



943

Holmdel Rd, Holmdel NJ





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Holmdel Rd, Holmdel NJ

**AVAILABLE**

Class A Office Building  
**17,912 SF furnished office space**  
**7,760 SF storage/garage**  
**3.6-acre campus**

Exclusive Agent

**Rick Heilmann, SIOR**

(732) 735-7284

[rick@arlingtongrouprealestate.com](mailto:rick@arlingtongrouprealestate.com)



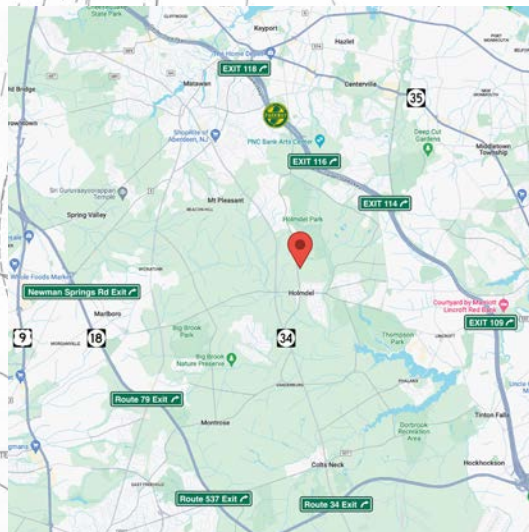
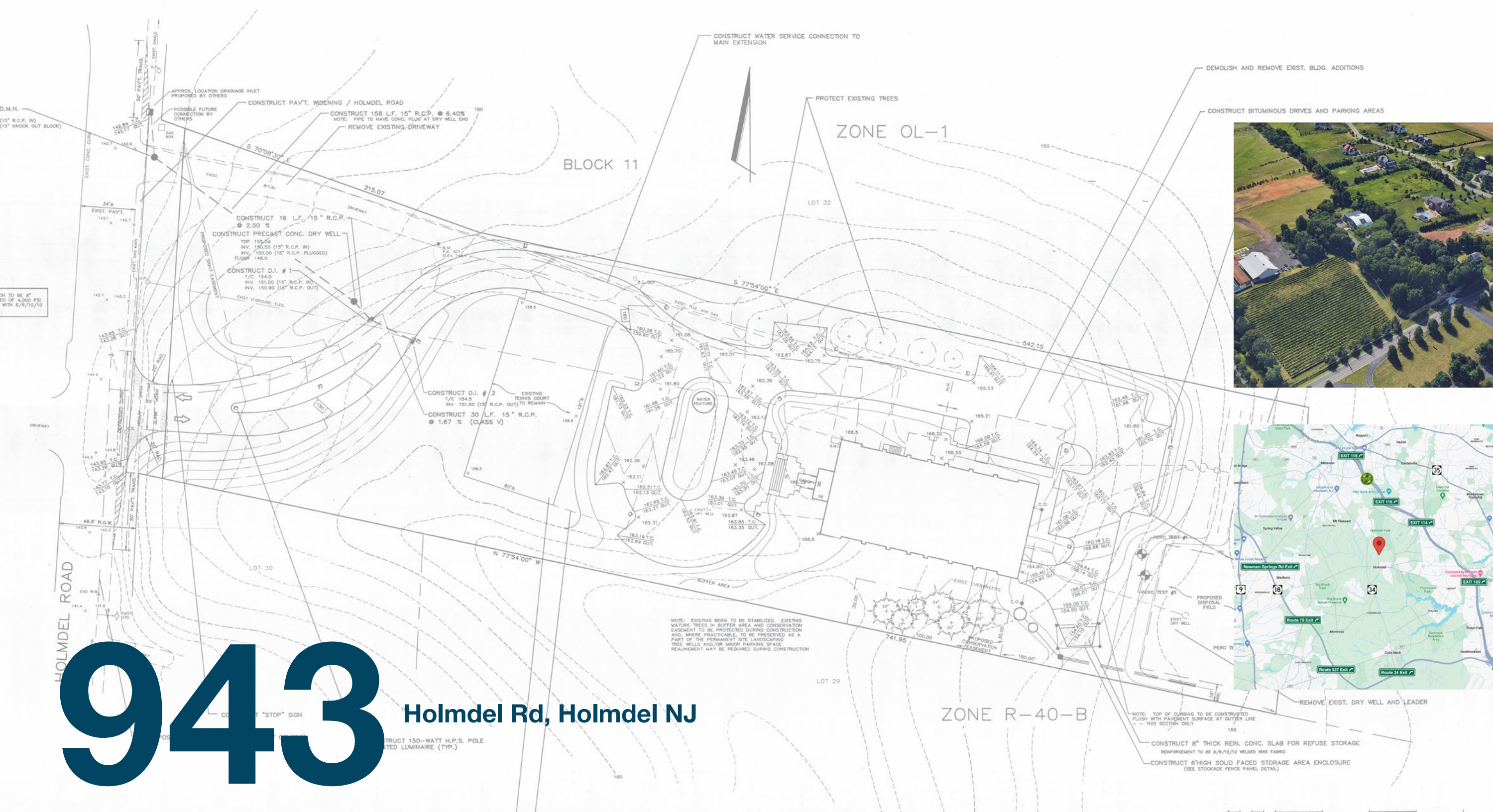
**The Arlington Group**

