

4000 ROUTE 66

TINTON FALLS, NJ



FOUR STORY CLASS A OFFICE BUILDING TOTALING 93,000 SF



AVAILABILITIES

SUITE 227 | 3,386 SF

Several Windowed Offices
Large Kitchenette
Two Entrances

SUITE 238 | 1,191 SF

Several Windowed Offices

SUITE 342 | 2,621 SF

Direct Lobby Exposure on the Third Floor
Move-in Condition
Functional Layout with Good Natural Light

SUITE 420 | 4,000-8,000 SF

Natural Light
Windowed Offices
Security Lock System
Ownership in Adjacent Suite
2 Suites that can be Separate or Combined



COLLIERS INTERNATIONAL NJ
10 WOODBRIDGE CENTER DRIVE, SUITE 1010
WOODBIDGE, NJ 07095 | U.S.
732 807 0400

DOUG TWYMAN, SIOR
Licensed Broker Salesperson
+1 732 236 8899 (c)
doug.twyman@colliers.com

CHIDI EGESIONU
Licensed Salesperson
+1 732 734 0492 (c)
chidi.egesionu@colliers.com

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TINTON FALLS, NJ

BUILDING FEATURES

Dramatic glass and granite facade.

Magnificent lobby with granite walls and floors and skylit atrium.

Direct access to the Garden State Parkway exits 100 A&B and I-195.
Convenient to Route, 66, 34 and 35.

Hotel accommodations within walking distance.

Computerized energy management systems.

Complete turnkey operation Class A office building across street from Jersey Shore Premium Outlets and next to Hampton Inn.

Helipad onsite for tenant's use.

Common area bathrooms being upgraded.

New HVAC systems recently installed.



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