



## 1228 US 9, Howell, NJ 07731

### 30,000 SF of Prime Office/Medical Space Available for Lease!

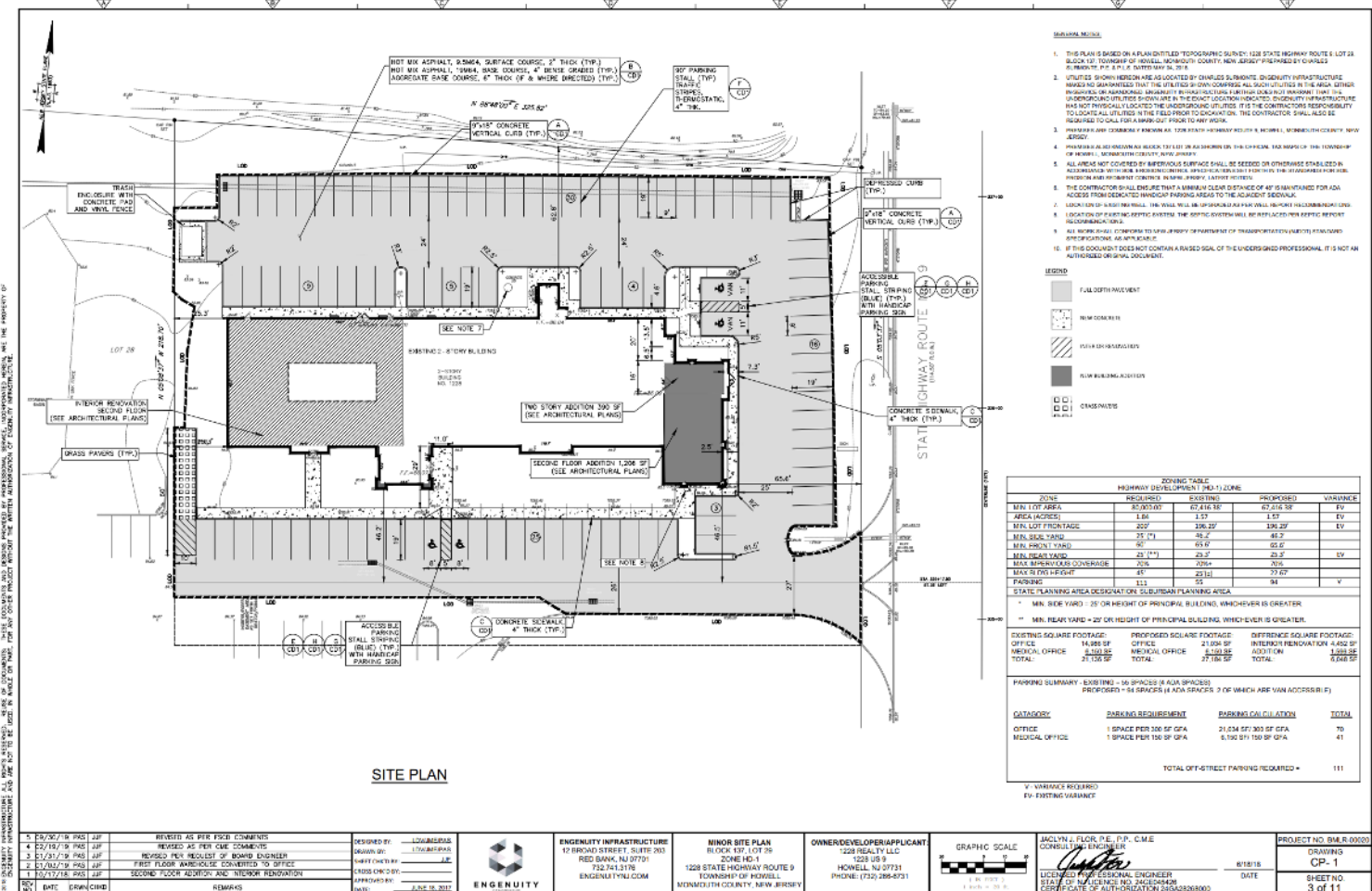
This exceptional property offers a rare opportunity to lease or own a versatile office/medical building in a highly desirable location on US Route 9, one of Howell's most trafficked and visible corridors. The existing structure provides a spacious 30,000 square feet of functional, well-designed space with the flexibility to suit a variety of medical, dental, or professional office uses.



TONY MEHMEDAJ  
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- **Square Footage:** 30,000 SF
- **Proposed Expansion:** Modern plans for a 27,184-square-foot upgrade, creating additional value and functionality.
- **Strategic Location:** Situated on US 9, with excellent accessibility and high visibility. Convenient access to major highways, retail hubs, and residential neighborhoods.
- **Tailored Spaces:** Ideal for Healthcare practices, corporate offices, or multi specialty tenants
- **Parking:** Ample on-site parking.
- **Asking Price:** Inquire within.