331 Newman Springs Rd., Building 1, Suite 143

Red Bank, NJ 07701

[www.arlingtongrouprealestate.com](http://www.arlingtongrouprealestate.com)

The information contained herein was furnished by the owner of the property or obtained from sources we consider reliable. It is recommended that all information be independently verified.



# 943

**Holmdel Rd, Holmdel NJ**

### Property Information

- 3.6-acre campus-like setting, adjacent to vineyard
- 17,912 SF Class A 3-story building
- 7,760 SF storage/garage
- 56 outdoor parking spaces
- 2 full kitchens and 1 kitchenette
- 9-foot finished ceilings
- Casement windows throughout
- 8 electric zones and 19 HVAC zones
- 100% wet sprinkler system
- Central station security system
- Underground fiber-optic cable
- 30 kW Kohler automatic standby generator
- Close proximity to Garden State Parkway and Routes 18, 34, and 35
- 3 NJ Transit train stations within a 5-mile radius

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## A Foundation of Passion and Innovation

Bernon S. Prentice was a man dedicated to the sport of tennis. A former captain of the Harvard tennis team, he championed the biennial Prentice Cup competition between Harvard/Yale and Cambridge/Oxford, a tradition that continues 100 years later. In 1930, Prentice built this indoor tennis court on his 600-acre country estate. In 1932, he served as Captain of the US Davis Cup team, who are said to have trained here before traveling to England to compete against the French team captained by René Lacoste.

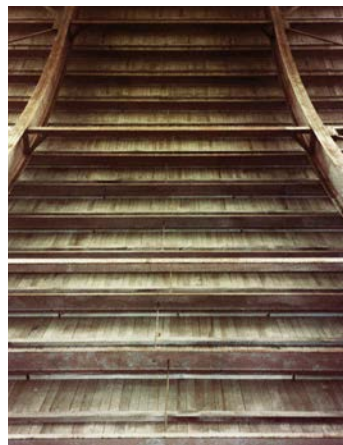
The architect Prentice commissioned for the project, Gavin Hadden, had designed a number of sports venues, including the Cornell "Crescent" and football stadiums for Northwestern and Columbia. For this tennis court, Hadden envisioned a roofline to "follow almost exactly the parabolic flight of the balls," the first of its kind. Hadden patented his design and went on to build similar courts across the country before joining the War Department in 1940 as Special Assistant to General Leslie Groves on the Manhattan Project.



1930

**INDOOR TENNIS COURT**  
Filed Feb. 21, 1930

**UNITED STATES PATENT OFFICE**  
GAVIN HADDEN, OF NEW YORK, AND CHARLES A. HOLDEN, OF NEW ROCHELLE, NEW YORK; SAID HOLDEN ASSIGNOR TO SAID HADDEN  
INDOOR TENNIS COURT  
Application filed February 21, 1930. Serial No. 490,158.





## Transformation and Preservation

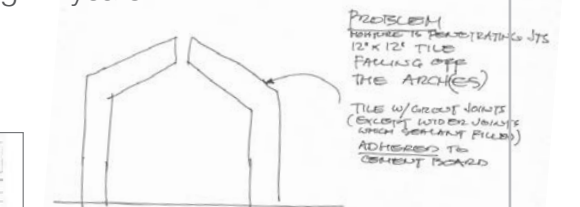
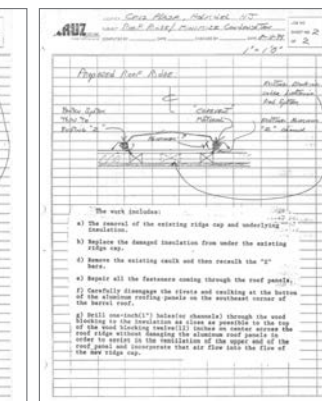
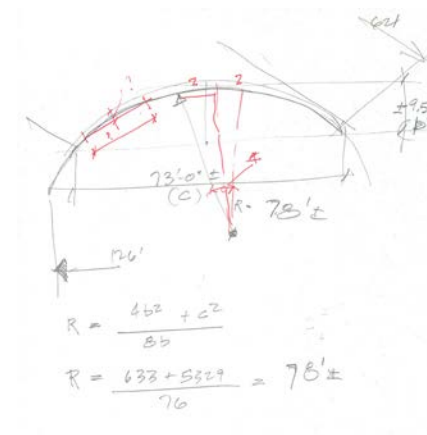
Edward and Everett Cruz formed a heavy construction company that built highways, bridges, and sewers. Their company—EE Cruz—specialized in microtunneling, the same technology used to build the Chunnel under the English Channel.

