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OFFERING SUMMARY:

Asset: Unit#2 of The

Neptune City Medical Arts

Building

Asset Building Size: 33,272 SF

Levels: 1 Story, Plus

Basement

Asset Lot Acreage: 4.33

Acres

Parking Ratio: 195 Spaces

(6 per 1000)

Year Built: 2009 (Specifically

for Tenants)

Potential Expansion: Up to

10,000 SF

Percent Leased: 100%

Total Tenants: 8

Lease Types: All NNN

Building Type: Medical

Office Condo

Offering Price: \$14,995,000











Anchor
Tenant
Since 2009
& Leased
Through
2030 w/two
5 YR
renewal
options

Occupying 12,000 SF

NNN Lease

Critical to nearby Trauma Center





The property's close proximity to Jersey Shore University Medical Center is a key strategic advantage. It offers the opportunity to support and complement the Trauma Center by relocating outpatient imaging and rehabilitation services offsite, positioning this location as a valuable generational partner in the region's healthcare infrastructure.