- GENERAL NOTES:**
- THIS PLAN IS BASED ON A PLAN ENTITLED "TOPOGRAPHIC SURVEY" 1228 STATE HIGHWAY ROUTE 9, LOT 23, BLOCK 12, TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY PREPARED BY G. WATKINS & COMPANY, P.E. & L.S. 01/14/19.
  - UTILITIES SHOWN HEREON ARE AS LOCATED BY CHARGES SUBMITTED BY ENGENUITY INFRASTRUCTURE. ENGENUITY INFRASTRUCTURE WARRANTS THAT THE UTILITIES SHOWN CONFORM TO ALL RECORDS ON FILE WITH THE TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY. LATEST RECORDS.
  - THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL UTILITIES SHOWN FOR ADA ACCESS FROM DEDICATED HANDICAP PARKING AREAS TO THE ADJACENT SIDEWALK.
  - LOCATION OF EXISTING WELLS: THE WELL WILL BE UPGRADED AS PER WELL REPORT RECOMMENDATIONS.
  - ALL NEW PAVEMENT CONFORMS TO NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATION, 2012 EDITION.
  - IF THE DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

**LEGEND**

- FULL DEPTH PAVEMENT
- NEW CONCRETE
- EXISTING MASONRY
- NEW BUILDING ADDITION
- EXISTING MASONRY
- EXISTING CONCRETE
- EXISTING ASPHALT

**ZONING TABLE**

ZONE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN LOT AREA	80,000 SF	67,416 SF	67,416 SF	EV
Y-AREA (ACRES)	1.00	1.07	1.07	EV
MIN LOT FRONTAGE	200'	196.25'	196.25'	EV
MIN SIDE YARD	25' (1")	25.2'	25.2'	EV
MIN SIDE YARD	5'	5.2'	5.2'	EV
MIN REAR YARD	25' (1")	25.2'	25.2'	EV
MIN SIDEWALK WIDTH	10'	10.0'	10.0'	EV
MAX SIGN HEIGHT	15'	23.13'	23.13'	EV
PARKING	111	94	94	V

STATE PLANNING AREA DESIGNATION: UNL-1 (UNIVERSITY) ZONE

MIN. REAR YARD: 25' OR HEIGHT OF PRINCIPAL BUILDING, WHICHEVER IS GREATER.  
MIN. SIDE YARD: 25' OR HEIGHT OF PRINCIPAL BUILDING, WHICHEVER IS GREATER.

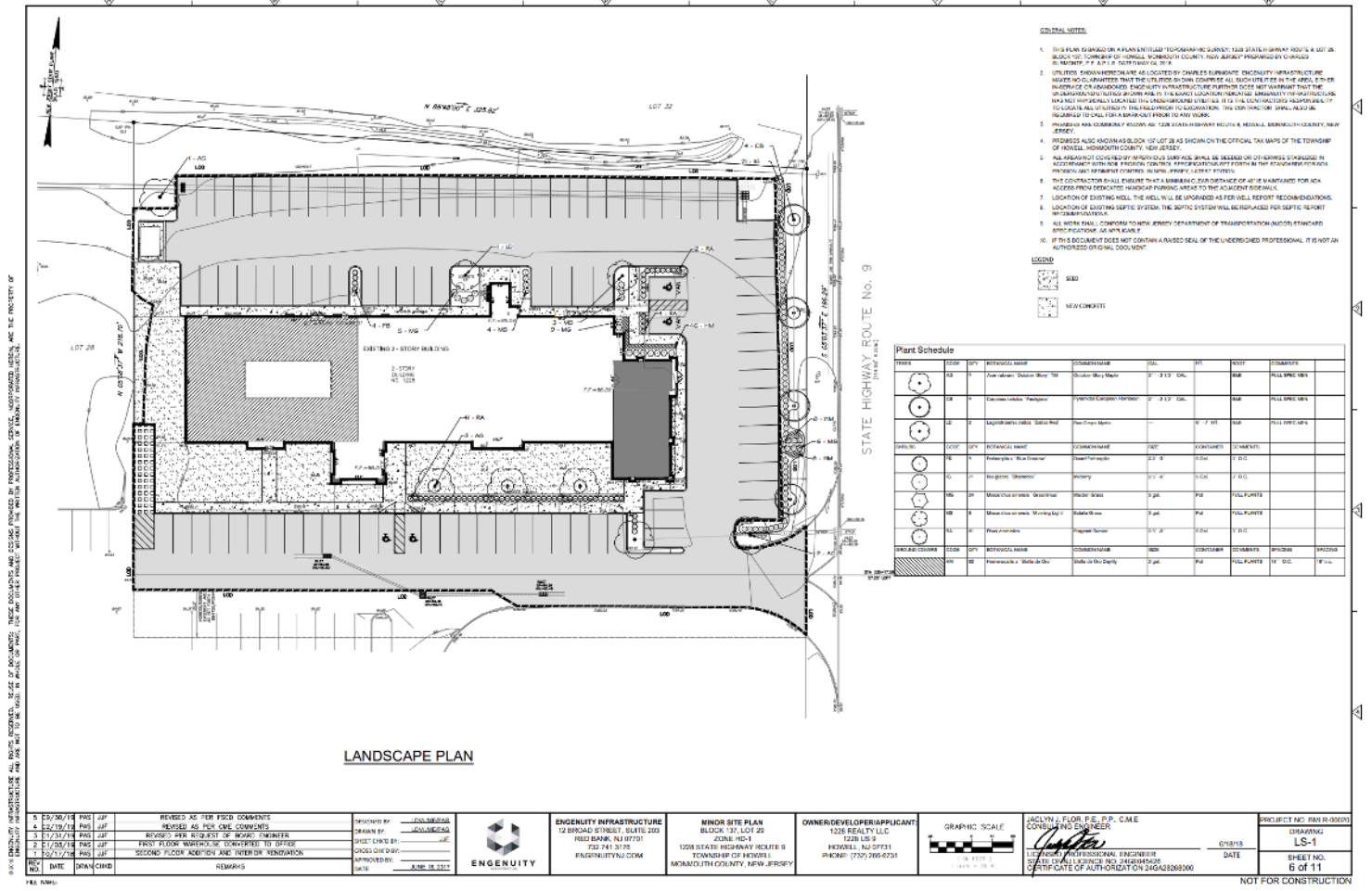
EXISTING SQUARE FOOTAGE: PROPOSED SQUARE FOOTAGE: DIFFERENCE SQUARE FOOTAGE:  
OFFICE: 14,885 SF OFFICE: 21,034 SF INTERIOR RENOVATION: 4,852 SF  
MEDICAL OFFICE: 6,100 SF MEDICAL OFFICE: 6,100 SF  
TOTAL: 21,100 SF TOTAL: 27,168 SF TOTAL: 6,068 SF