When 943 became available, the cousins quickly imagined the potential for their new headquarters. “The fact that this facility became available—we just had a vision of what we wanted to do with it,” said Edward. The 4 massive steel girders that arched 45 feet in the air were more support than required for a tennis court roof. “This thing was built like a bridge” said Cruz, “it was really an extravagance to build one tennis court this way.”

EE Cruz retained the renowned CTS Group to reimagine their historic site. The transformation was accomplished with the utmost care to the property and to the preservation of the historical and structural integrity of the original design. Annexes added after 1930 were removed in order to achieve the symmetry and strong, clean lines first envisioned by Hadden and Prentice. The CTS team’s award-winning design, stewarded by the Cruz family, became the headquarters for EE Cruz for the following 22 years.

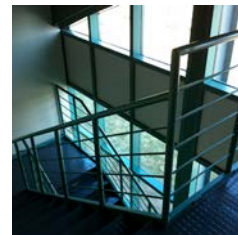


1989



### SOLUTION

- 1) REMOVE ALL LOOSE TILES. REINSTALL OVER SOUND SUBSTRATE AND SEAL ALL JOINTS WITH SILICONE SEALANT
- 2) SAME AS 1. INSTALL LEAD CAPTED COPPER CAP OVER TOP



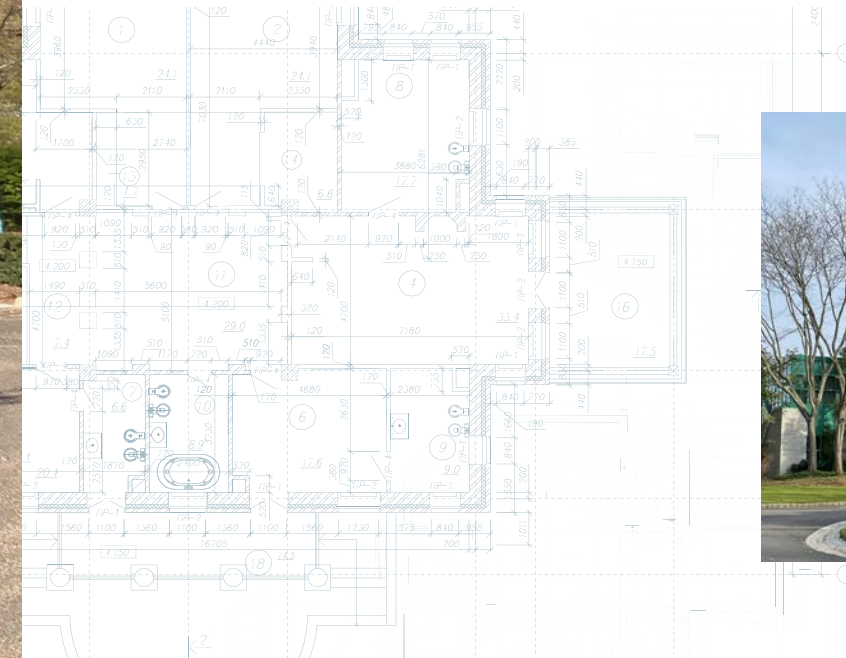


## Continuing the Tradition

Simultaneous to the Cruz conversion of 943, Wedgwood Communications was founded in Union County in 1989. An advertising agency serving pharmaceutical companies, Wedgwood is known for creating quality content and creative deliverables. As the agency grew—and outgrew its office space—the principals began to search for a fitting owner/user property to serve as the agency’s headquarters.

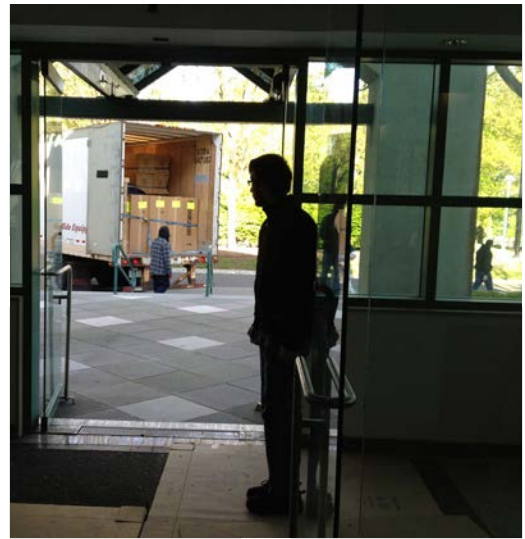
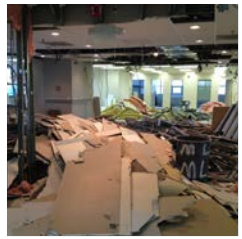
Once the team saw 943, they knew they had found their new home. The Wedgwood and Cruz teams immediately felt a connection and mutual respect for the heritage of the property. The agency leadership team formed Pyros Holdings, LLC, and acquired the property.

