

CLASS A MEDICAL BUILDING FOR LEASE 3,003 SF FIRST FLOOR SPACE AVAILABLE



RARE AVAILABILITY TO JOIN:



First time availability to join regionally recognized/specialty practices medical tenants with diverse, complimentary uses. 1912 RT 35 is located on the RT 35 medical/retail corridor at the corner of West Park Avenue offering immediate access to Route 18. The robust demographics of Ocean Township offers a medium family income of \$123,000 and is among the state's fastest growing and affluent areas.

Kim Kretowicz
Executive Vice President
732.768.1200
kim.kretowicz@wolfcre.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 1912 Route 35 Oakhurst
Ocean Township, NJ 07755

Size/SF: First Floor/Lobby: 3,003 SF

Lease Price: \$27.50 NNN

RBA: 23,186 SF

Parking: 46 Parking Spaces

Stories: 2

Year Built: 2015

Tenancy: Multi/Four Tenants

Occupancy: 93%

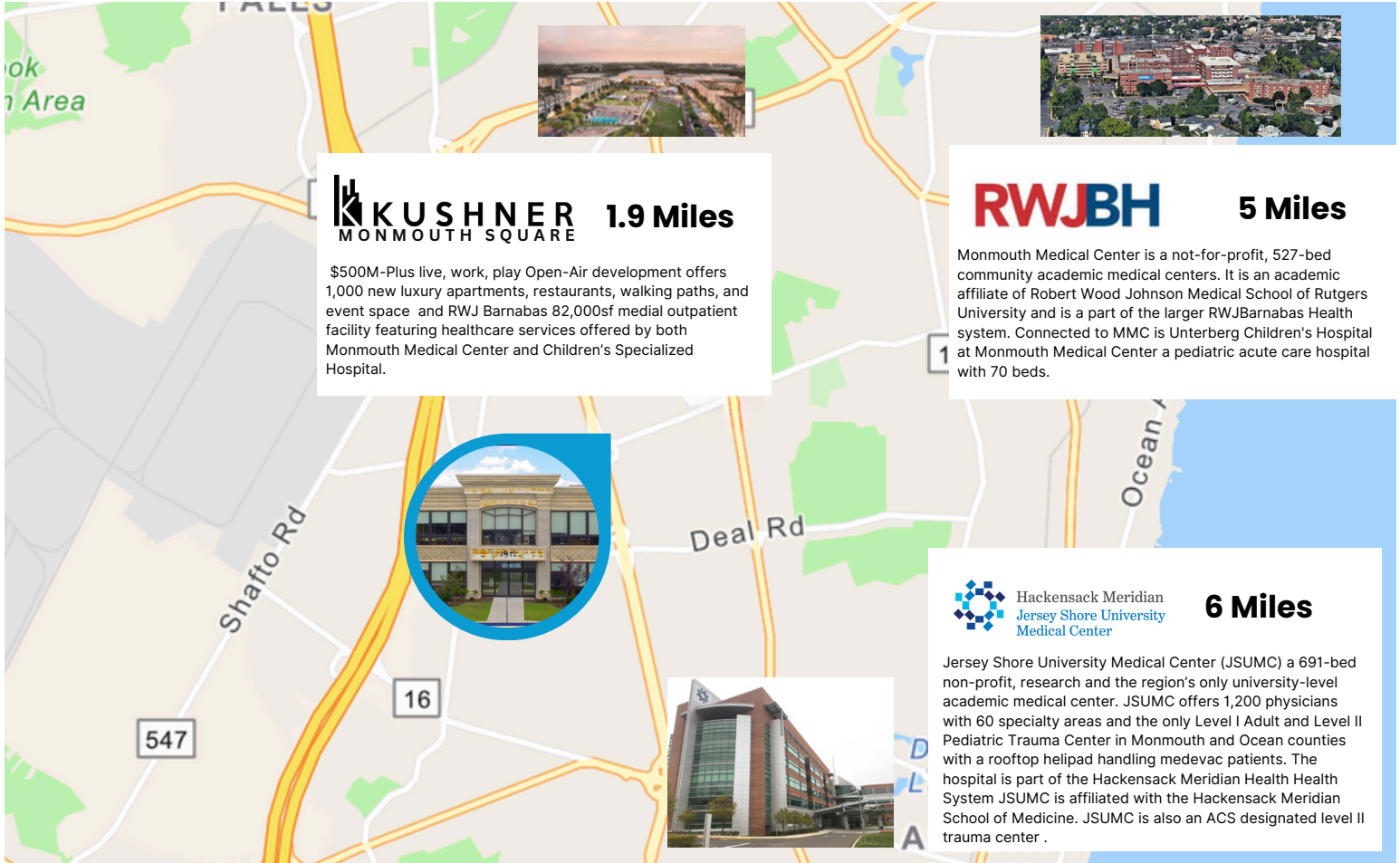
PROPERTY HIGHLIGHTS

- First floor space Class 'A' Medical Out Patient Building (MOB) NNN for lease
- Join regionally recognized/specialty practice medical tenants offering diverse, complimentary uses ID Care, Monmouth Gastroenterology, Genesis Lab
- Sits equal distance from nationally recognized healthcare facilities; Robert Wood Johnson and Hackensack Meridian and Monmouth Square
- Less than two miles from pedestrian-friendly "live, work and play" Kushner development "Monmouth Square."



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

1912 Route 35 sits in monmouth County with a population of 643,615 and a few miles from nationally recognized healthcare facilities retail destinations



KUSHNER 1.9 Miles
MONMOUTH SQUARE

\$500M-Plus live, work, play Open-Air development offers 1,000 new luxury apartments, restaurants, walking paths, and event space and RWJ Barnabas 82,000sf medial outpatient facility featuring healthcare services offered by both Monmouth Medical Center and Children's Specialized Hospital.

RWJBH 5 Miles

Monmouth Medical Center is a not-for-profit, 527-bed community academic medical centers. It is an academic affiliate of Robert Wood Johnson Medical School of Rutgers University and is a part of the larger RWJBarnabas Health system. Connected to MMC is Unterberg Children's Hospital at Monmouth Medical Center a pediatric acute care hospital with 70 beds.

Hackensack Meridian Jersey Shore University Medical Center 6 Miles

Jersey Shore University Medical Center (JSUMC) a 691-bed non-profit, research and the region's only university-level academic medical center. JSUMC offers 1,200 physicians with 60 specialty areas and the only Level I Adult and Level II Pediatric Trauma Center in Monmouth and Ocean counties with a rooftop helipad handling medevac patients. The hospital is part of the Hackensack Meridian Health Health System JSUMC is affiliated with the Hackensack Meridian School of Medicine. JSUMC is also an ACS designated level II trauma center .

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.