**PARKING SUMMARY**

CATEGORY	EXISTING	PROPOSED	DIFFERENCE
OFFICE <td>111</td> <td>94</td> <td>-17</td>	111	94	-17
MEDICAL OFFICE <td>94</td> <td>94</td> <td>0</td>	94	94	0
TOTAL	205	188	-17

TOTAL OFF-STREET PARKING REQUIRED = 111

5 09/27/19 PAS JZF 4 02/19/19 PAS JZF 3 11/27/19 PAS JZF 2 07/25/19 PAS JZF 1 07/27/19 PAS JZF	REVISED AS PER FSD COMMENTS REVISED AS PER FSD COMMENTS REVISED PER REQUEST OF BOARD MEMBER FIRST FLOOR ARCHITECTURE CONVERTED TO OFFICE SECOND FLOOR ADDITION AND INTERIOR RENOVATION	DESIGNED BY: LIZ/ME/MLA DRAWN BY: LIZ/ME/MLA CHECKED BY: JAE APPROVED BY: JAE DATE: 08/16/2021	<b>ENGENUITY INFRASTRUCTURE</b> 12 BROAD STREET, SUITE 203 RED BANK, NJ 07716 732.741.3176 ENGENUITY.COM	<b>MINOR SITE PLAN</b> BLOCK 12, LOT 23 ZONE: HD-1 1228 STATE HIGHWAY ROUTE 9 TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY	<b>OWNER/DEVELOPER/APPLICANT</b> 1228 REALTY LLC 1228 US 9 HOWELL, NJ 07731 PHONE: (732) 289-6731	<b>GRAPHIC SCALE</b> 	<b>JACLYN J. FLOER, P.E., P.P., C.M.E.</b> CONSULTING ENGINEER  LICENSED PROFESSIONAL ENGINEER STATE OF NEW JERSEY NO. 240423093000	PROJECT NO. RM 8 (0000) DRAWING <b>CP-1</b> SHEET NO. <b>3 of 11</b>
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**LEGEND**

- NEW CONCRETE
- EXISTING MASONRY
- EXISTING CONCRETE
- EXISTING ASPHALT

**Plant Schedule**

PLANT	QTY	SYMBOL	REMARKS
1.00	1	1.00	1.00
2.00	1	2.00	2.00
3.00	1	3.00	3.00
4.00	1	4.00	4.00
5.00	1	5.00	5.00
6.00	1	6.00	6.00
7.00	1	7.00	7.00
8.00	1	8.00	8.00
9.00	1	9.00	9.00
10.00	1	10.00	10.00
11.00	1	11.00	11.00
12.00	1	12.00	12.00
13.00	1	13.00	13.00
14.00	1	14.00	14.00
15.00	1	15.00	15.00
16.00	1	16.00	16.00
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95.00	1	95.00	95.00
96.00	1	96.00	96.00
97.00	1	97.00	97.00
98.00	1	98.00	98.00
99.00	1	99.00	99.00
100.00	1	100.00	100.00

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NOT FOR CONSTRUCTION



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INTERNATIONAL REAL ESTATE  
COMMERCIAL

Whether you're looking to expand your operations, establish a new practice, or invest in a prime commercial asset, 1228 US 9 delivers unparalleled potential and accessibility in the thriving Howell market.

**Inquire today to explore this exciting opportunity and take your business to the next level!**