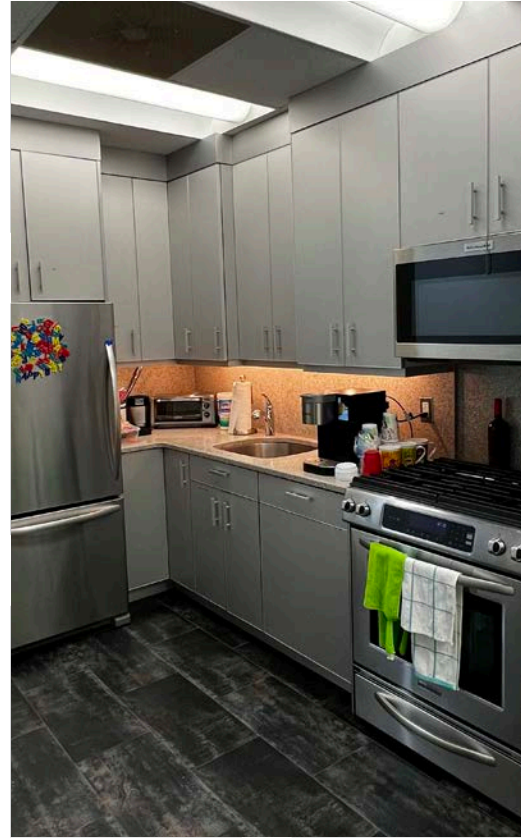
In January 2012, Wedgwood began a 6-month renovation of the property, including drainage upgrades, redesigning the office space, and installing new electrical and communications systems to prepare the facility to support a technology-driven organization. After a \$1.7M investment, 943 was ready for its new tenants to enjoy the tranquility of their new headquarters and environment.



