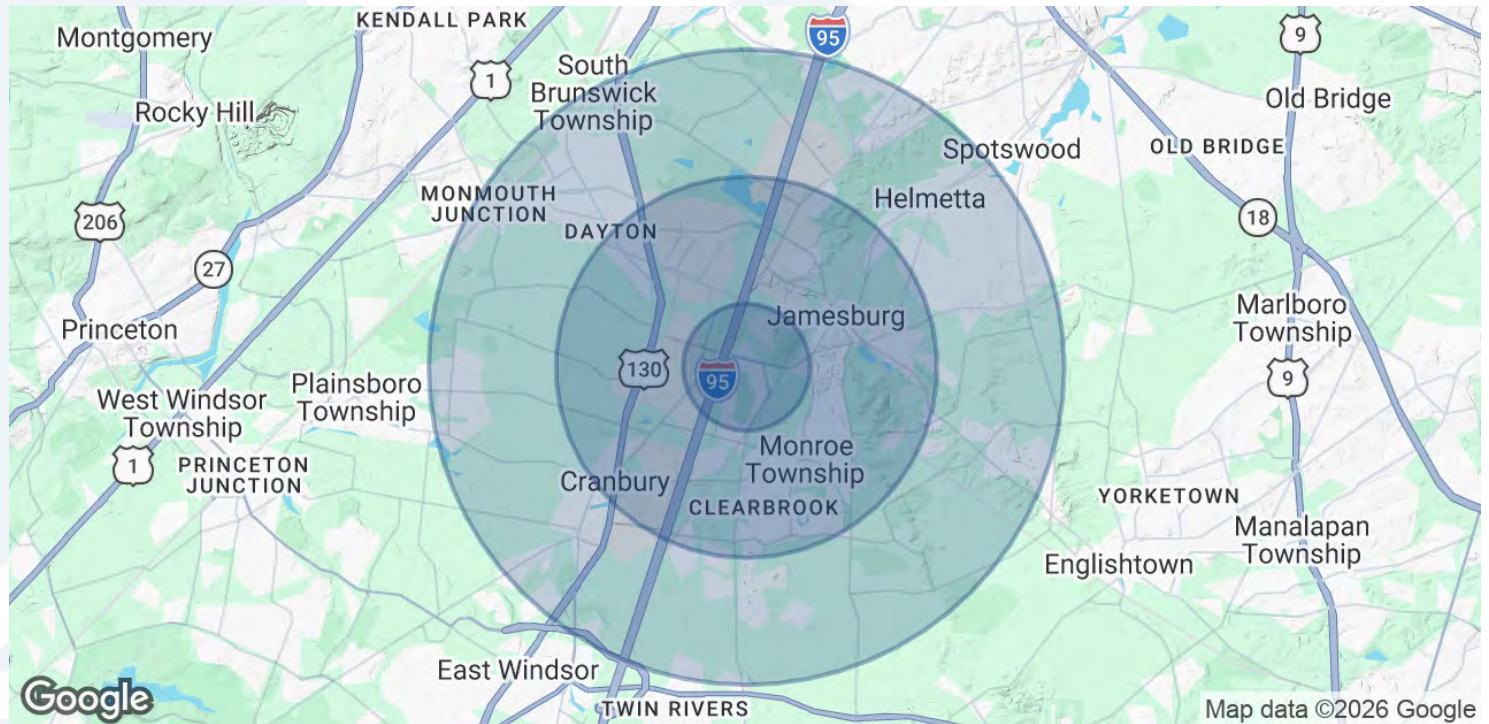
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,124	32,889	85,963
Average Age	63.9	55.7	48.5
Average Age (Male)	60.5	54.7	47.6
Average Age (Female)	62.5	55.2	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,960	15,767	35,420
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$107,896	\$126,533	\$159,846
Average House Value	\$347,689	\$431,833	\$515,721

2023 American Community Survey (ACS)

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