2012

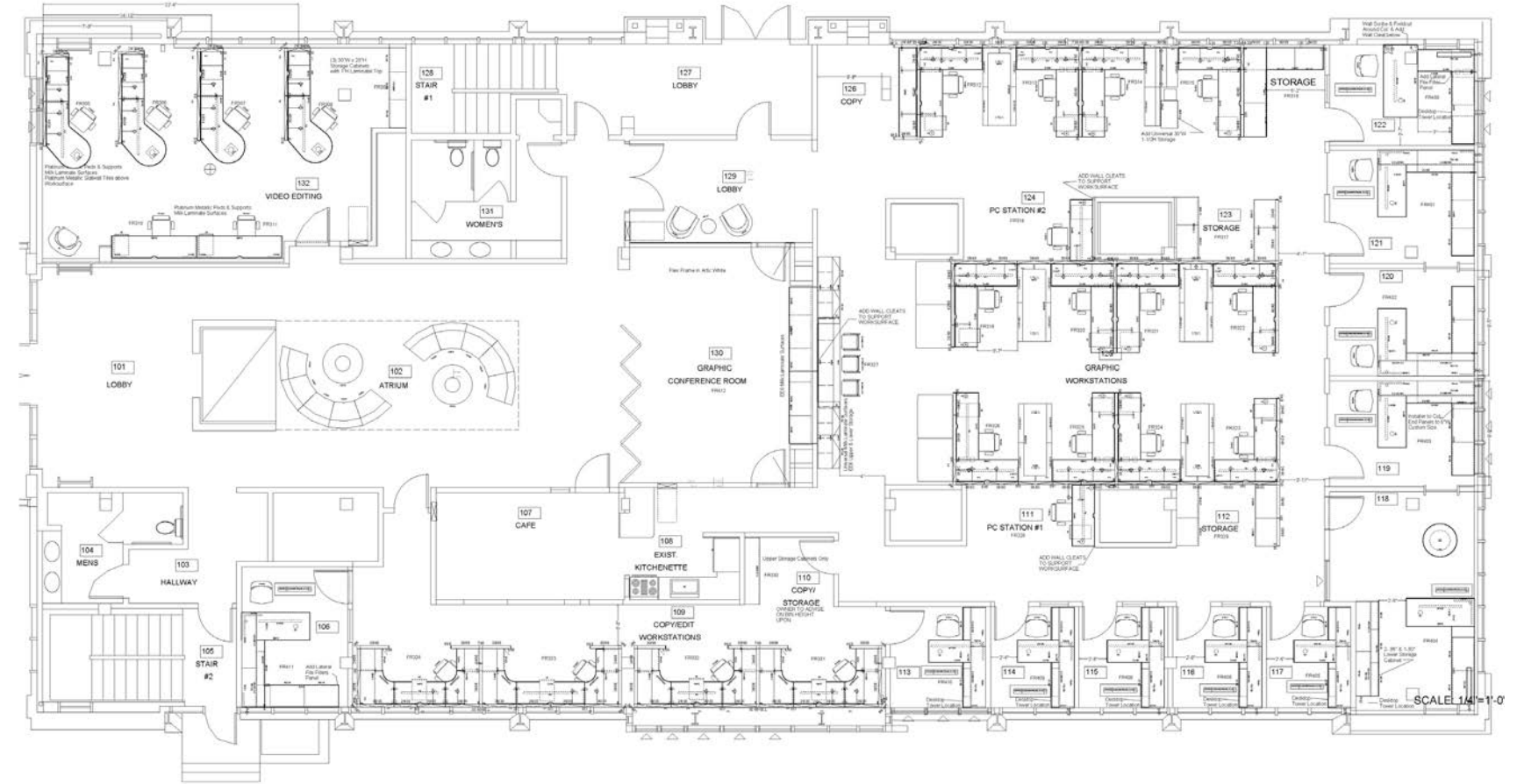






## Property Information

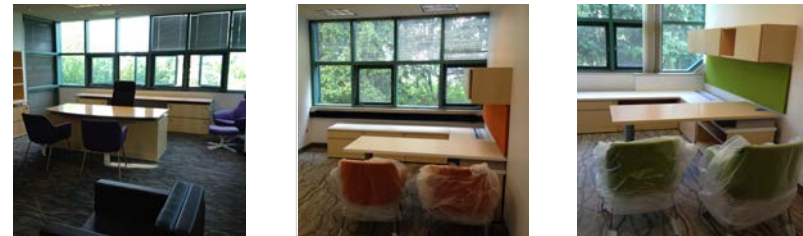
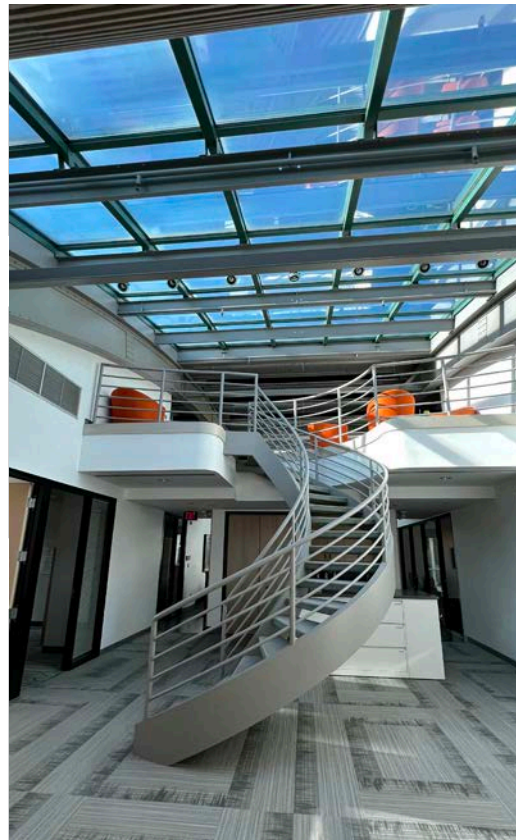
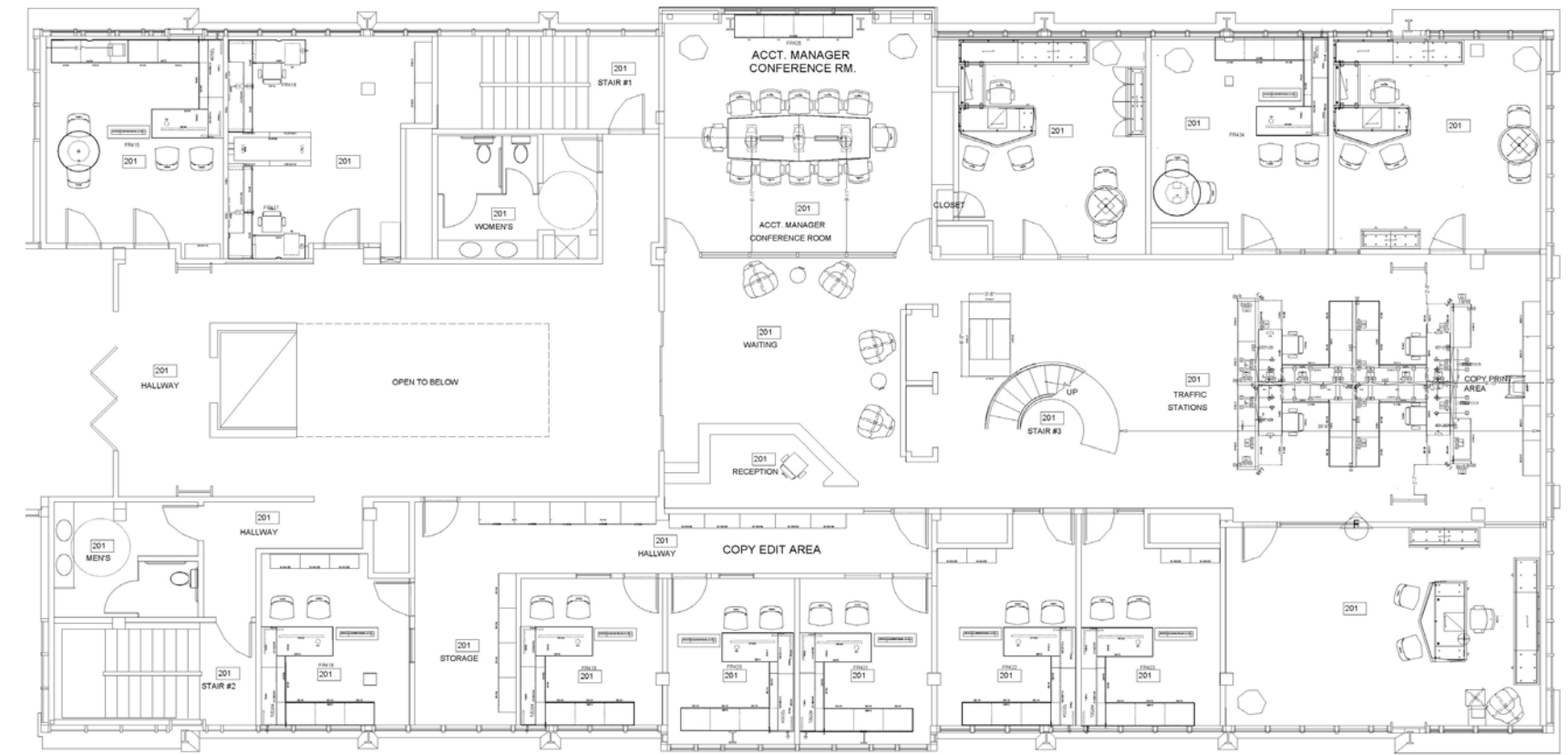
First Floor: 7,760 SF\*



\*Outside wall to outside wall.



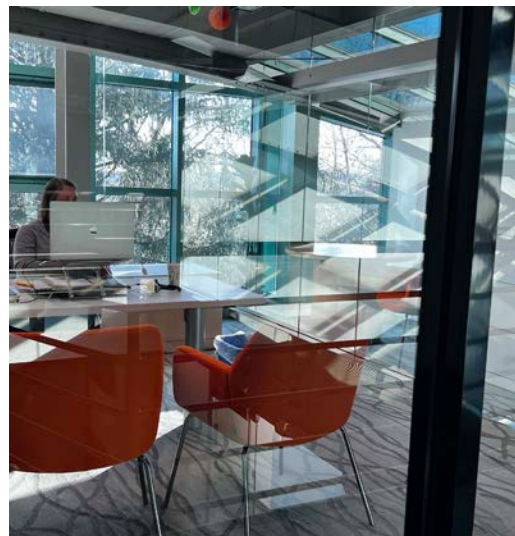
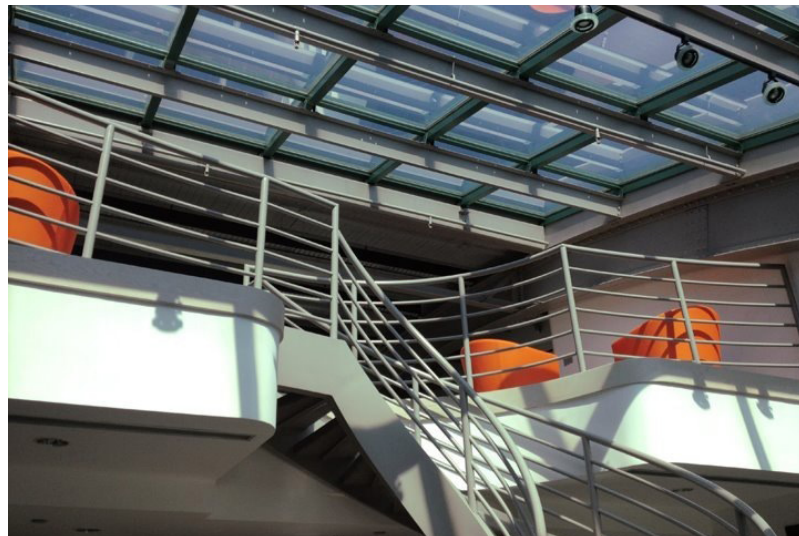
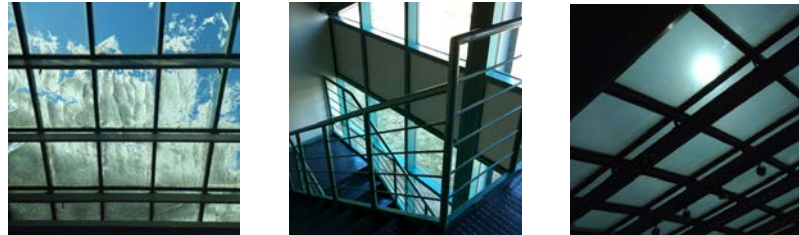
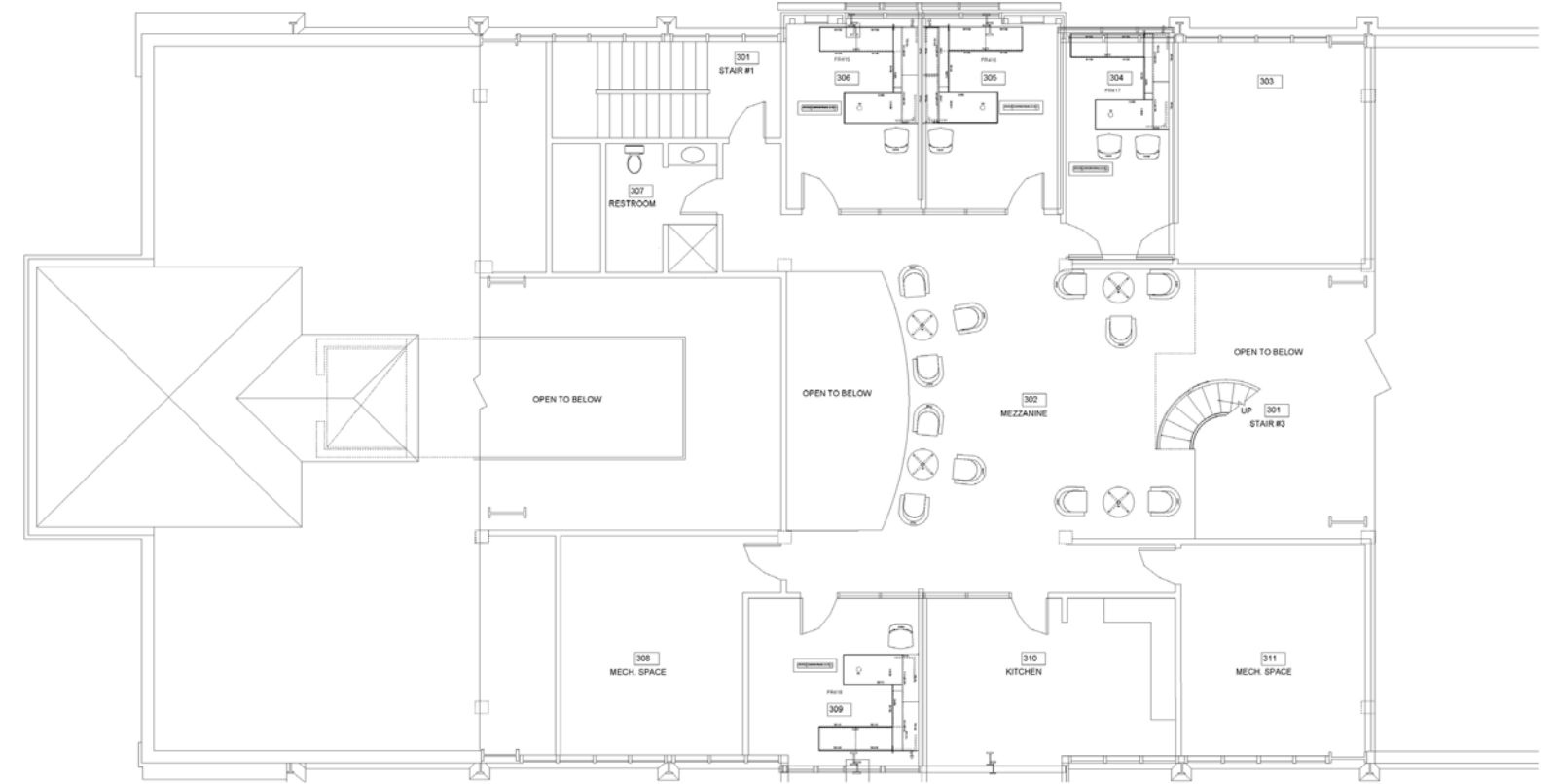
**Property Information**  
**Second Floor: 7,231 SF\***



\*Outside wall to outside wall.



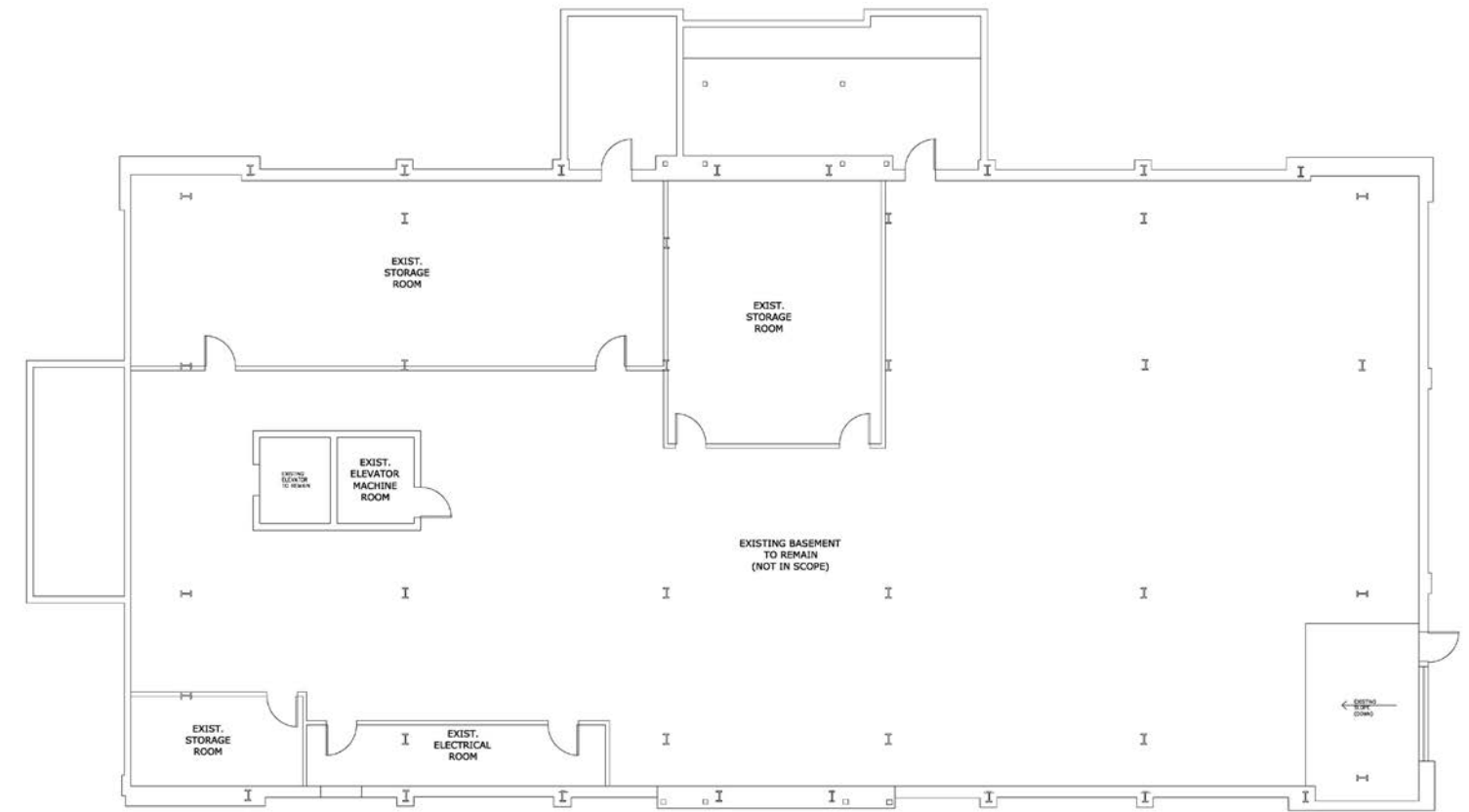
Property Information  
Third Floor: 3,140 SF\*

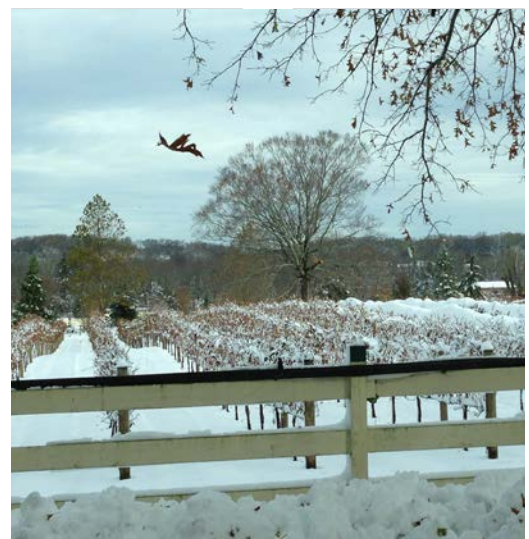
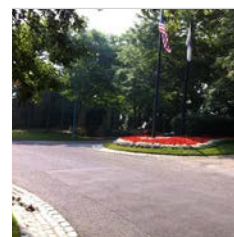


\*Outside wall to outside wall.



**Property Information**  
**Basement 7,760 SF (storage/garage)**







**AVAILABLE**

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**17,912 SF furnished office space**  
**7,760 SF storage/garage**  
**3.6-acre campus**

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